

Heritage Village

(MAP # 15)

Pohl, Brown & Associates, Inc. is very pleased to present a new retail center located in Austin, Texas in the Northwest growth corridor located within ½ mile of the intersection of US Highway 183 and State Highway 45 on
Lakeline Blvd.

The sites are side by side, located just west of a 1,000,000 square foot retail area featuring a Super Target, Home Depot, Sports Authority, Kohl's and other retailers and located east of a Simon 1,400,000 square foot mall as well as a 500,000 square foot power center. This center will feature 8 restaurant pads in the 50,000 to 70,000 square foot range as well as a 290,000 square foot retail center.

The transportation system around this center includes US Highway 183 which is the main route traveling northwest through and out of Austin and US 183 A which is the new toll system planned for the future. Also within ½ mile is the new State Highway 45 which will run east and west between US 183 to IH-35 and the new State Highway 130 once complete. **Lakeline Blvd will be an alternate route to the new State Highway 45 for those who want to avoid the toll traveling west or east.** The new light rail system will have a major transportation hub located within ¾ miles of this new heritage retail center on Lakeline Blvd.

Wolf Properties

A High-Density, Mixed-Use, 104 Acre
'Lifestyle Destination' Development



Conceptual Site Plan

Northwest Austin at US 183-A and Lakeline Boulevard

Marketed By:
Pohl Brown & Associates