

Active Retail Location Headquarters  
 Lifestyle Sustainability Thousand Oaks  
 Trail System  
 Offices Neighborhoods Art Sanyo Rolling Hills  
 walkable

# AUSTIN RANCH

The Hudson Boat House Work  
 No Limits Toyota Growth  
 1,700 acres Explore Corporate Campus  
 Arbor Hills Nature Community  
 4,000 residents Fitness  
 Trees Amenities Grandscapes



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**BOAT HOUSE RETAIL — 2801 AND 2851 PLANO PKWY**

Building 1 = 1,123 SF.  
 Building 2 = 3,543 SF. Will divide.  
 166 parking spaces.

**RATE**

Call for rates

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2017 Population	6,267	92,830	320,664
Est. 2022 Population	7,465	107,145	370,169
Average HH Income	\$115,388	\$121,663	\$103,065

**TRAFFIC COUNTS**

SH 121	125,000 VPD
Plano Pkwy	32,400 VPD
Windhaven Pkwy	27,600 VPD

**PROJECT DESCRIPTION**

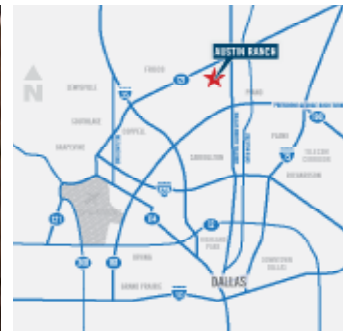
- Austin Ranch is 1,700 acres of natural beauty and rolling vistas
- Over 3,700 residents within 1/2 mile
- Population of 320,664 within 5 miles
- Vibrant mixed-use development built around active lifestyles
- 529 multi-family units at the Boat House (Phase 1)
- Over 700 multi-family units at The Hudson (Phase 2)
- Over 760,000 employees within a 20-minute drive
- Over 3,000 existing multi-family units at Thousand Oaks
- Minutes from Legacy and several regional corporate headquarters

**LOOKING FORWARD**

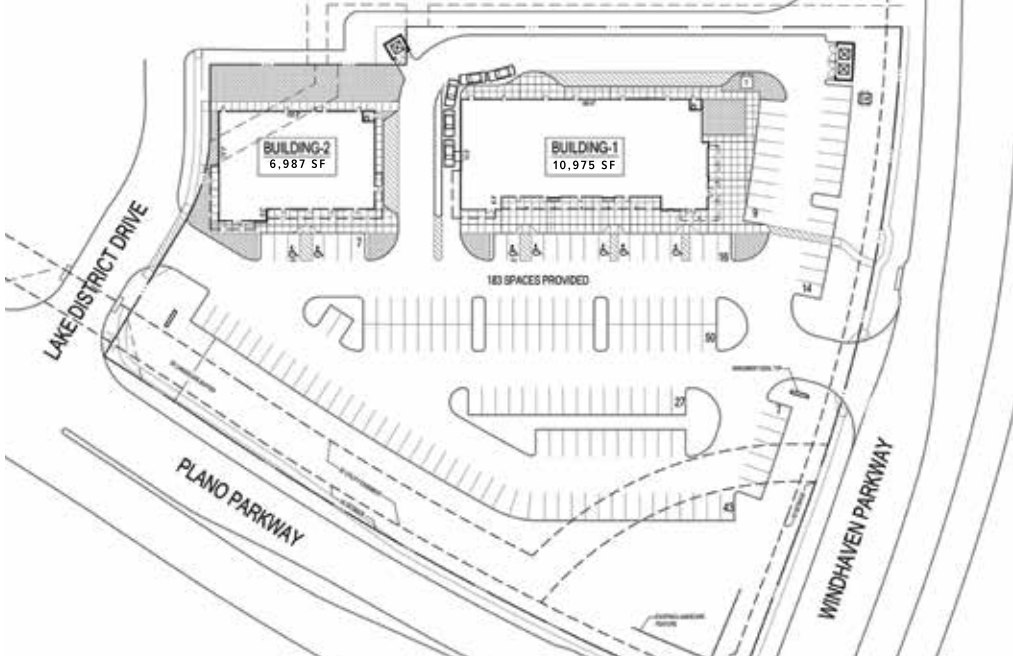
- 13,000 multi-family units at full build-out
- Projected 15% population growth in next five years
- Grandscape and Nebraska Furniture Mart minutes away

