

MARQUIS RANCH AT ANDERSON MILL

9710-9718 Anderson Mill Rd, Austin, TX 78750

60 Townhome Build-to-Rent Community with Horizontal Infrastructure In-Process



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OFFERING DETAILS



\$8,400,000
PURCHASE PRICE



\$140,000
PRICE PER TOWNHOME



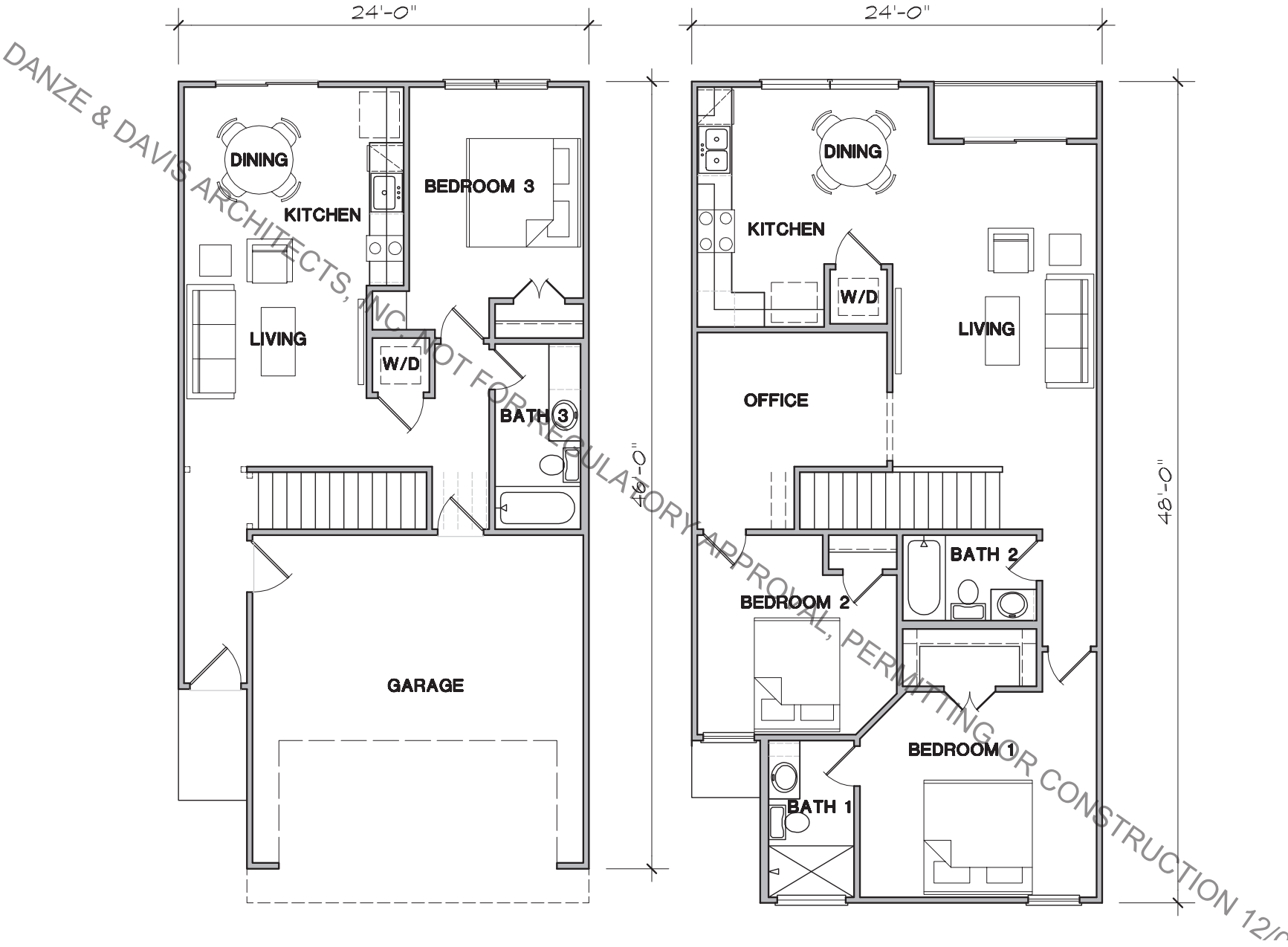
7.8326 AC
LOT SIZE

OFFERING HIGHLIGHTS

- ✓ **INFILL BUILD-TO-RENT COMMUNITY**
Located in the heart of Anderson Mill.
- ✓ **FULL UTILITIES**
Full utilities and horizontal infrastructure in process.
- ✓ **APPROVED FOR 60 TOWNHOMES**
Potential to re-entitle to 60 duplexes (120 units)
- ✓ **ANDERSON MILL RD AND HWY 183**
Located near the intersection of Anderson Mill Rd and Hwy 183, this location is near prominent retailers, churches and schools.

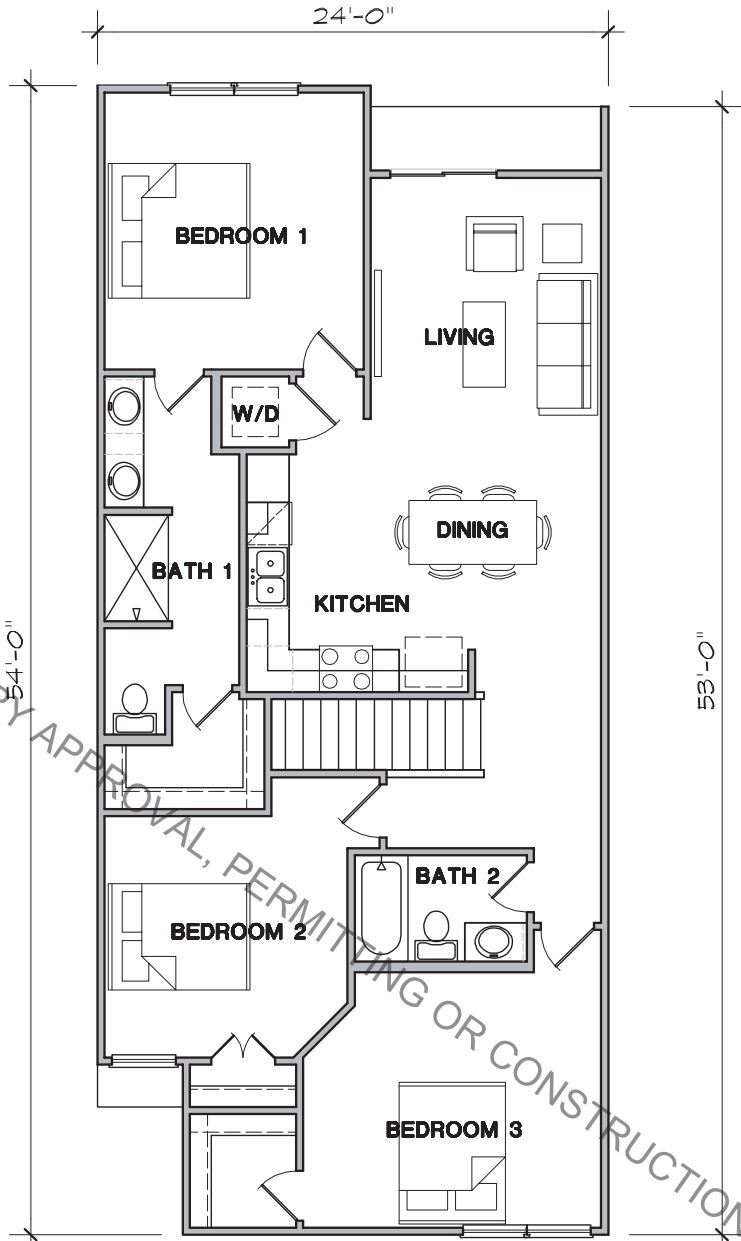
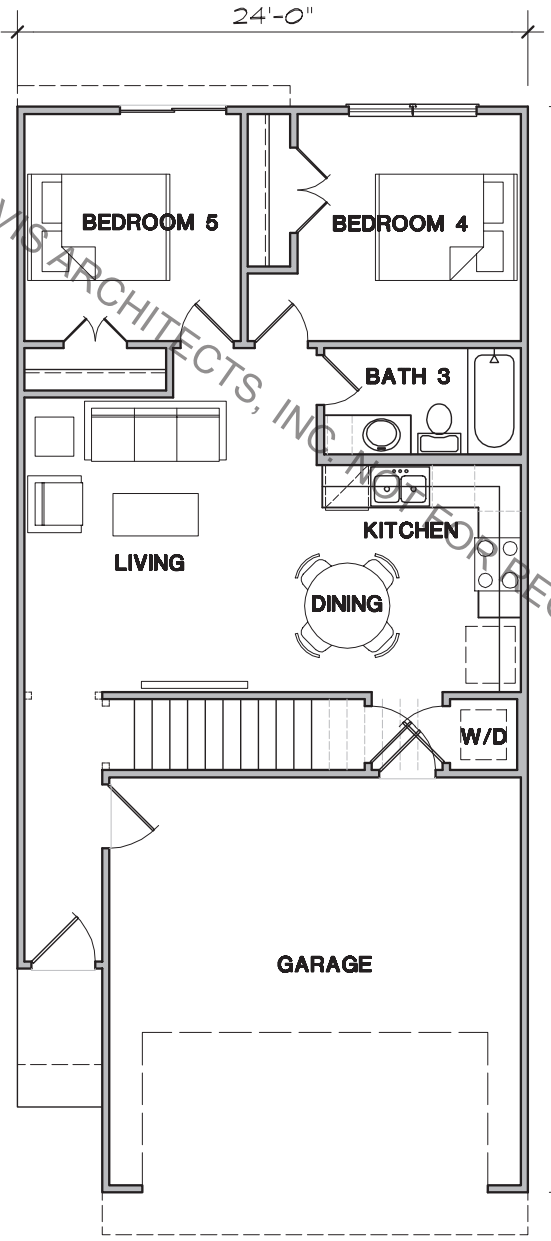


