

THE RIDGE

1111 HOWARD LANE, AUSTIN

16,800 TOTAL SF
DELIVERY: END 3rd QTR 2024



6510 FM 359 South STE 100
Fulshear, TX 77441
281.944.9660

ETHAN CRIST

Leasing & Sales Agent

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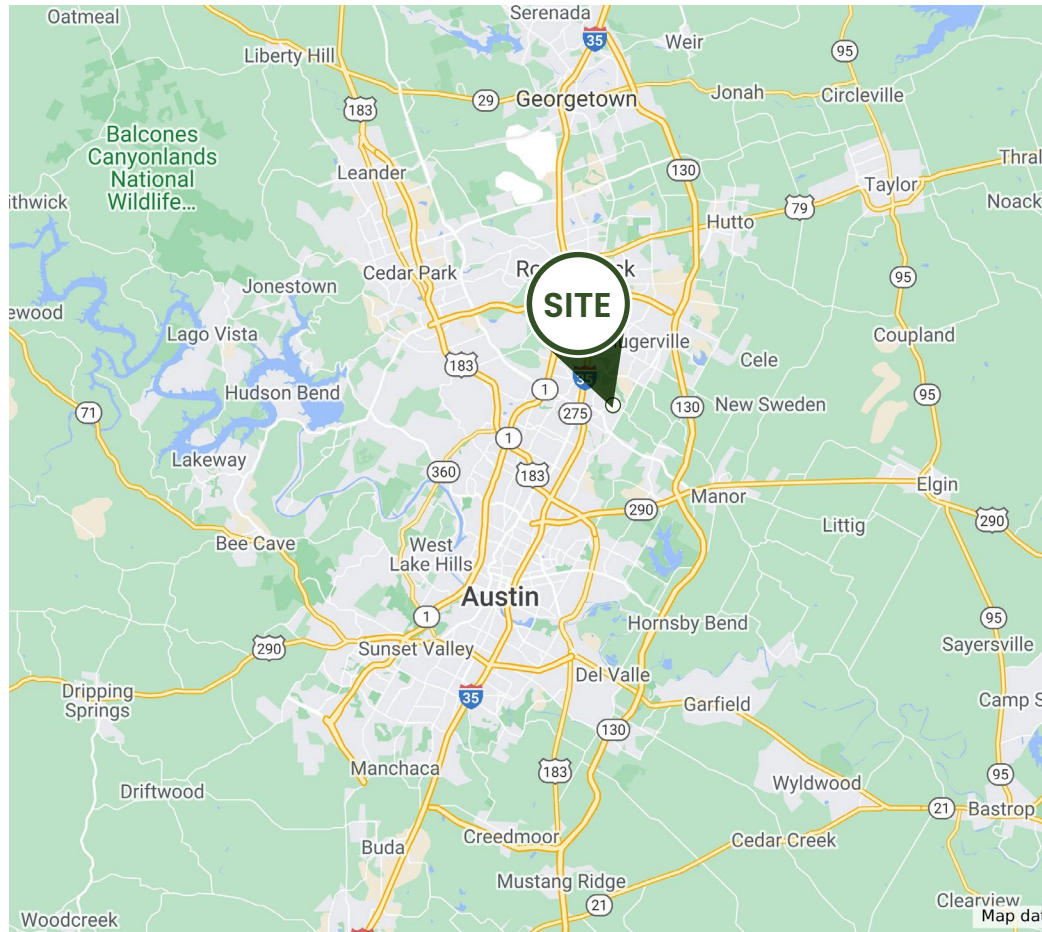
DARYL DALLY

Vice President

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PROPERTY INFORMATION



LOCATION

1111 E Howard LN, Austin, TX

AVAILABLE SPACE

16,800 SF

RATE

\$35 SF

NNN

TBD

TI

Negotiable

PROPERTY INFORMATION

- ▶ Off the Corner of Howard Lane & Harris Ridge, Sporting 26,339 VPD Combined
- ▶ Direct Access to Both Streets Through the Existing Lot & Two Planned Driveways off Howard Lane
- ▶ Approved GR Zoning Uses Include Retail, Medical Office, Daycare, etc.
- ▶ Household Growth Increase of 9.75% in the Next Five Years within a Mile of the Site

The subject property is located across the street from Parmer including the construction of the \$45 Million Austin FC Soccer Training Fields. Existing office buildings include over 1 Million SF with plans for another Half Million SF. The 3-Mile daytime population boasts over 30,000 employees with over 2,300 businesses and 6.3 Million SF of office space. Major business parks include: Tech Ridge, Parmer, Park 35 Tech & Medical Oaks.

2020 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	11,047	103,742	258,693
DAYTIME POPULATION	0	0	0
AVG HH INCOME	\$88,246	\$89,760	\$89,940

TRAFFIC COUNT

E Howard Ln	21,600 CPD
Dessau Road	30,093 CPD

AREA RETAILERS

Walmart, H-E-B, CarMax, CVS, ALDI, Costco, Sams Club, Target, Trader Joe's, The Home Depot, Walgreens



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PROPERTY HIGHLIGHTS

THE RIDGE

The proposed project's approved GR zoning allows for retail, medical office, restaurant, and daycare uses. Spaces boast tremendous frontage on E Howard Lane with visibility from Harris Ridge Boulevard, and there will be plenty of crucial parking in this high-traffic node.

DESIGN FLEXIBILITY

Patio options are set in place, and a drive-thru is also possible. The landlord is offering a negotiable tenant improvement allowance to design a unique space that accentuates the eclectic nature of this area.

PRIME CONSUMER POOL

The Ridge presents the fortuitous opportunity to directly serve these affluent consumers. With few competing centers not immediately off of I- 35, IT will be a convenient alternative to forgo navigating the storefronts around such a congested thoroughfare.

ATTRACTIONS ACROSS STREET

Not only will this be a premier destination for day-to-day employees, but with the development of Parmer across Harris Ridge Boulevard, it is cemented as an Austin hotspot for years to come.

REDEFINE THE REGION

The Ridge will essentially extend this bustling campus and complement each other as the communities and corporate parks around it continue to grow and thrive.



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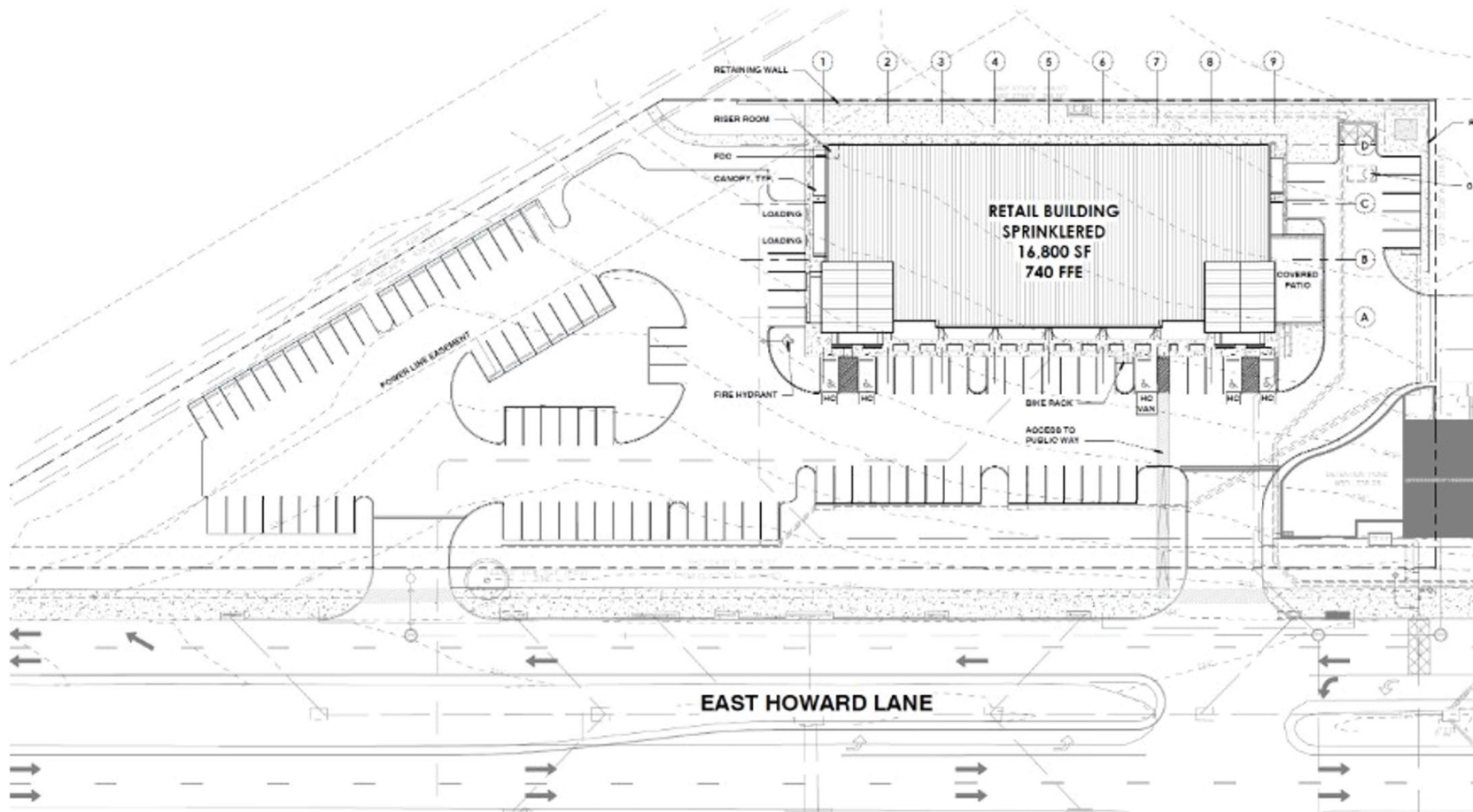
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SITE PLAN



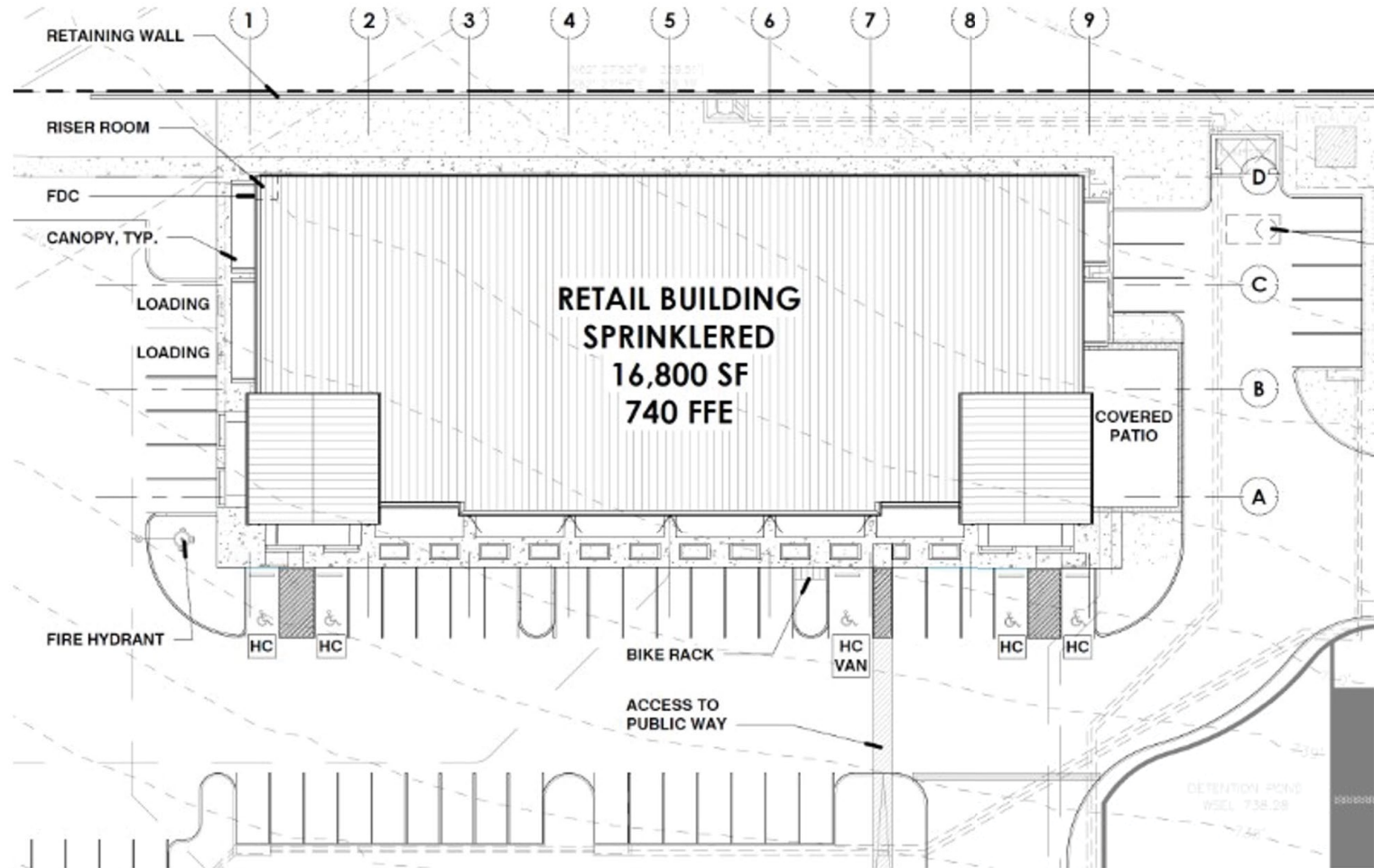
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SITE PLAN

The Ridge
1111 East Howard Lane
Austin TX

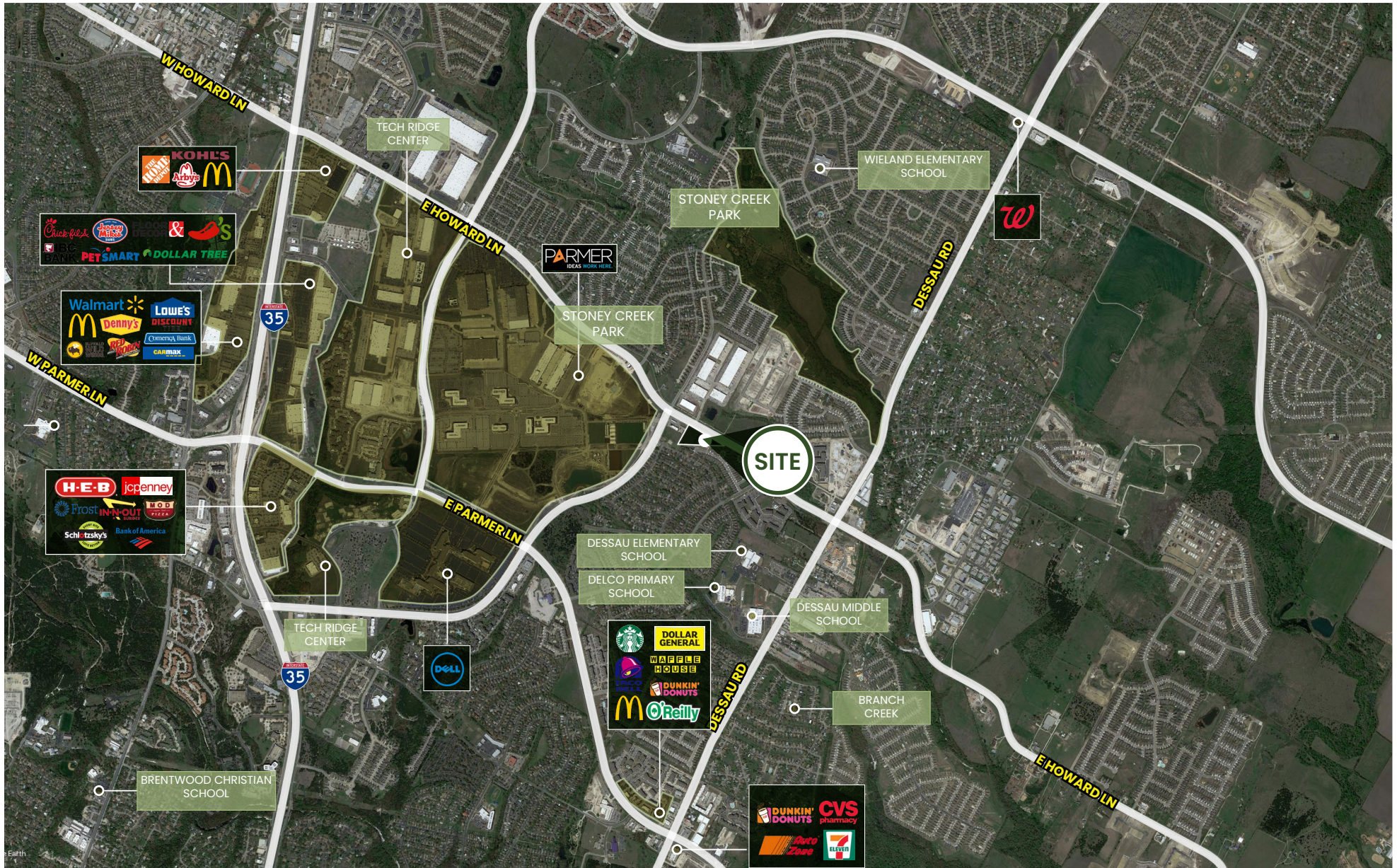


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RETAIL

