

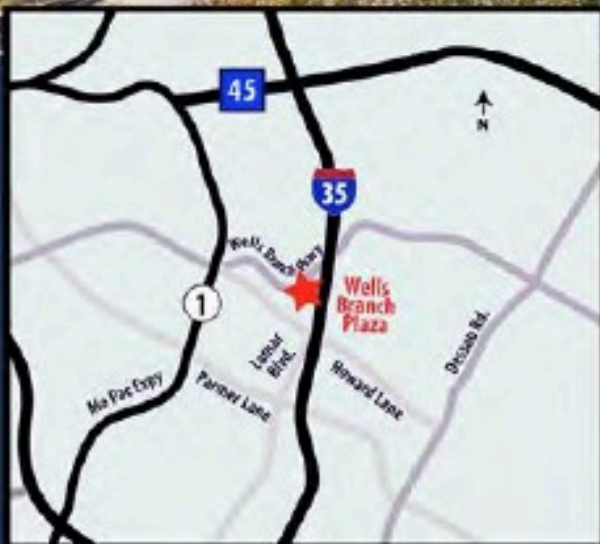
# Wells Branch Plaza



1779 WELLS BRANCH PARKWAY  
AUSTIN, TEXAS 78728

## PROJECT DESCRIPTION

- HIGHLY VISIBLE RETAIL CENTER WITH A TRAFFIC LIGHT ALLOWING FOR EASY ACCESS OFF WELLS BRANCH PKWY.
- LOCATED JUST WEST OF I-35, ON THE SOUTH SIDE OF WELLS BRANCH PKWY.
- STRONG NEIGHBORHOOD DEMOGRAPHICS AND TRAFFIC COUNTS
- RETAIL CENTER CONTAINS 28,500 SF
- PYLON SIGN ON WELLS BRANCH PARKWAY
- ABUNDANT PARKING
- VERY ACTIVE CENTER WITH GOOD TENANT MIX
- ANCHORED BY C-STORE WITH FUEL





RETAIL SPACE FOR LEASE

UP TO ±3,731 SF AVAILABLE

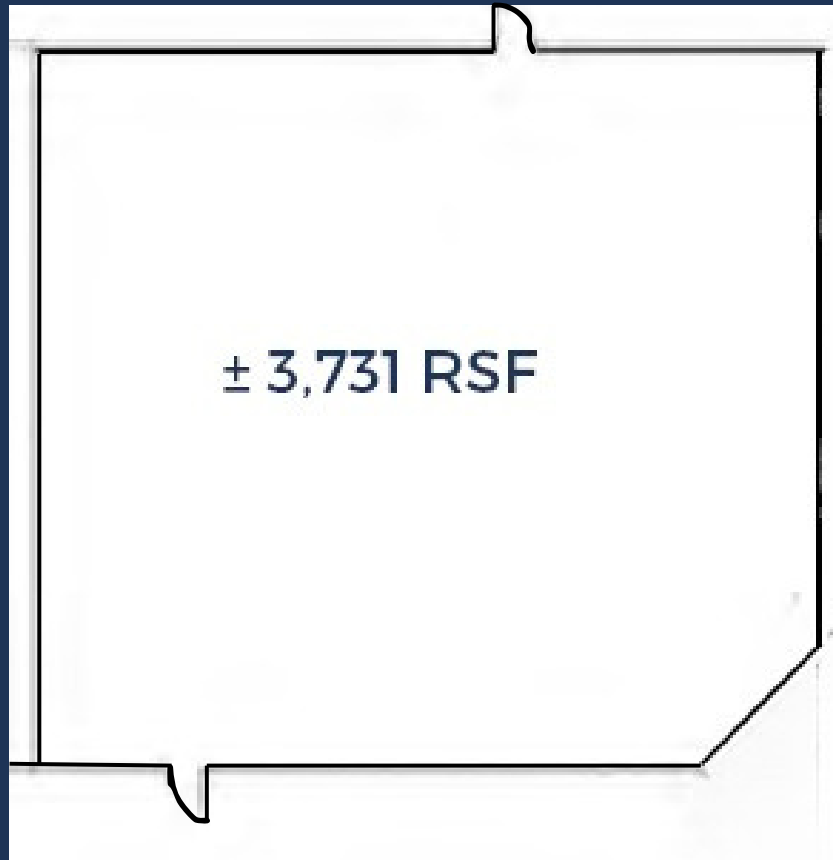
WALK-UP RETAIL

“SHELL” CONDITION



# Wells Branch Plaza

Available Space  
For Lease



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Parker Taylor    [ptaylor@tigusa.com](mailto:ptaylor@tigusa.com)

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