

***Wells Branch Pkwy & Heatherwilde Blvd.  
Mixed-Use Commercial Sites—11.2 & 5.5 Acres  
Retail/Office/Medical/Multifamily Sites***



**Exclusively Offered By:**



**MATHIAS  
PARTNERS**

505 W. 15th Street

Austin, Texas 78701

(512) 330-9111

[www.mathiaspartners.com](http://www.mathiaspartners.com)

**For additional information and pricing,  
please contact:**

Jerry Smith

(512) 637-6953

[jsmith@mathiaspartners.com](mailto:jsmith@mathiaspartners.com)

Matt Mathias

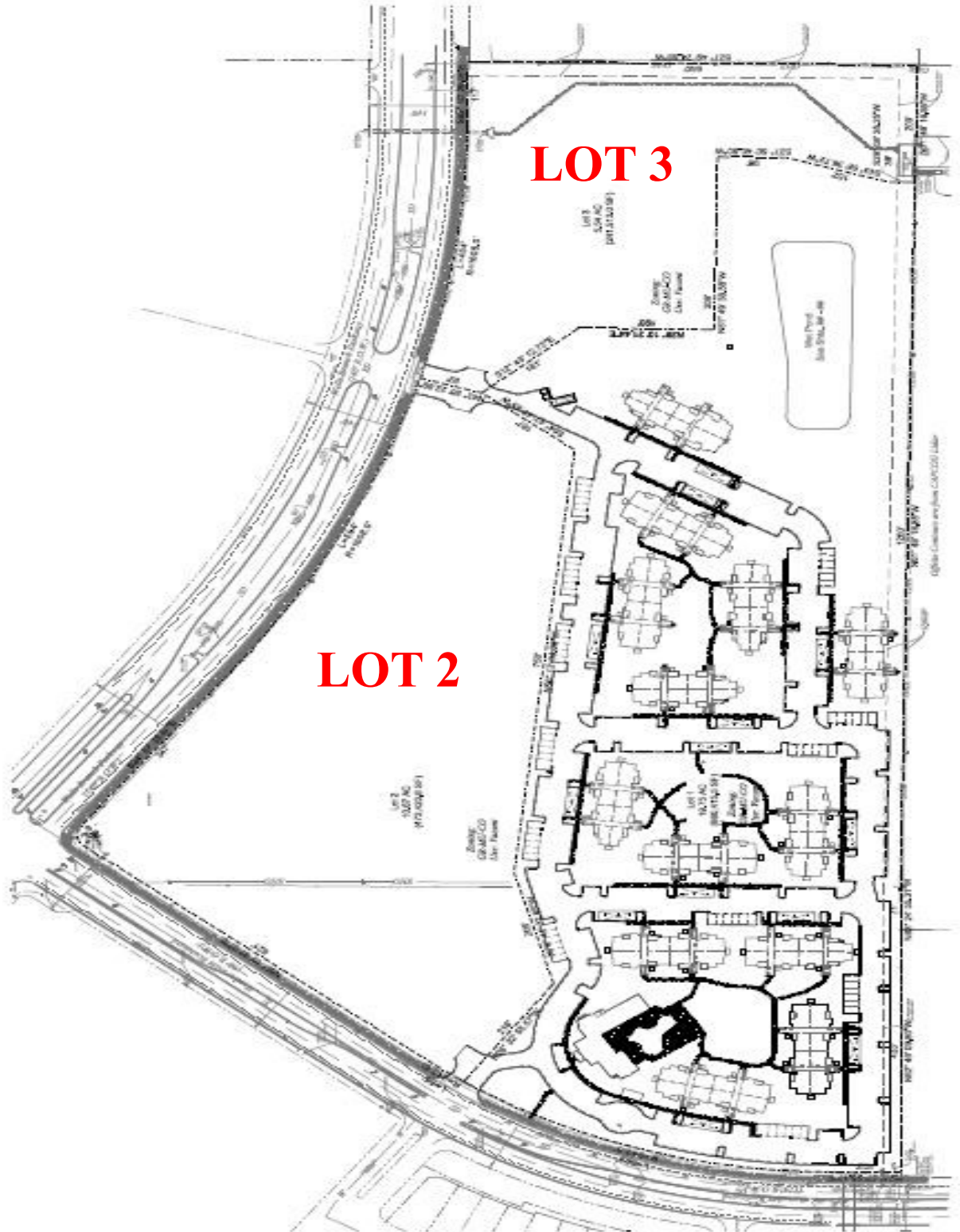
(512) 637-6951

[matt@mathiaspartners.com](mailto:matt@mathiaspartners.com)

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice and is not to be considered complete, accurate, or total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis. All persons and firms named in the advertisement are licensed brokers or salespersons.