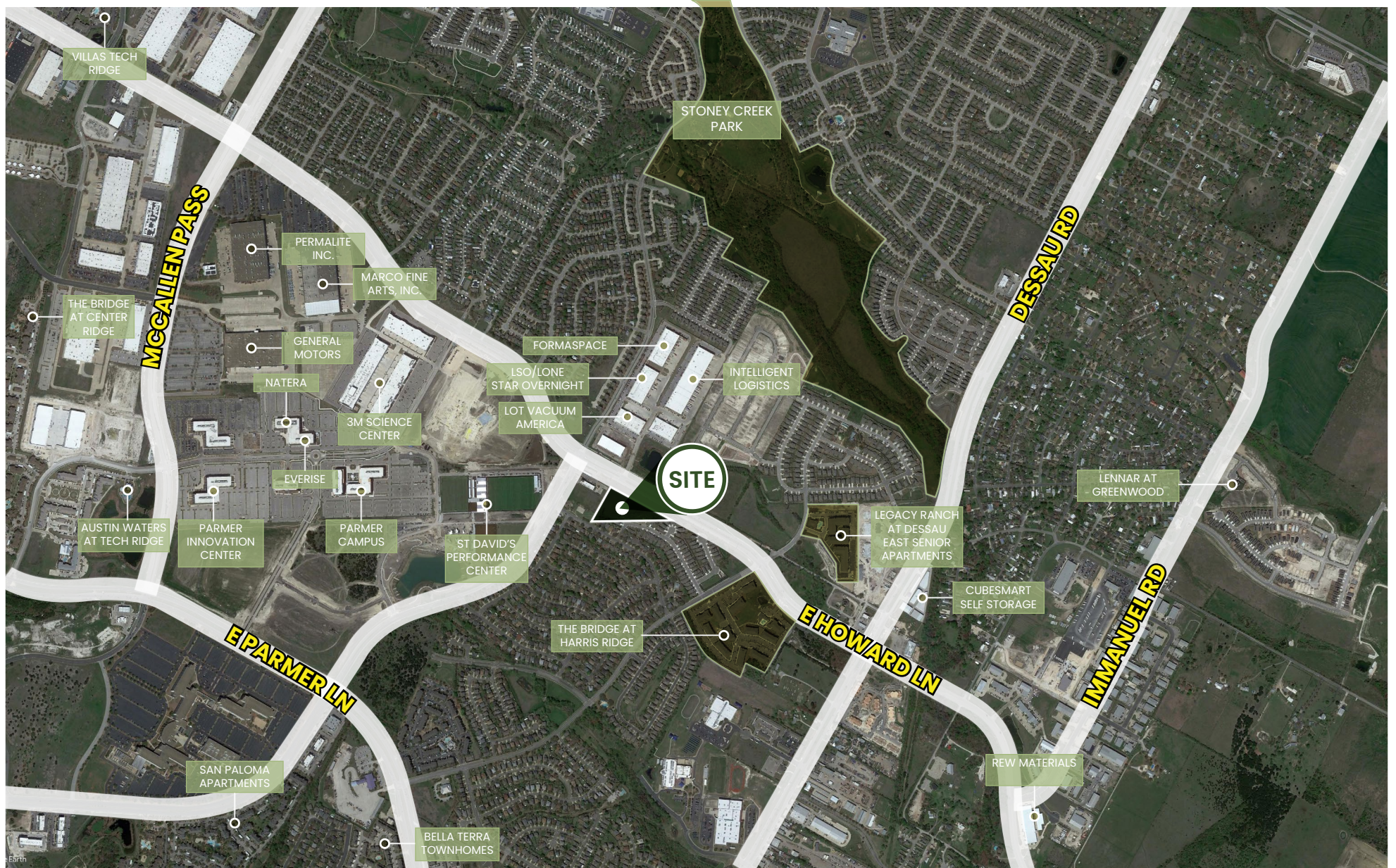


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AERIAL



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