

**Retail/Pad Sites Available
TechRidge Boulevard at Parmer Lane**



**5.783 acres Total
Pad Sites Available
Approved City of Austin Site Plan
Zoned GR
Located directly across the street from Dell's
Parmer campus**

HARRIS RIDGE RETAIL

SITE SUMMARY

Size: Approximately 5.783 acres

Location: The southeast corner of Parmer Lane and Harris Ridge Boulevard

Street Address: 12601 Harris Ridge Boulevard
Austin, Texas 78753

Legal Description: Lot 1, Block A, The Crossing at Parmer Lane, Section Three,
Vol. 102, Pages 279-280, Travis County Real Property Records

Access: Traffic signal at Harris Ridge and Parmer. Site has two curb cuts
onto Harris Ridge and one onto Parmer Lane.

Zoning: GR – Community Commercial District

Site Development Permit: Yes. Site approved for 42,500 square feet of retail development,
including a 2,500 square foot restaurant pad and 204 parking
spaces. Site development permit expires March, 2004.

Sales Price: Entire site: \$2,150,000 (\$8.50 pfs)
Corner (greater than 1.0 acre): \$12.00 psf

Seller Financing: Available with 35% down payment

Ground Lease: Ground lease option is available.