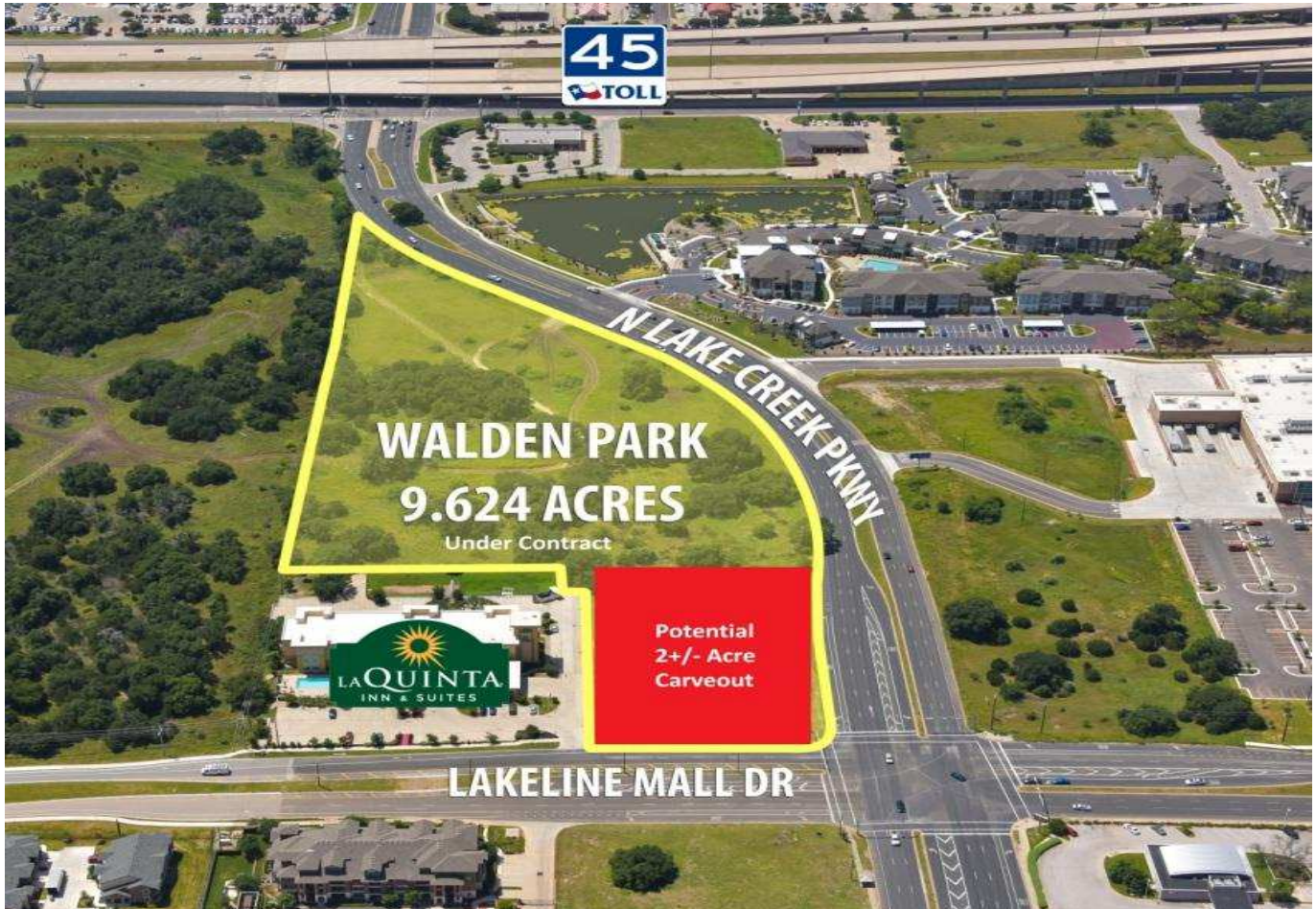


**Walden Park
2 +/- Acre Outparcel
Austin, Texas**



Location: This exceptional property is located on North Lake Creek Pkwy at Lakeline Mall Drive, just off the intersection of SH 45 and US Hwy 183.

Market Area: This site benefits from ease of accessibility and a highly visible location along Lake Creek Pkwy and Lakeline Mall Drive (last free exit before Hwy 183 N Toll Road) in a rapidly growing retail corridor. It is strategically situated by a Super Target anchored retail center and just north of the property is Parkline Shopping Center, a 300,000 square foot shopping center anchored by Home Depot and Kohl's. Directly across the street is a new Sam's Club that opened its doors in April 2015.

Capital Metro: Walden Park is uniquely positioned within walking distance the Metro Rail Northwest Station. This commuter rail service provides hassle-free transportation through greater Austin and downtown.

Opportunity: Office, Hotel, Medical, Retail (Possible down zoning change needed)

Walden Park



Entitlements:

Walden Park is zoned MF-6. Up to 90' in height, 70% building coverage and 80% impervious coverage.

Under the Upper Lake Creek Watershed Agreement there is no requirement for onsite detention.

Recent tree survey, zoning letter and geotech are available to review.

Price:

\$15/SF

For more information contact:

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