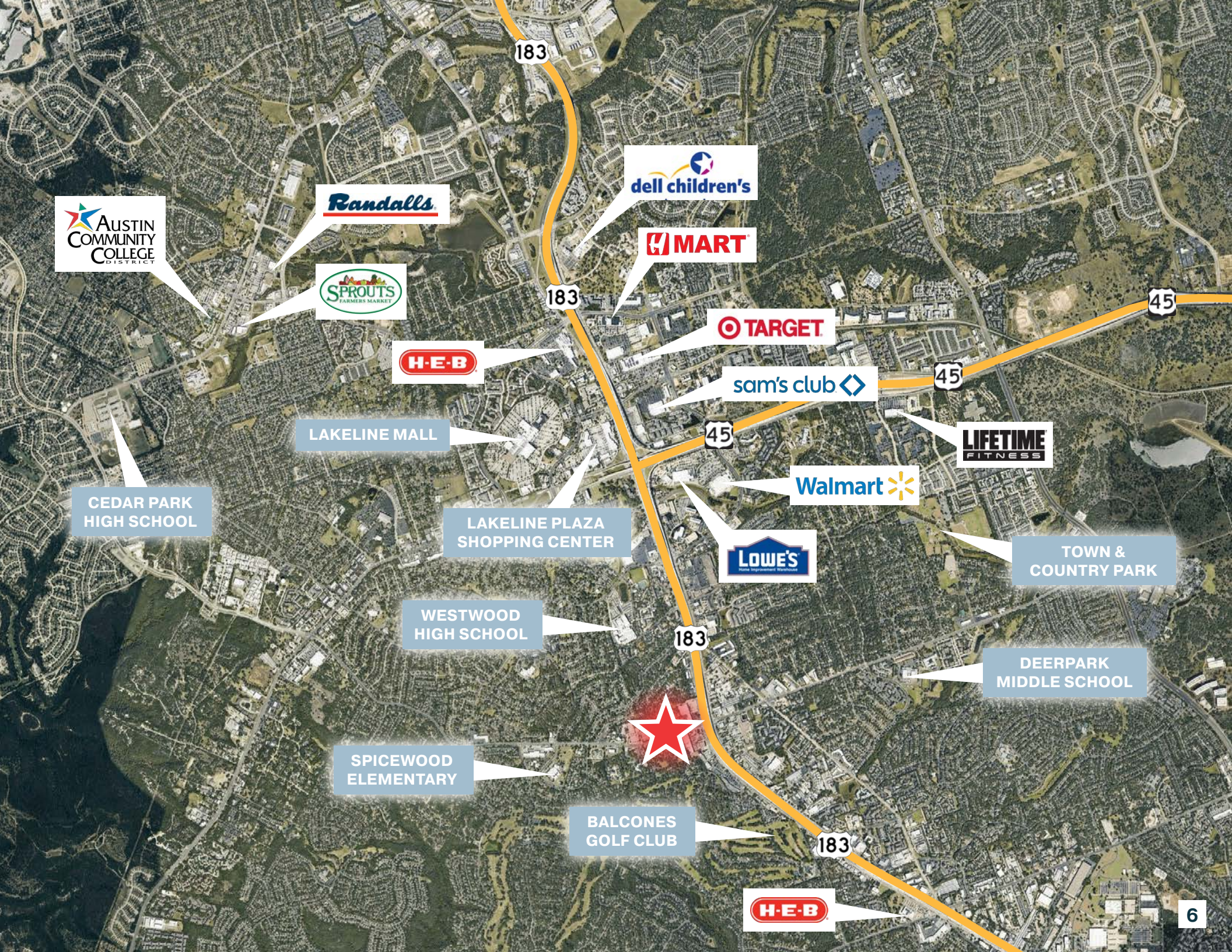
FLOORPLANS



FLOORPLANS

DANZE & DAVIS ARCHITECTS, INC. FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION 12/15





