

# VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX

**RETAIL LAND FOR SALE**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

Kurt VanderMeulen  
kurt@cipaustin.com

**512 682 1000**

3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com



## SUMMARY

### For Sale: VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX

- Location:** The property is located north of Howard Lane, with frontage on both the east side and west side of Heatherwilde Boulevard and the north and south sides of Wells Branch Parkway. A DPS Regional Center is adjacent to the property on Wells Branch Parkway. There are several new companies moving to the immediate neighborhood, see below. The property fronts the second largest park system in the City of Austin.
- Size:** Sizes range from 1.28 acres to 7.49 acres
- Jurisdiction:** The land is in Northtown MUD and is within the City of Austin's extra territorial jurisdiction. An agreement with the MUD determines land use and density. All tracts are eligible to be developed under regulations applicable as of August 31, 1997.
- Schools:** Pflugerville ISD
- Utilities:**  
Water/Wastewater: Northtown MUD  
Electricity: Available from Austin Energy and Oncor Electric Delivery  
Gas: Texas Gas Service
- Area Activity:**  
Karlin Real Estate is developing 300 acres of office, retail and industrial space known as the Parmer Innovation Center.  
  
GM leases 320,000 SF in the Parmer Innovation Center. GM has also purchased a 302,604 square foot building on McAllen Pass. The company has 2,300 employees in Austin.maps  
  
HID Global, a security technology company, operates its headquarters out of a 250,000 square foot building in Tech Ridge on McCallen Pass and has 400+ employees.  
  
US Farathane Corp. has occupied a 250,000 square foot state-of-the-art manufacturing facility at 820 Howard Lane, just west of Heatherwilde Boulevard and north of Howard Lane. This Michigan auto parts supplier employs 228 individuals.  
  
3M has 500 employees working out of their 330,000 SF campus in the Parmer Innovation Center.  
  
Home Depot's Technology Center on McAllen Pass Drive has 600 employees  
  
Pearson Assessments' test, design, scoring & packaging center provides 600 jobs



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

**512 682 1000**  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

## SUMMARY

### For Sale: VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX

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

Facebook has leased 32,000 SF at the Parmer Innovation Center from Blue Apron.

The Austin FC soccer franchise will open a training facility in the Parmer Pond district of the Parmer Innovation Center.

Roads: John Henry Faulk Drive is now completed.

Pricing: Contact broker for pricing.