**CONTACT**

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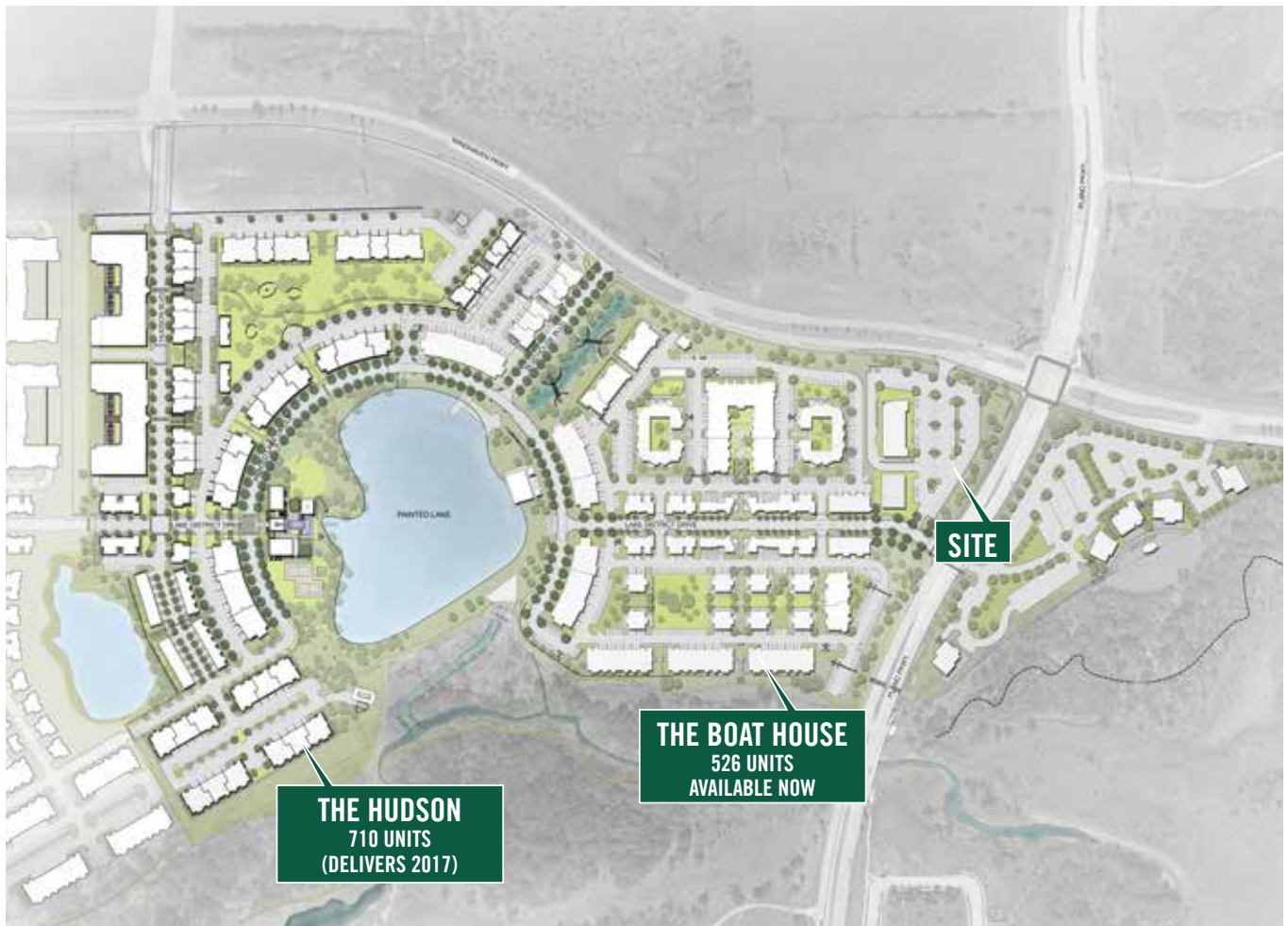