Plat Map





## Executive Summary

**Location:** Sites are located at the southeast corner of Wells Branch Parkway and Heatherwilde Boulevard, adjacent to a planned 300+ unit garden style apartment community. This property is across Wells Branch Pkwy from an existing 312 unit luxury apartment community and the DPS Megacenter. KB Homes is well underway with construction on The Retreat at Tech Ridge, a 250 lot, single-family home development located on the Southwest corner of Wells Branch Pkwy and Heatherwilde Blvd and 59 acres across the intersection is slated for single family with approximately five acres of retail.

**Roadways:** Heatherwilde Boulevard is a four-lane divided arterial that connects Howard Lane to FM 1825 (Pecan Street), in Pflugerville and beyond, to SH-45. Heatherwilde Boulevard provides easy access between both Dell campus facilities - its world headquarters in Round Rock and its manufacturing and engineering campus in Austin. Wells Branch Parkway is a four-lane divided east/west arterial stretching from MoPac, across I-35 to FM 685. This stretch of Wells Branch Parkway has seen marked year-to-year traffic count increases as a desired east/west connector between I-35 and FM 685 (Dessau Road) as development of Pflugerville and other areas east of the subject tract continues.

**Size:** Lot 2—11.2 Acres  
Lot 3—5.5 Acres

**Jurisdiction:** City of Austin.

**Utilities:** City of Austin water and wastewater to the site.

**Area Activity:** The Department of Public Safety has a 23,840 sq. ft. driver license Megacenter with 60 employees and approximately 500-600 visitors each day.

Just south of Wells Branch Parkway, a new elementary school has opened. In addition, a 43-acre tract of land across Heatherwilde Blvd. and north of Wells Branch Parkway has been sold to Concordia High School, a private preparatory school, that will potentially bring additional daily traffic and daytime employment to the immediate area.

Just to the east of the subject site is Village at Northtown, planned for 2,900 homes, including apartments and patio homes, upon full build out.

US Farathane Corp. has leased a 250,000 sq. ft. state-of-the-art manufacturing facility at 820 Howard Lane, just west of Heatherwilde Blvd. This Michigan auto parts supplier will bring 228 jobs to north Austin over the next three years. The building is part of the Tech Ridge development and recently housed some of Applied Materials' operations. It is approximately 1/2 mile south of this 38± acre site.



## Executive Summary

**Area Activity:** Karlin Real Estate has purchased 300 acres of land from Dell for additional office, retail and industrial development—over 320,000 sq. ft. of which is currently being leased by General Motors as the first of four technology centers they plan to open as part of a companywide transformation wherein 90 percent of their technology will be developed within the company. GM expects to eventually employ about 10,000 information technology workers from this endeavor, with 1,500 software engineers being hired to work at this facility alone.

HID Global, a security technology company, has also leased a 200,000 sq. ft. building in the Tech Ridge development. Originally projected to employ 276, HID Global has now announced that it is moving its headquarters to Austin and will add another 150 employees to the facility.

Yodle, an internet marketing firm, is moving its 375 employees to 12234 N IH-35. They plan to add over 400 additional jobs at this new location.

