


**6.1± ACRES - WELLS BRANCH RETAIL LAND**  
 Heatherwilde & Wells Branch Parkway | Austin, TX

**LAND FOR SALE**





**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

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**512 682 1000**  
 9130 Jollyville Rd., Suite 300  
 Austin, TX 78759  
 cipaustin.com

## SUMMARY

# For Sale: 6.1± Acres

## Heatherwilde & Wells Branch Pkwy | Austin, TX 78660

- Location:** NWC of Wells Branch and Heatherwilde Blvd.  
Austin, Texas 78660  
[Google Map Link](#)
- Size:** 6.1± acres useable – Owner will sell all or part.  
The entire tract is 9± acres. There is a 2.9± acre water quality and detention pond on site that satisfies all requirements for this site and the adjacent apartments.
- Jurisdiction:** 5.7± acres is in the City of Pflugerville and the remaining 0.4± acres is in the City of Austin. See enclosed maps.
- Area Activity:** The Property is situated at the center of what has been and what will be tremendous growth over the next several years. It sits between two new Apartment projects and Northtown MUD is projected to bring an additional 3,000 multifamily residential units, and 300 single family residential units.
- Just 1 mile to the south sits the Parmer Austin, Parmer Innovation Center, and Tech Ridge which is a major employment area including:
- **GM** employs 2,300 people at a 320,000 SF in the Parmer Innovation Center and 302,604 square foot building on McAllen Pass.
  - **3M** has 500 employees working out of their 330,000 SF campus in the Parmer Innovation Center.
  - **Facebook** has leased 32,000 SF
  - The **Austin FC** soccer franchise will open a training facility in the Parmer Pond district of the Parmer Innovation Center.
- Other area employers include:
- **HID Global**, a security technology company with more than 400 employees, operates its headquarters on McCallen Pass.
  - **US Farathane Corp.** has occupied a 250,000 square foot state-of-the art manufacturing facility with 228 employees at 820 Howard Lane.
  - **Home Depot's** Technology Center on McAllen Pass Drive has 600 employees.
  - **Pearson Assessments'** test, design, scoring & packaging center provides 600 jobs
  - **Allergan** occupies 90,000 SF on Howard Lane where it provides 250 customer service and sales operations jobs
  - **Dynamic Manufacturing Solutions'** 800+ employees provide subassembly & part manufacturing for pharmaceuticals, semiconductor & clean industries at their facility on Center Ridge Drive



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<b>Zoning:</b>	GR – 0.4± acres within Austin GB1 (Office/Retail) – 5.7± acres within Pflugerville
	GB1 Zoning allows a wide variety of uses including all retail, restaurants, bars, liquor stores, fitness centers, day cares, nursing homes, assisted living, among others. Hotels are a conditional use.
<b>Utilities:</b>	Water (Pflugerville)                      18" line in Heatherwilde Wastewater (Pflugerville)                8" line in Heatherwilde Electric                                        Oncor Energy
<b>Detention:</b>	There is regional detention to accommodate the development of the Property. All water quality and detention requirements have been met. The 6.1± acres are net usable of the pond and its associated easements.
<b>Floodplain:</b>	None
<b>Legal Description:</b>	Lot 1 Block A of Ballantyne Retail Lot 14, Block J of Ballantyne Section 1 (Retail)
<b>Asking Price:</b>	Contact Broker

### For More Information Contact:

**Bob Springer, CCIM**  
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**Josh Hubka, CCIM**  
Principal  
josh@cipaustin.com | 512 682 1002

