

Come Join Kerbey Lane & Happy Lamb Hot Pot Retail Opportunity

at Anderson Arbor

13435 North Highway 183
Austin, Texas 78750

Features:

- 1.59 Acre Pad Site Available with City Approved Site Plan to Build +/- 13,500 SF of Additional Retail
- Located 2.5 Miles from Apple's new \$1B Campus (15,000 employees) and near many regional office campuses (Paypal, Ebay)
- Ideal for Grocery, Retail (single Tenant or multi Tenant), medical, educational uses
- Signage opportunity off of Research Blvd with visibility to Hwy 183
- Easy Access to Hwy 183, Parmer Lane, and 620/45 Tollway
- 10 min drive to the Domain & 5 min drive to Cedar Park



Demographic Profile*	5 Min DT	10 Min DT	15 Min DT
Avg. HH Income	\$131,711	\$148,329	\$140,848
Total Population	27,198	156,329	481,106
Total Daytime Population	28,045	163,571	504,077
Total Households	11,931	68,096	202,461

* Source: ESRI 2024



For information, contact:

Richard Jackson
Leasing Agent

phone 512.948.2472
rjackson@whitestonereit.com

TOSCANA

APARTMENT HOMES

Located directly behind the site
with 358 total units.

13,500
SF New Retail



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