183

45

45

183

183

AUSTIN
COMMUNITY
COLLEGE
DISTRICT

Randalls

dell children's

SPROUTS
FARMERS MARKET

MART

H-E-B

TARGET

sam's club

LAKELINE MALL

LIFETIME
FITNESS

CEDAR PARK
HIGH SCHOOL

Walmart

LAKELINE PLAZA
SHOPPING CENTER

LOWE'S
Home Improvement

TOWN &
COUNTRY PARK

WESTWOOD
HIGH SCHOOL

DEERPARK
MIDDLE SCHOOL

SPICEWOOD
ELEMENTARY

BALCONES
GOLF CLUB

H-E-B

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	9,154	78,882	183,037
2028 Population Projection	9,286	83,035	193,161
Median Age	38.6	38.9	38.5



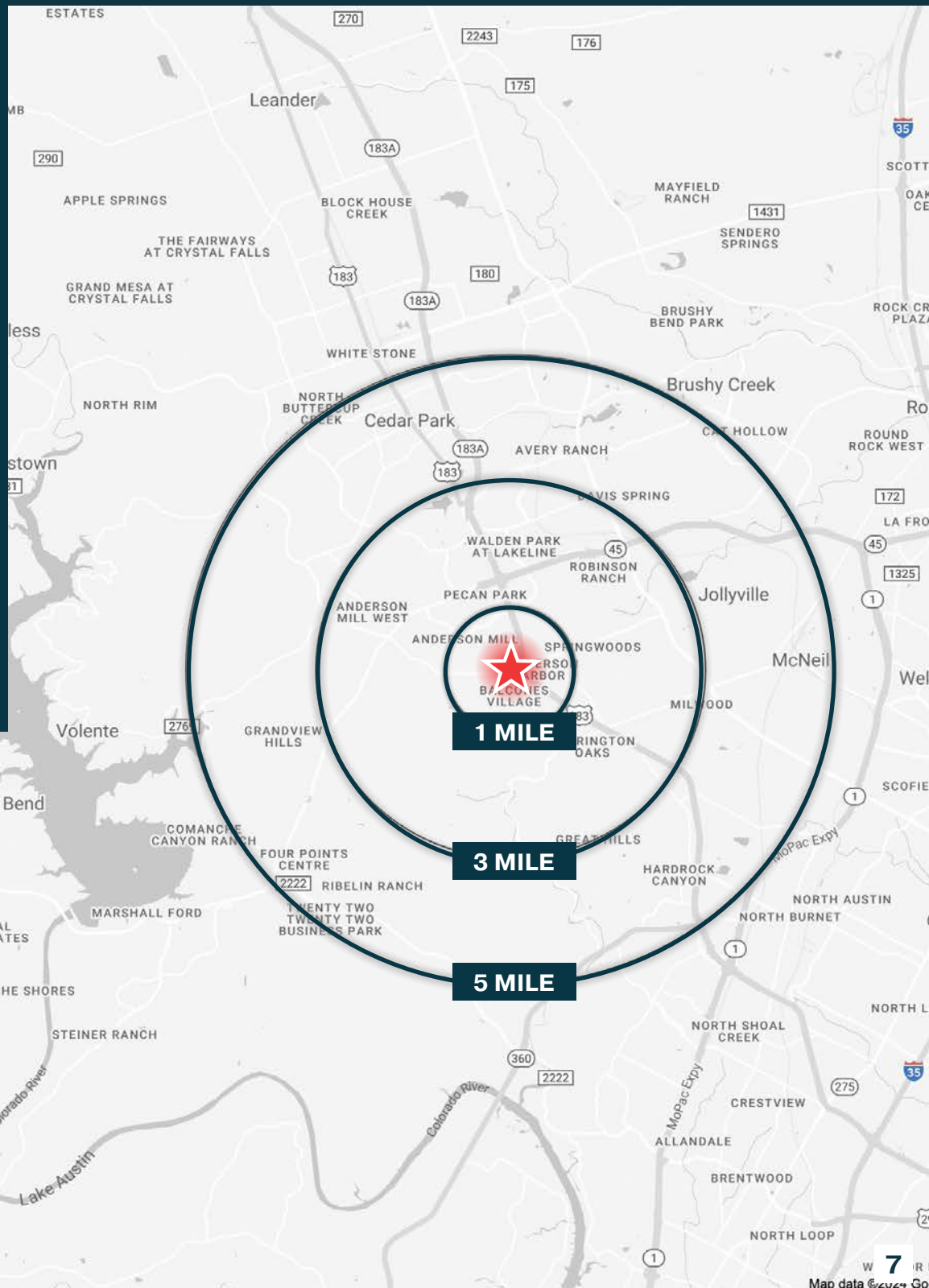
HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2023 Households	3,964	34,095	77,285
2028 Household Projection	4,052	36,140	81,713
Avg Household Income	\$112,526	\$122,263	\$127,006
Median Household Income	\$80,310	\$96,526	\$103,614



DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	9,035	40,687	91,683
Business	1,201	4,614	9,446





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