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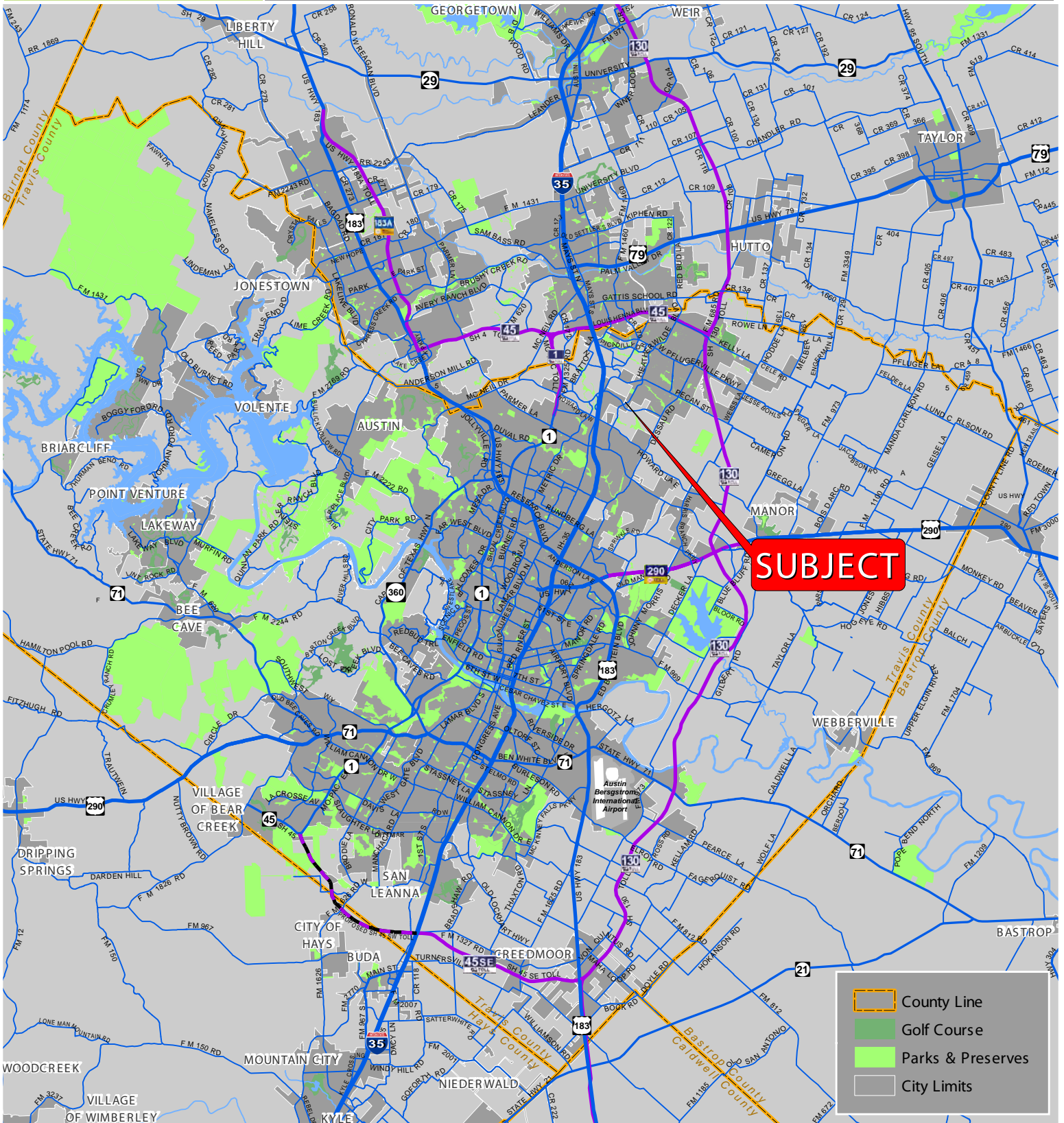
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# METRO MAP