### For More Information Contact:

Kurt VanderMeulen  
Senior Vice President  
kurt@cipaustin.com | 512 682 1025

main 512 682 1000 | fax 512 682 1031  
cipaustin.com

2.5.2020



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

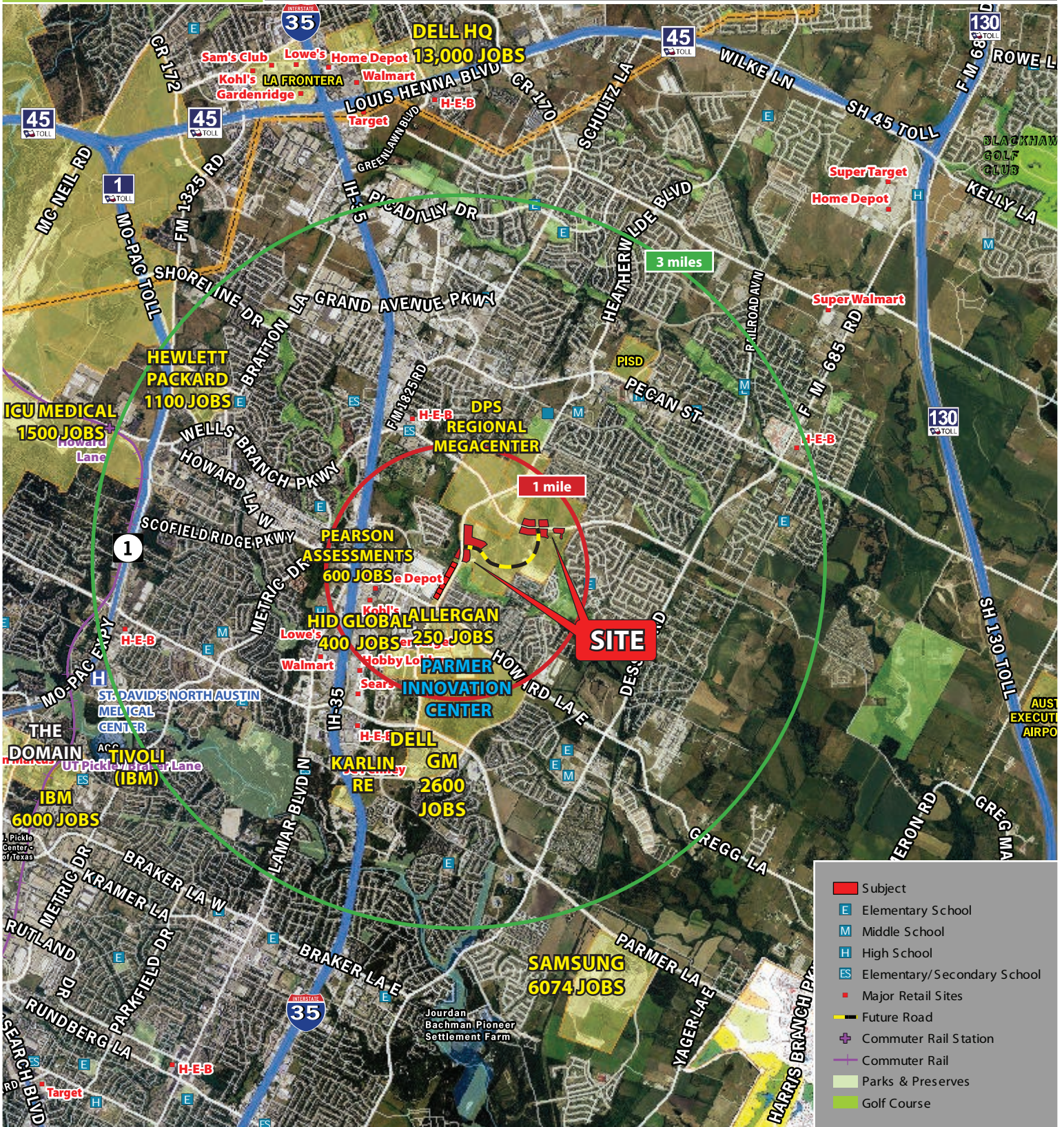
**512 682 1000**  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com



# REGION MAP

For Sale: VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

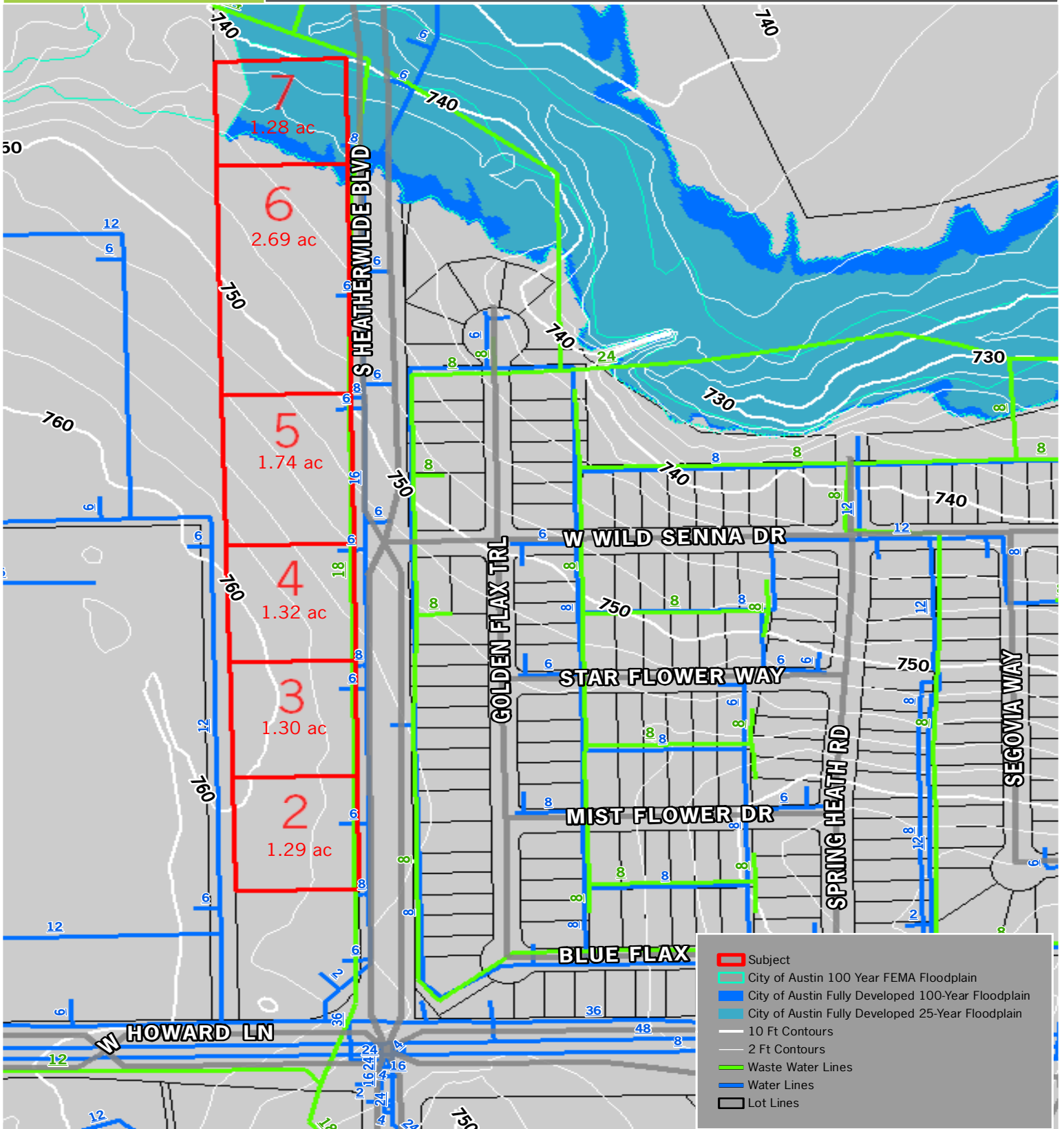






# WWW/FEMA MAP

For Sale: VILLAGE @ NORTHTOWN  
Master Planned Mixed-Use Development | Austin, TX



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

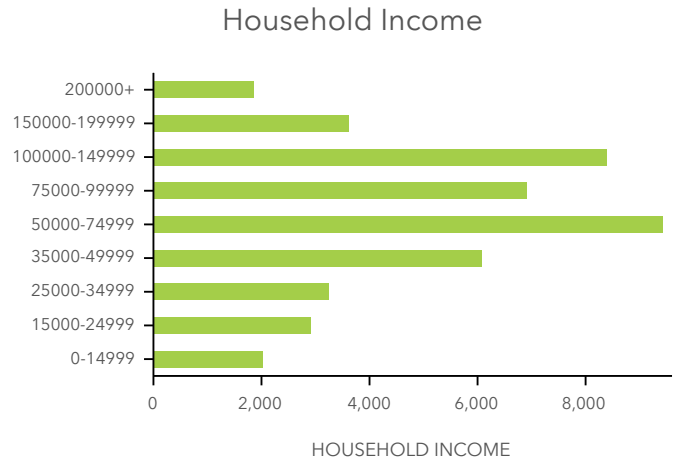
All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

**512 682 1000**  
 3737 Executive Center Dr., Suite 255  
 Austin, TX 78731  
[cipaustin.com](http://cipaustin.com)

# INFOGRAPHIC 3 MILE RADIUS

For Sale: VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX



## KEY FACTS

113,611

Population

33.8

Median Age



44,473

Households

47,465

2019 Daytime  
Population: Workers

## INCOME



\$69,698

Median  
Household  
Income



\$33,717

Per Capita  
Income



\$74,832

Median Net  
Worth

## EDUCATION

11%

No High  
School  
Diploma



21%

High  
School  
Graduate



30%

Some  
College



39%

Bachelor's/Grad  
/Prof Degree

## EMPLOYMENT

69%

White Collar

17%

Blue Collar

14%

Services

3.4%

Unemployment Rate



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000  
3737 Executive Center Dr., Suite 255  
Austin, TX 78731  
cipaustin.com