**Zoning:** The site is zoned GR-MU, allowing for multifamily, office and retail development.

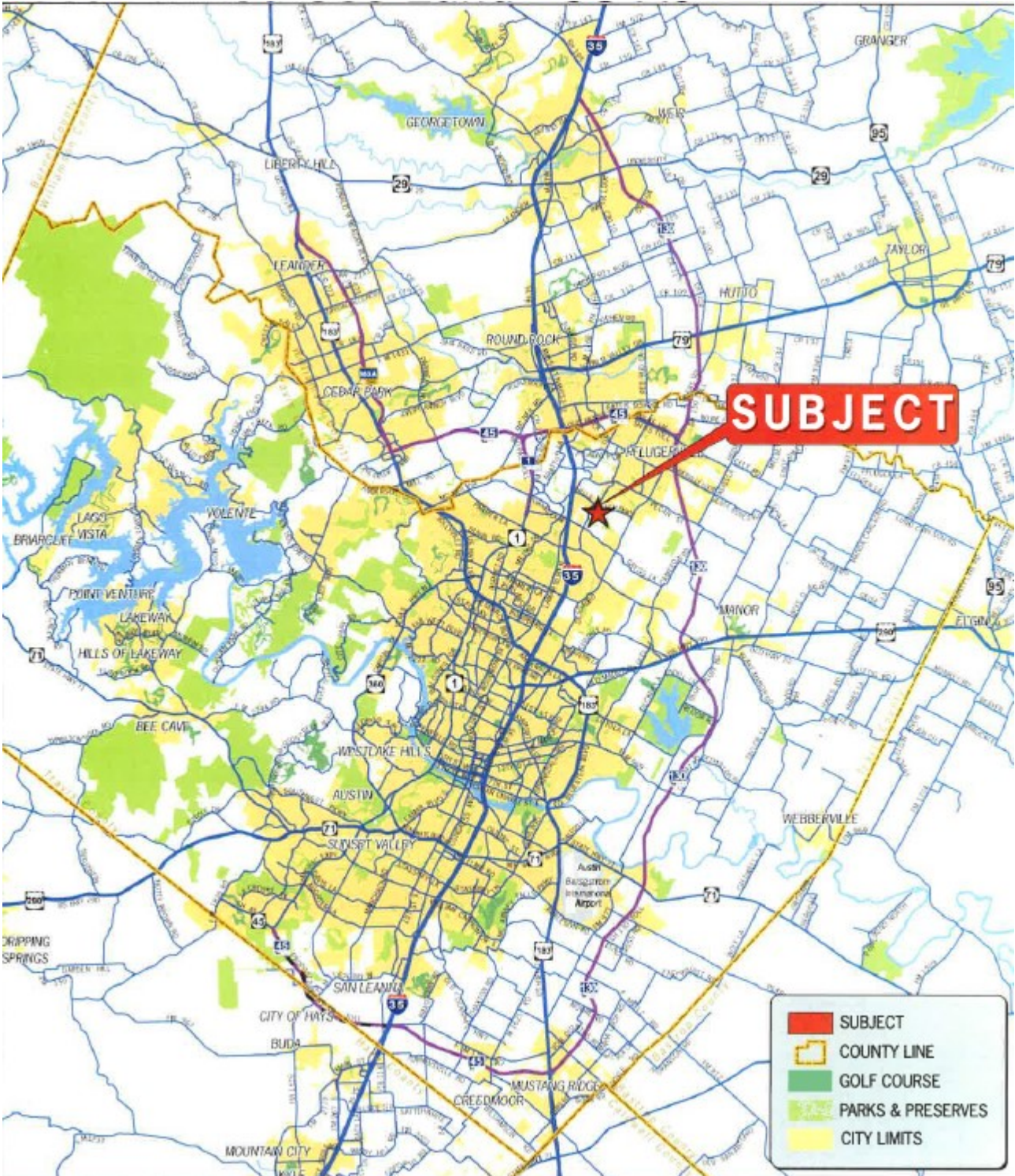
**Flood Plane:** No 100-year flood plain is indicated on FEMA maps.