## For Sale: 6.1± Acres Heatherwilde & Wells Branch Pkwy | Austin, TX 78660



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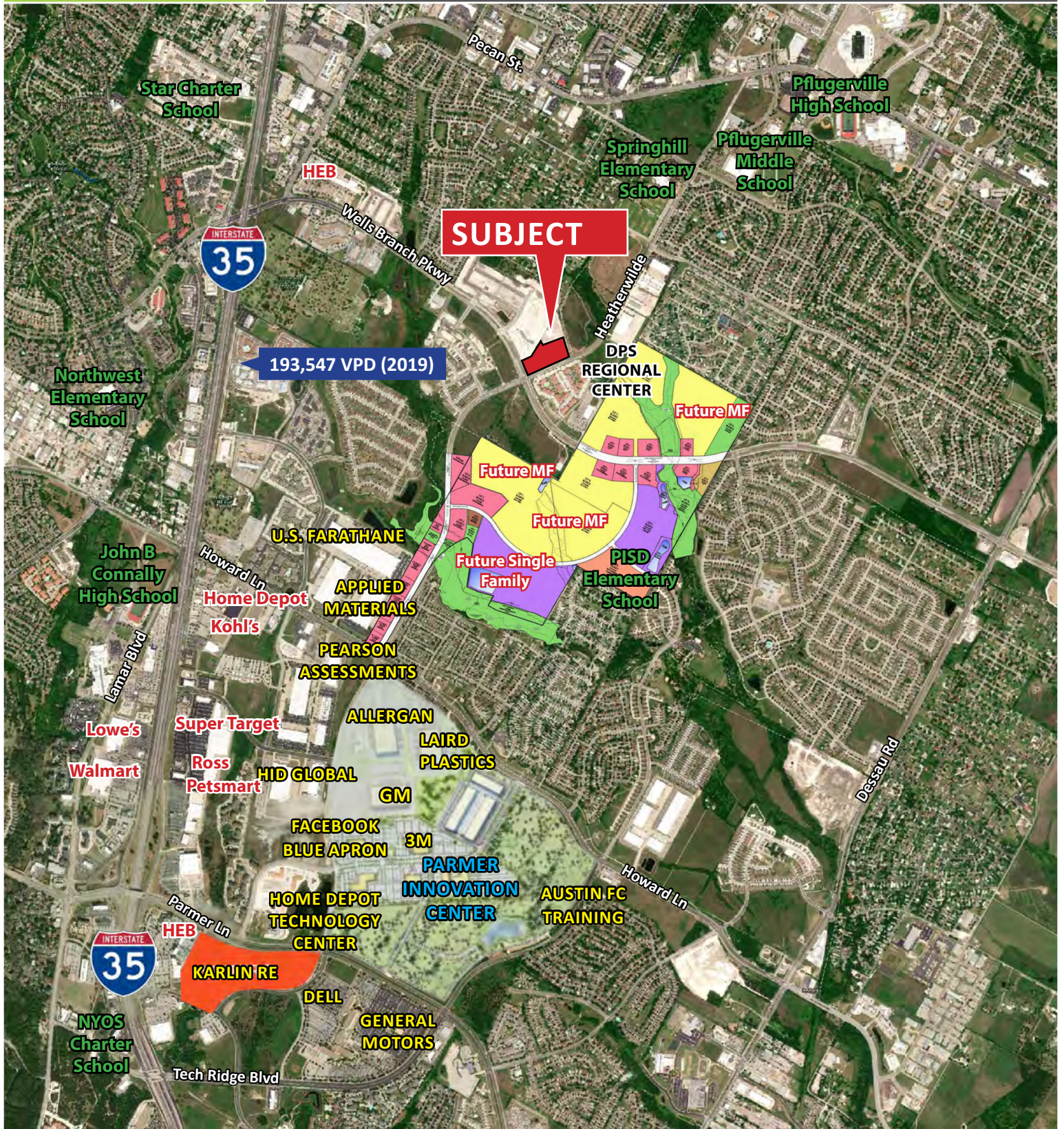
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# REGIONAL MAP

