

Outstanding Infill

Retail Opportunity

at Anderson Arbor

13435 North Highway 183
Austin, Texas 78750

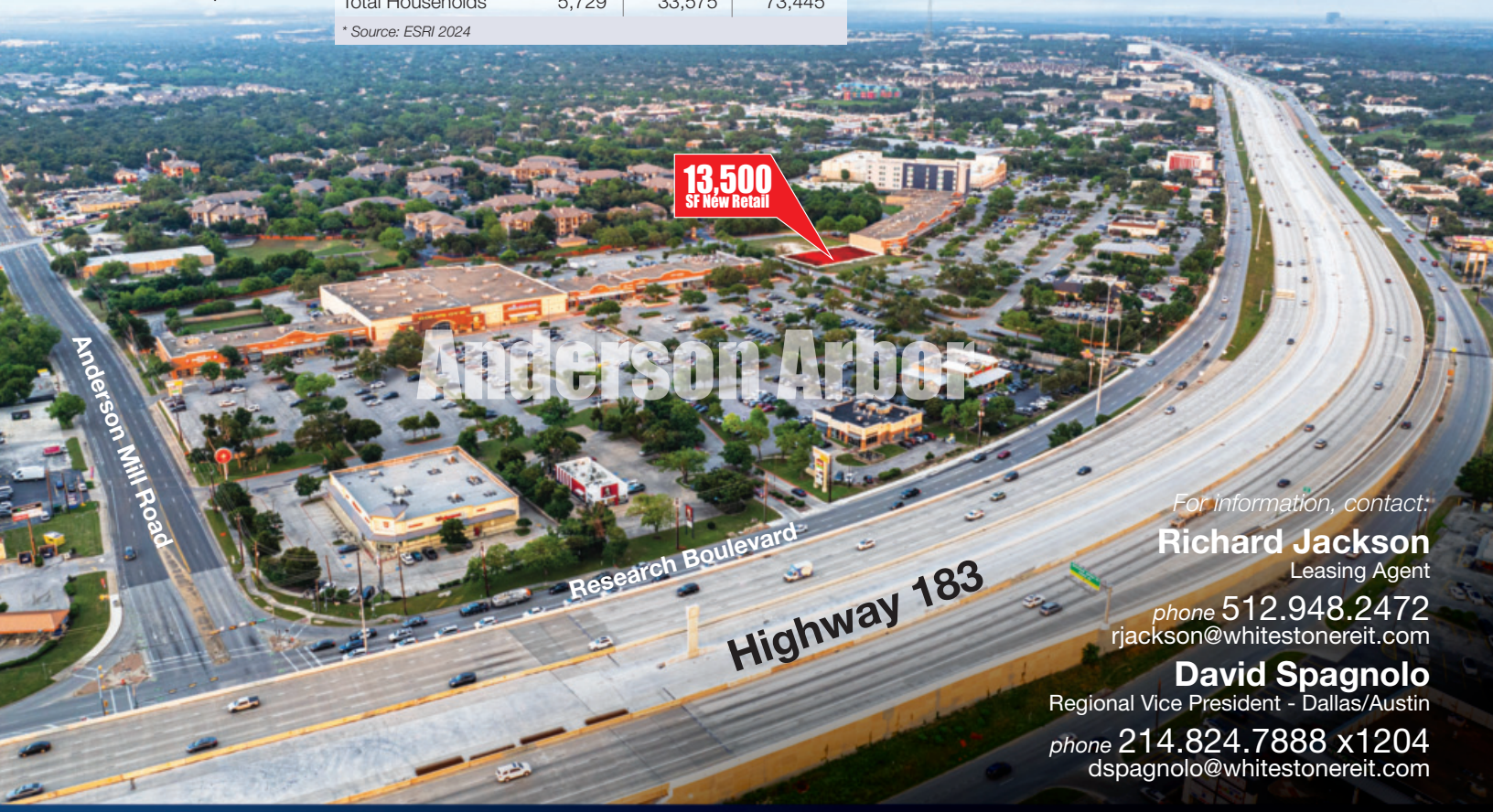
Features:

- **±13,500 SF retail site available**
- Outstanding location at the heart of the Anderson Arbor development
- Located 2.5 miles from Apple's new campus (5,000–15,000 employees upon completion)
- Located near many of the country's strongest employers (headquarters or major regional offices)
- Surrounded by a diverse population of young, well-educated professionals and a highly skilled labor pool
- Diverse mix of restaurant, retail services and medical operators



Demographic Profile*	1 MILE	3 MILES	5 MILES
Avg. HH Income	\$65,252	\$82,924	\$88,701
Total Population	12,142	77,216	172,534
Total Households	5,729	33,575	73,445

* Source: ESRI 2024



For information, contact:

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