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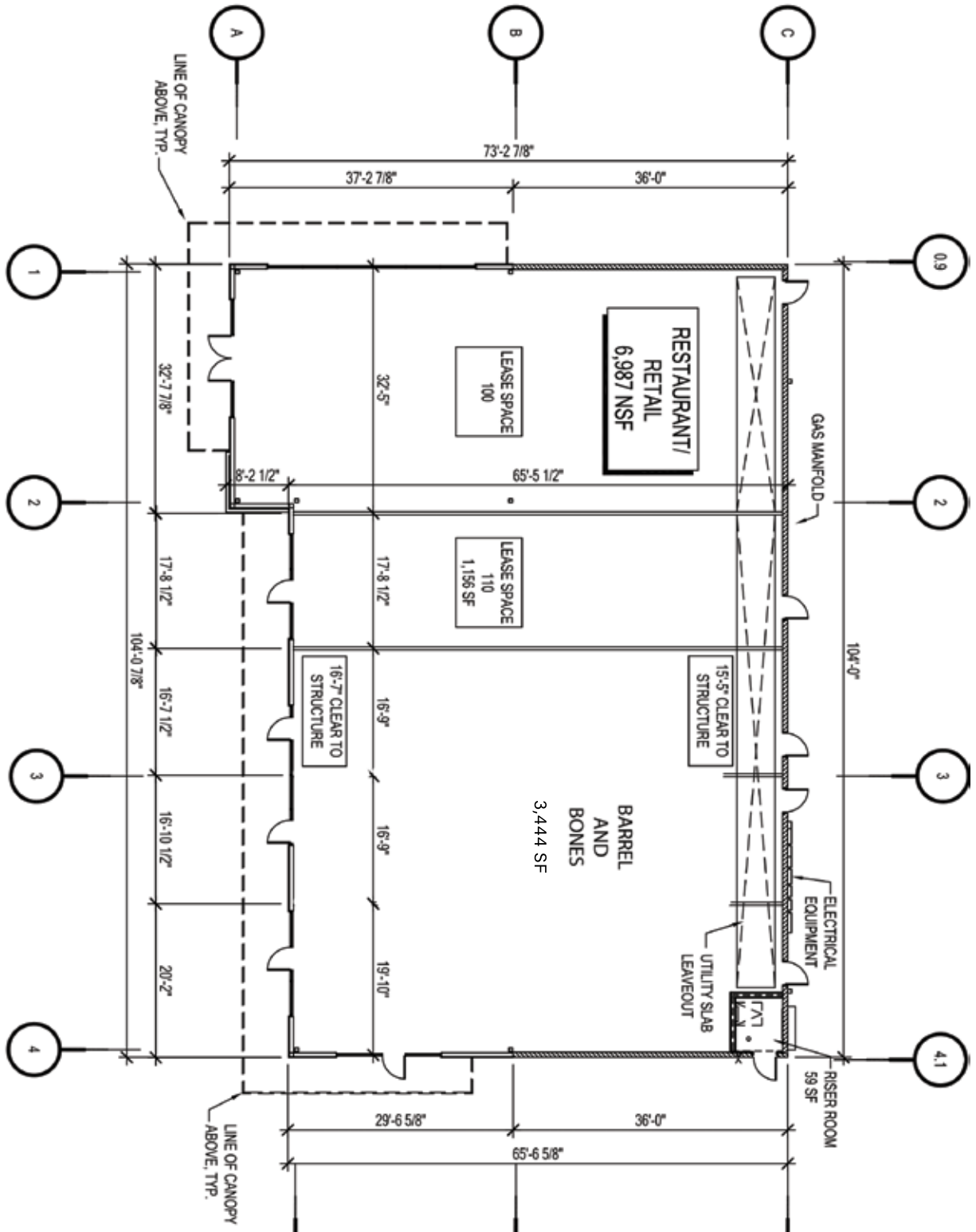


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