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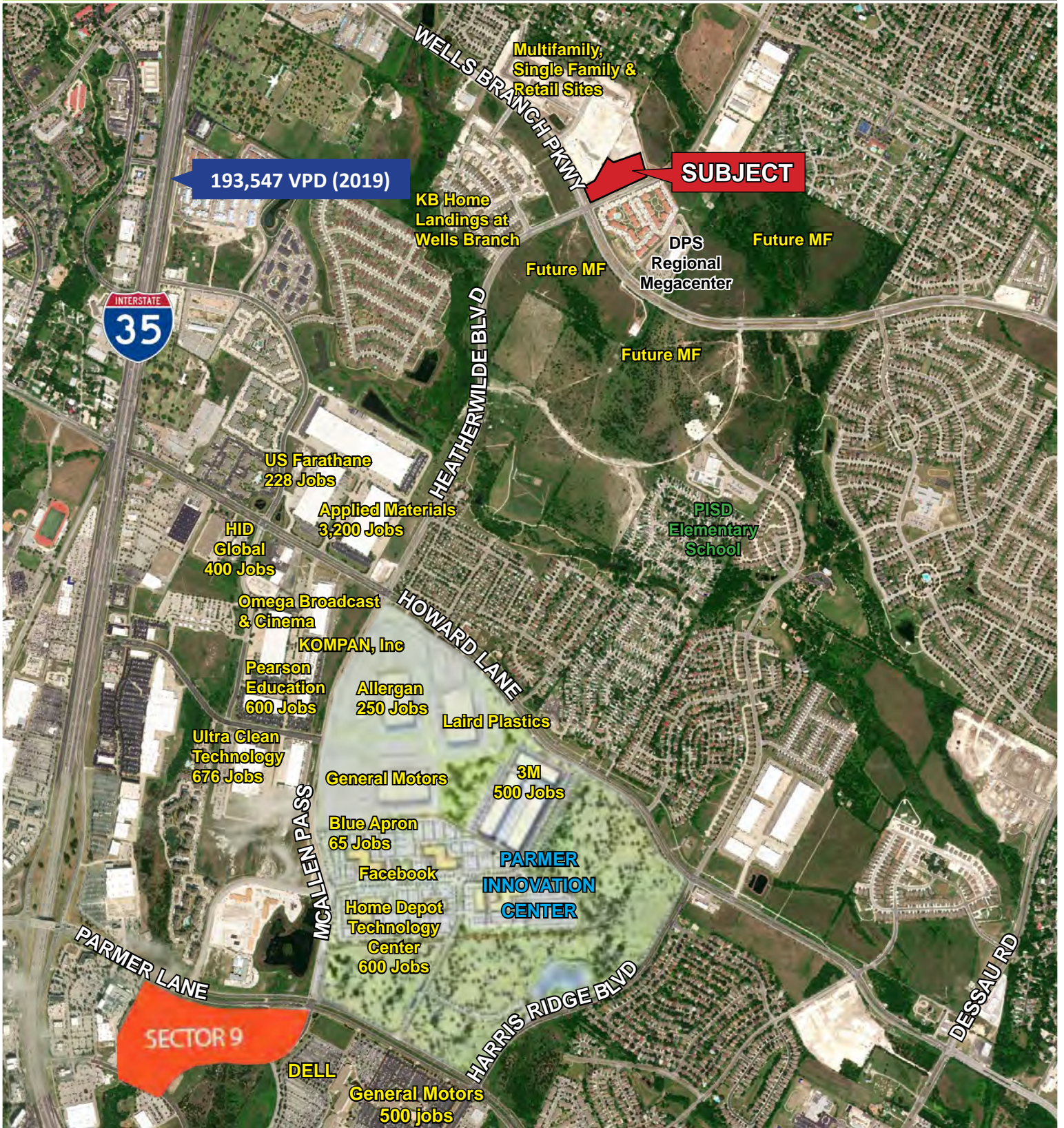
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# AREA MAP

## For Sale: 6.1± Acres

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# W-WW MAP

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# SITE PLAN

**For Sale: 6.1± Acres**  
**Heatherwilde & Wells Branch Pkwy | Pflugerville, Texas**



**LAND USE SCHEDULE**  
**NON-RESIDENTIAL**

USE	ACREAGE
<span style="background-color: #f4a460; border: 1px solid black; padding: 2px;">A</span> CONVENIENT STORE	1.6± AC.
<span style="background-color: #f08080; border: 1px solid black; padding: 2px;">B</span> RETAIL / OFFICE	2.8± AC.
<span style="background-color: #d8bfd8; border: 1px solid black; padding: 2px;">C</span> DAYCARE	1.7± AC.

