

WELLS BRANCH CENTER



9.2+ ACRES FOR SALE

SIX LOTS

HOTEL SITE

PAD SITES

WELLS BRANCH CENTER



LOCATION

Located on S IH-35
0.3 miles north of Wells Branch Parkway
2.5 miles south of SH-45

PROPERTY DETAILS

Ideal lots for hotel, restaurant and fast food pad sites
No Zoning; Austin ETJ
Brand new apartment complex with 184 units directly behind site
Additional 336 unit apartment complex behind site proposed as well
All city of Austin wet utilities and storm conveyance to all lots
Traffic count: 156,000 vehicles per day via IH-35

WELLS BRANCH CENTER



LOTS	SIZE (AC)	SIZE (SF)	PRICE
14A - 8A - 1A	2.719	118,875	\$1,432,253 or approx. \$13.42/SF*
2A	1.563	68,084	\$990,000, or approx. \$14.50/SF
3A	1.569	68,346	\$990,000, or approx. \$14.50/SF
4A	0.906	39,465	\$591,975 or \$15/SF**
6A	1.357	59,111	\$591,110 or \$10/SF
7A	1.154	50,268	\$502,680 or \$10/SF

*Buyer will reimburse seller \$157,000 for installed pond

**Buyer will reimburse seller \$75,000 for installed pond

WELLS BRANCH CENTER

AMENITIES MAP



2015 Projections

< 5 Miles

Total Population

184,028

Total Households

70,987

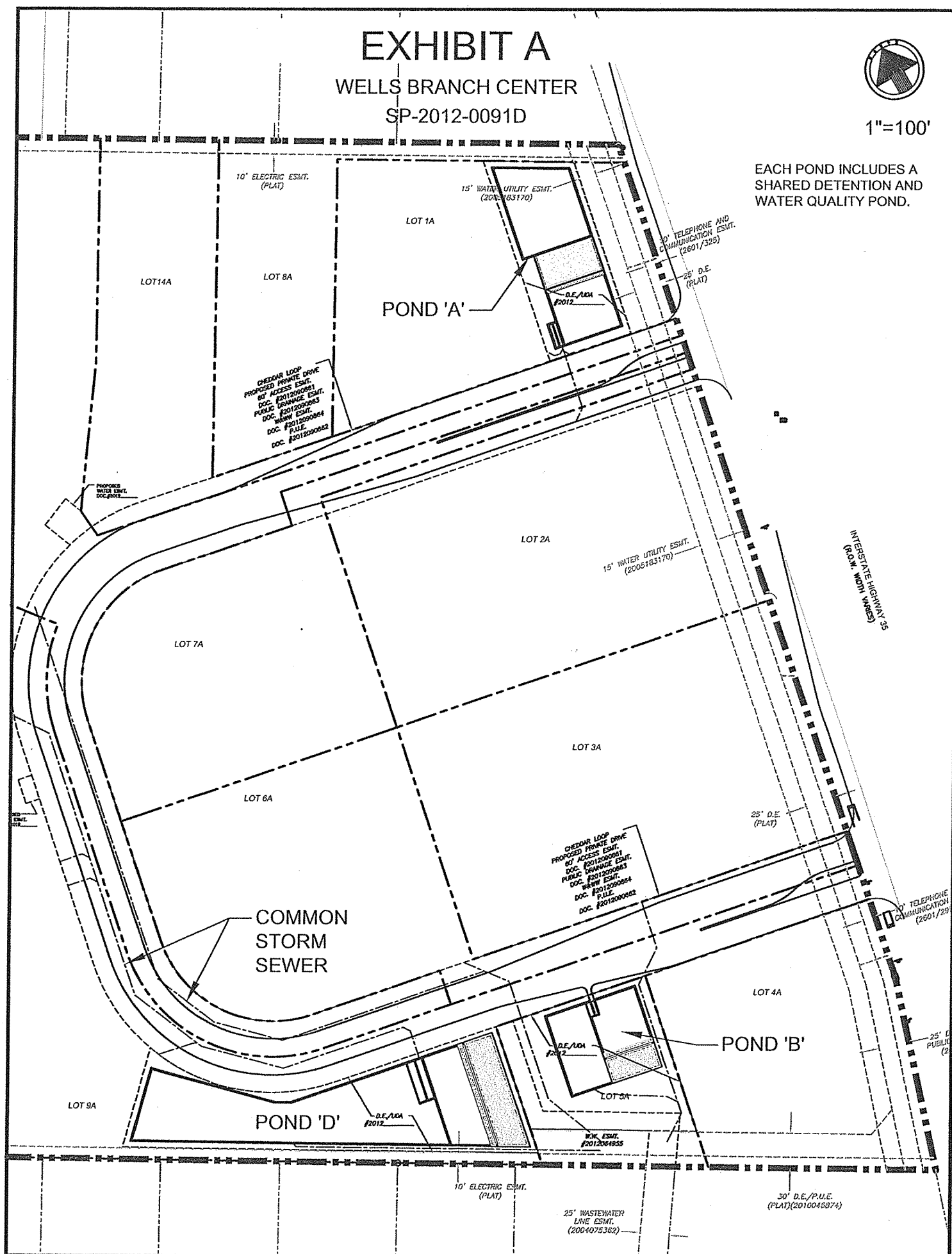
Average Household Income

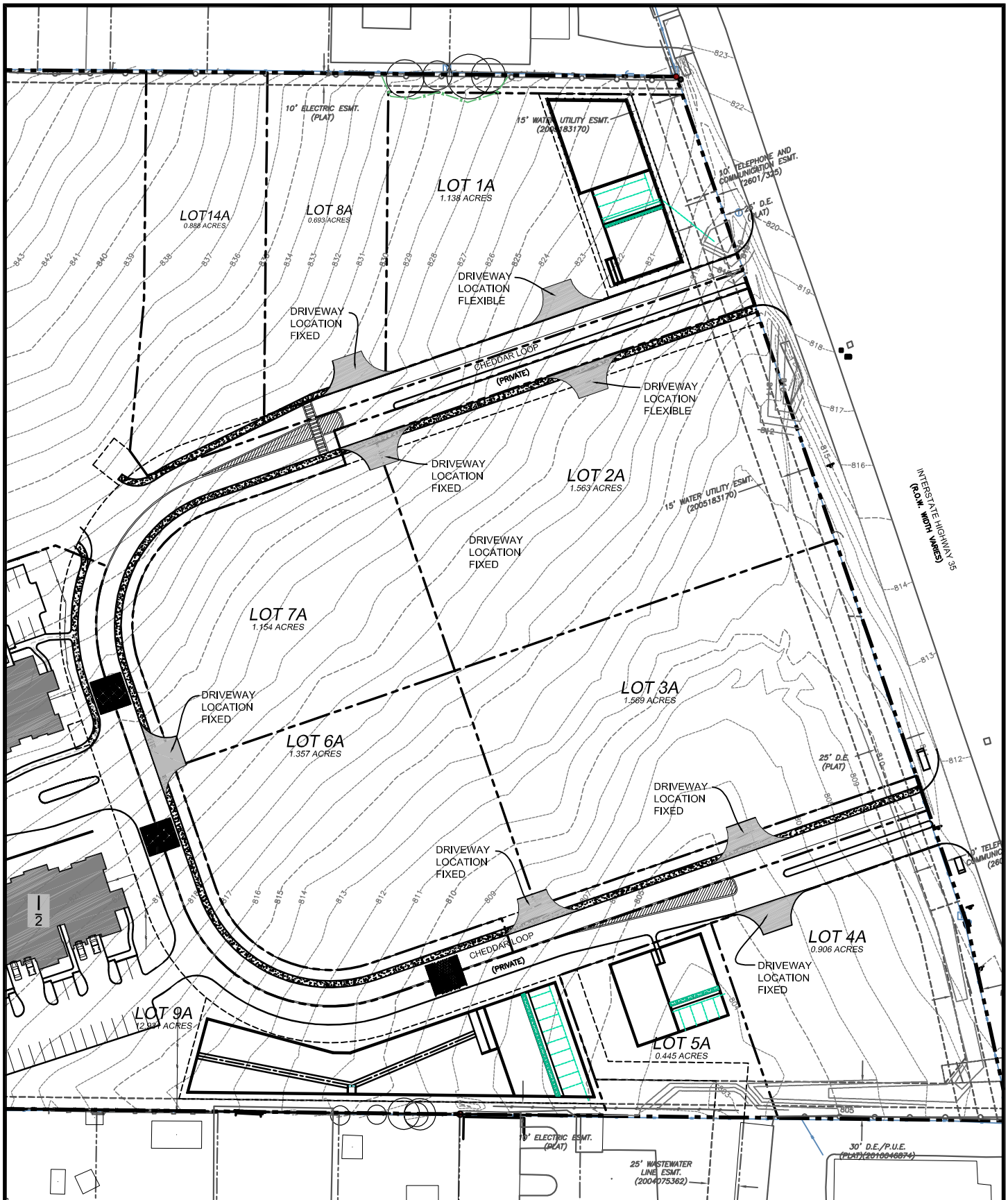
\$67,948

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CHEDDAR LOOP DRIVEWAY LOCATIONS

Thrower Design
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LAND PLANNERS

WELLS BRANCH CENTER



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FOR MORE INFORMATION CONTACT:
BRENT CAMPBELL
512-814-1814
BRENT@DONQUICK.COM