

Active Retail Location Lifestyle Sustainability Headquarters 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 4,000 residents Fitness Trees Amenities Grandscape



AUSTIN SQUARE — 6800 WINDHAVEN PKWY
SUITE 133
1,800 SF AVAILABLE

RATE

Call for rates

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2019 Population	18,457	91,174	382,225
Est. 2024 Population	21,631	105,133	439,898
Average HH Income	\$142,568	\$131,981	\$111,759

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 8,330 residents within 1/2 mile
- 89% single-occupant residences
- Average resident age is 31
- 58% male, 42% female
- Vibrant mixed-use development built around active lifestyles
- Over 760,000 employees within a 20-minute drive
- Over 3,700 existing multi-family units at Thousand Oaks
- Minutes from Legacy and several regional corporate headquarters

- Projected 15% population growth in next five years
- Grandscape and Nebraska Furniture Mart minutes away

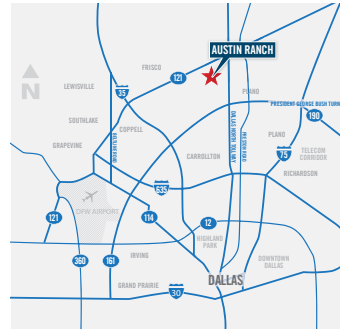
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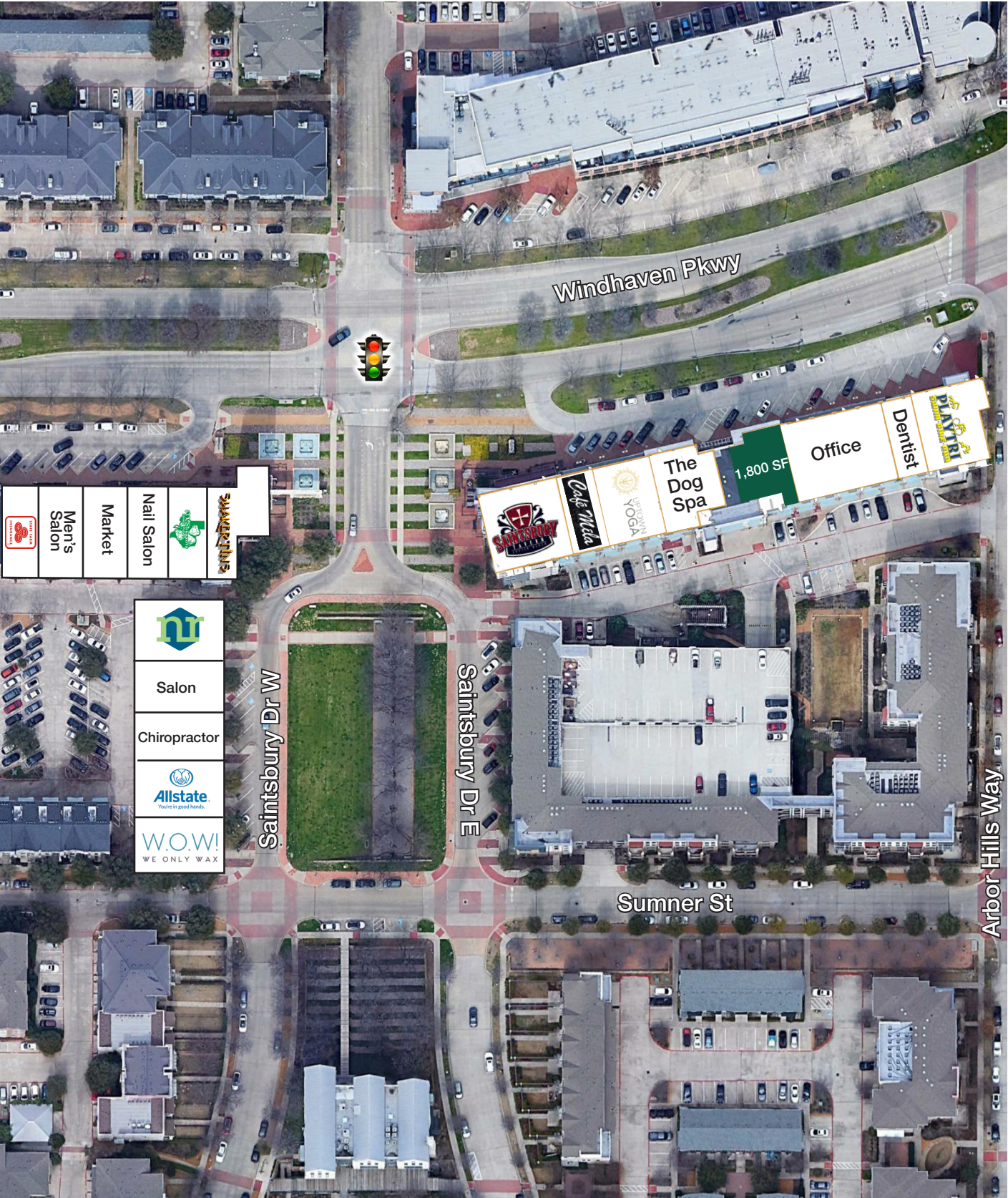


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