SCALE: 1" = 50'  
 DATE: 05-28-2020

↑ NORTH

All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right without notice to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.



## BALLANTYNE RETAIL 6.1 ± ACRES WITHIN PFLUGERVILLE, TEXAS CONCEPTUAL SITE PLAN - OPTION A



This is a conceptual plan and should only be considered an idea of what could be built on the site. No approvals have been completed for this design and the exact layout remains flexible.

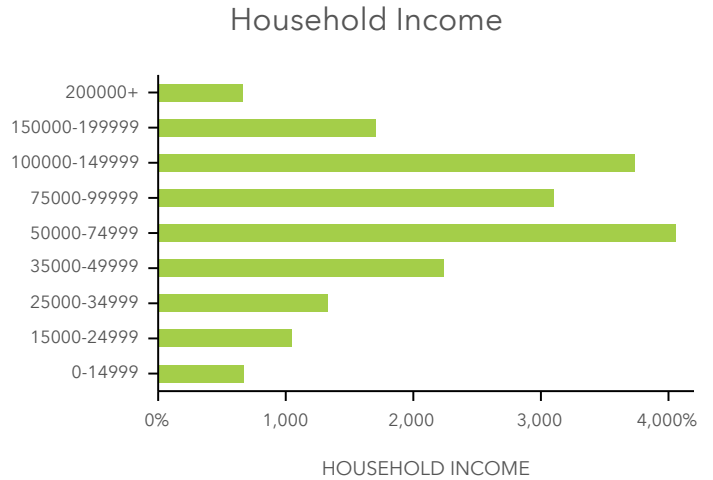
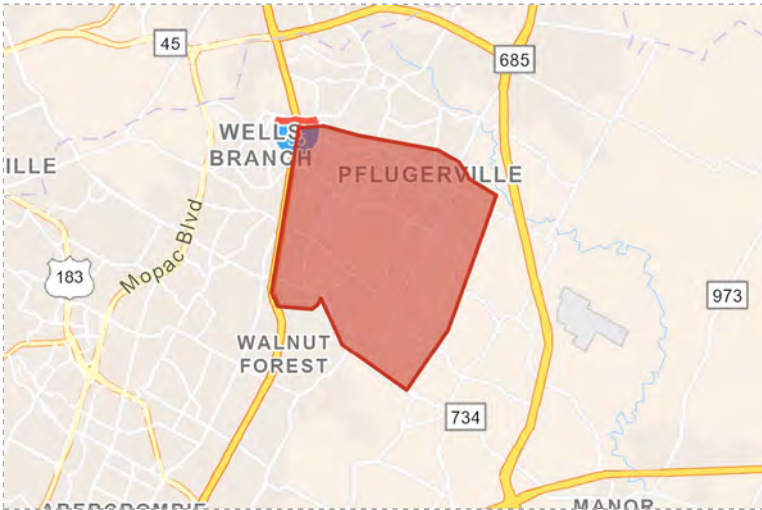
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# INFOGRAPHIC

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## KEY FACTS

**54,091**

Population



**18,535**

Households

**33.1**

Median Age

**\$59,089**

Median Disposable Income

## INCOME



**\$74,349**

Median Household Income



**\$29,664**

Per Capita Income



**\$105,069**

Median Net Worth

## EDUCATION

**14%**

No High School Diploma



**22%**

High School Graduate



**30%**

Some College



**34%**

Bachelor's/Grad /Prof Degree

## EMPLOYMENT

**63%**

White Collar

**21%**

Blue Collar

**16%**

Services

**4.1%**

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2019, 2024.



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# 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.

11-2-2015



## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer/Josh Hubka	627720/570840	bob@cipaustin.com / josh@cipaustin.com	512-682-1001/512-682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date