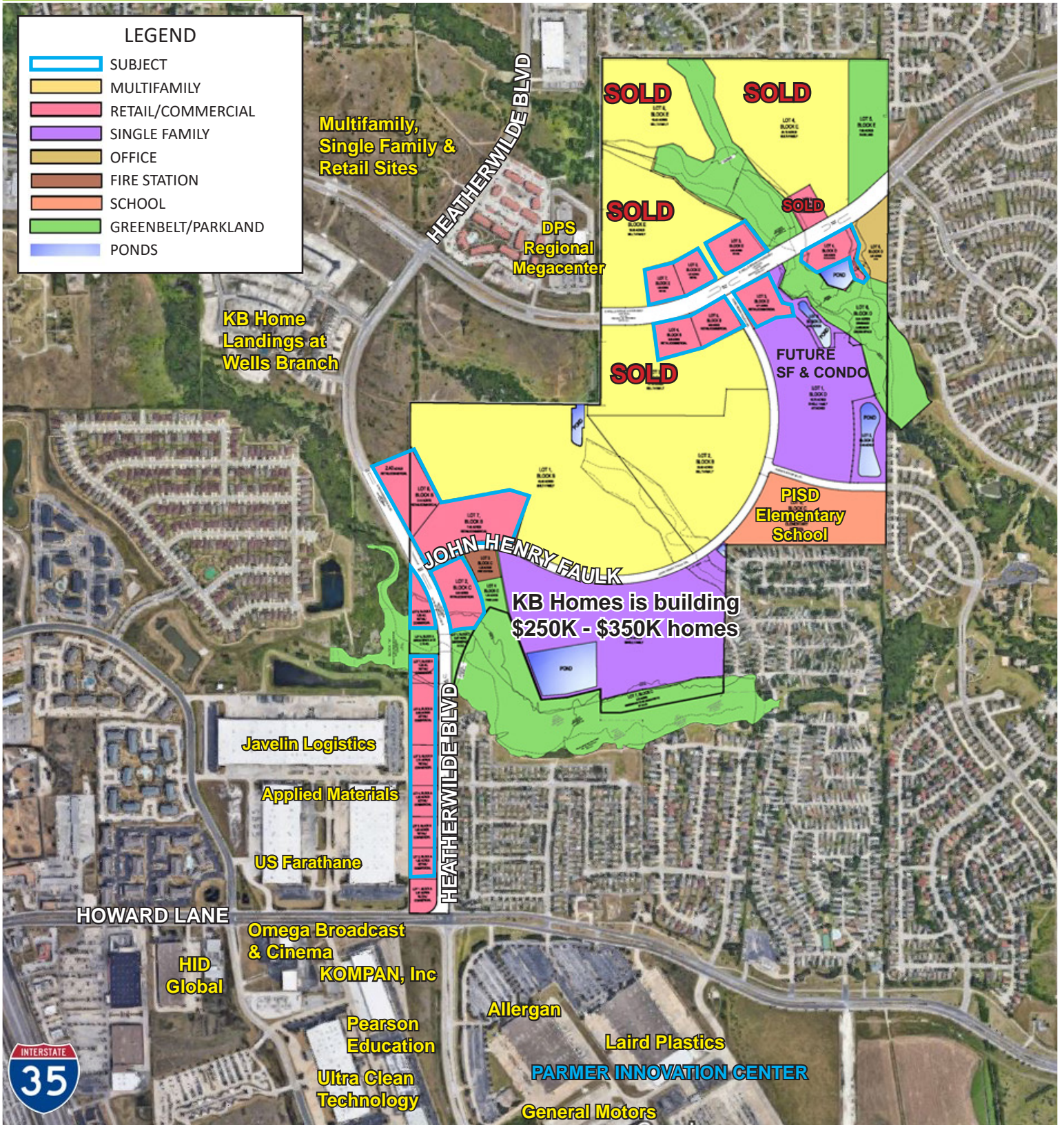




# For Sale: VILLAGE @ NORTHTOWN

Master Planned Mixed-Use Development | Austin, TX

LEGEND	
	SUBJECT
	MULTIFAMILY
	RETAIL/COMMERCIAL
	SINGLE FAMILY
	OFFICE
	FIRE STATION
	SCHOOL
	GREENBELT/PARKLAND
	PONDS



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP Austin nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP Austin and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP Austin and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

**512 682 1000**  
 3737 Executive Center Dr., Suite 255  
 Austin, TX 78731  
[cipaustin.com](http://cipaustin.com)





# 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
Kurt Austin VanderMeulen	167299	kurt@cipaustin.com	(512) 682-1025
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date