**Possible Uses:** Retail, Office, Medical, Multifamily

**Offering Price:** Contact broker for details.

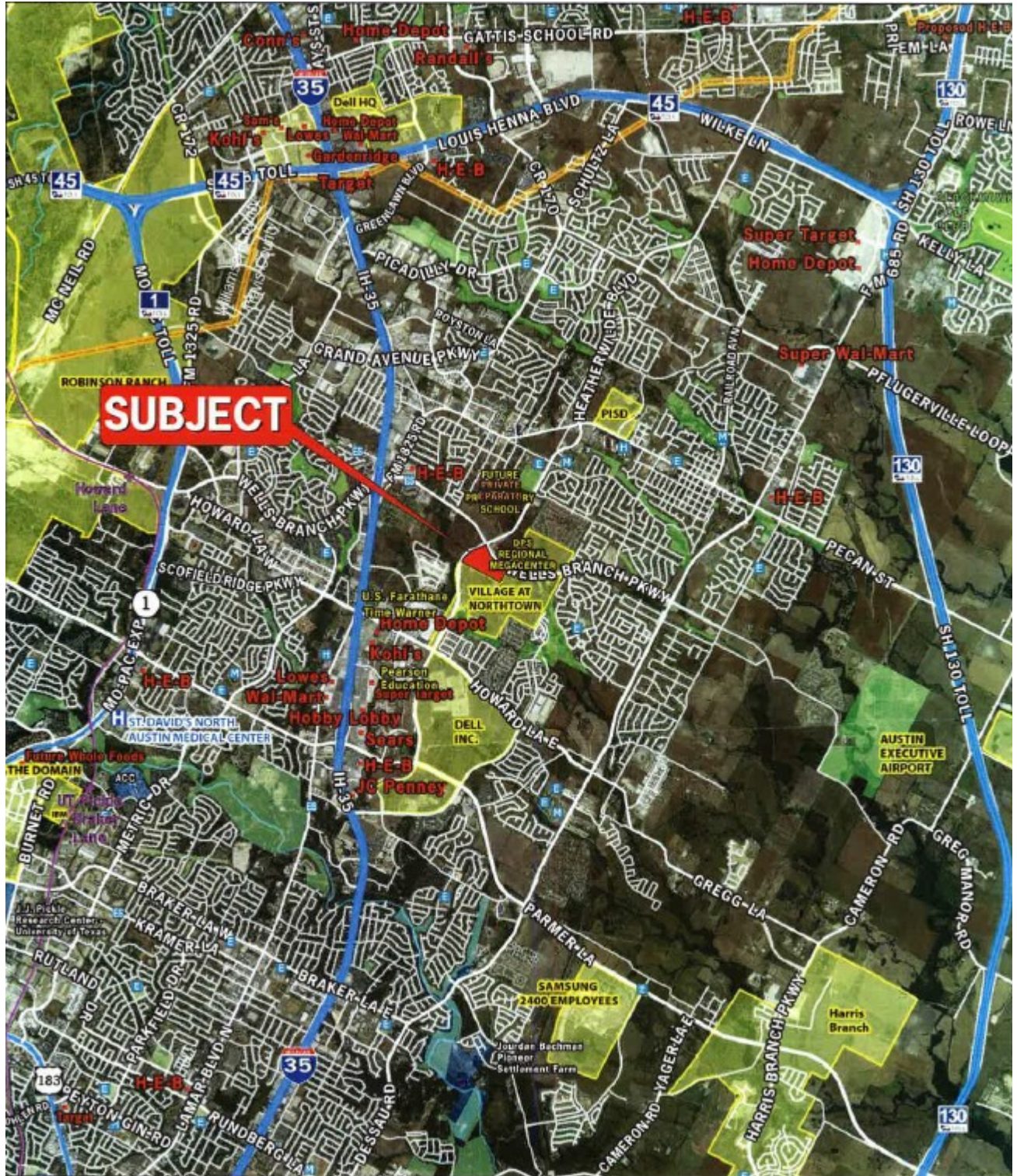


**Area Map**





**Aerial**



The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Mathias Partners	602940	<a href="mailto:matt@mathiaspartners.com">matt@mathiaspartners.com</a>	512-330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	<a href="mailto:matt@mathiaspartners.com">matt@mathiaspartners.com</a>	512-330-9111
Designated Broker of Firm	License No.	Email	Phone
Jerry Smith	458413	<a href="mailto:jsmith@mathiaspartners.com">jsmith@mathiaspartners.com</a>	512-330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at  
[www.trec.texas.gov/ABS](http://www.trec.texas.gov/ABS) 1-0