

MF/SF Land 60.60 Acres

The Villages at Warner Ranch

Louis Henna Blvd (SH 45) & A.W. Grimes (CR 170), Round Rock, Texas

Area



Details

Location/Use:

- Residential/multi-family Land at the Villages at Warner Ranch
- Located on the south side of SH 45 (formerly Louis Henna Blvd)
- Toll Road SH 45 is now open will increase traffic counts near Dell
- Exit from Toll at first exit east of IH 35 @ A.W. Grimes
- In the central trade area of the Greater Round Rock MSA

Description:

- Two multi-family parcels - **21.2 acres** and **26 acres**
- A single family parcel totals **13.4 acres** or approximately **60 lots**
- The multifamily lots will accommodate approximately **926 units**
- **60.60 acres MF/SF Land** offered for sale as package
- Comparable Class A multi-family property rents \$.78/SF and offered for sale at \$87.75/SF located off A.W. Grimes & SH 45
- Single Family sold price was \$173,000 for 3 bed 2 bath averaging 1,970 SF in surrounding area
- Great access to IH 35 Austin and Round Rock employers - Dell World Headquarters less than a mile away
- The property is part of a PUD that includes an existing apartment project built in 2002, a Walgreen's, and an AutoZone under construction on CR 170

Traffic Counts:

Louis Henna Blvd. @ Double Creek*	35,000 v/d
IH 35 and SH 45	161,000 v/d
IH 35 North of SH 45	188,000 v/d
(2004, Texas Dept. of Transportation)	
*Pending SH 45 opening Nov. 2006	

Area Demographics:

	1 mile	3 mile	5 mile
Housing Units (2006)	2,457	27,362	60,981
Employed (2006)	3,782	40,830	89,163
Total Retail Exp. (2006)	\$57M	\$628M	\$1.4B
Population (2006)	7,128	74,277	161,115
Population (2011)	8,462	88,976	193,426
Population (2016)	9,685	103,01	224,334
(Applied Geographic Solutions 08/2006)			

Topography: Gently rolling with some elevation in the rear for visibility.

Utilities: All available and to the property.

Trade Area Retail:

Greenlawn	HEB Anchored
La Fronterra	Lowe's; Sam's Club, Circuit City
Skyridge Plaza	Walgreen's
Boardwalk	WalMart, PetsMart, Home Depot
RR Crossing	Target, Best Buy
A.W. Grimes	Randall's

Asking Price:

The **60.60 acre** multi-family & single family sites are available at **\$3.25/SF** or approximately **\$8,580,000**, offered as a package.



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