

RETAIL/OFFICE

Villages at Warner Ranch

42.8 Acres

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

Area

Details



Location/Use:

- Retail, Commercial 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, increasing traffic counts
- Exit from Toll at first exit east of IH 35 @ A.W. Grimes
- In the central trade area of the Greater Round Rock MSA
- Exit ramp for eastbound SH 45 traffic provides direct access to site

Description:

- **RETAIL:** Two retail tracts totaling approximately **23.3 acres**
 - Total frontage of 1,000+ feet of on SH 45 & 450 feet on CR 170
 - The **five acre** tract has frontage on Warner Ranch Road. Jazz St. and SH 45
 - The **18.3 acre** tract has frontage on Warner Ranch Rd., as well as SH 45 & A.W. Grimes Rd.
 - **Three hard corners** on SH 45 from retail sites, Trade area supports a high occupancy rate for retail (94.16% - 2nd Q2006)
 - Average market rent for 100,000+ SF retail is \$24.00 NNN
- **COMMERCIAL:** - **Two commercial tracts** offered for sale totaling **19.50 acres**
 - **Parcel 4** totals **14.7 acres** and **Parcel 5** totals **4.8 acres**
- **ZONING:** City of Round Rock PUD, includes an existing apartment project built in 2002, a Walgreen's, and an AutoZone currently 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

Asking Price:

The **42.80 acre** retail & Commercial site is available at **\$4.21/SF** or approximately **\$7,841,850** offered as a package.



Texas Realty Partners, LLC

248 Addie Roy Rd. Bldg. B, Suite 302 Austin, TX 78746 P. (512) 651-7007
www.txrlty.com

Property Offered by:



Henry S. Miller Commercial
Austin, Inc. TCN

Karen Skelton

Texas Realty Partners, LLC
karen@txrlty.com - www.txrlty.com
512.651.7007 main
512.656.9599 cell
512.651.7001 fax
248 Addie Roy Rd. Bldg. B, Suite 302
Austin, Texas 78746

Sue Gravett

Henry S. Miller Commercial Austin, Inc. TCN
512/794-9400 Main
512/340-9682 Direct
512/794-9515 Fax
sgravett@henrysmiller.com
www.henrysmiller.com



Disclaimer: The information contained herein was obtained from sources believed reliable; however, Texas Realty Partners, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice