



THE MARCEL GROUP

An integrated commercial real estate firm specializing in architecture, construction, engineering, leasing, master planning and property management.



Villagio at Austin



A Boutique Lifestyle Center located on RR620 between US Hwy 183 and TX Hwy 71 minutes from Lake Travis in Austin, Texas.

- Mixed use development on 29 acres
- 117,310 square feet of Retail/Restaurant space
- 31,800 square feet of Professional Office space
- 300 Luxury Apartments with all the amenities
- Abundant parking available including surface and garage parking
- Outdoor dining and designated pedestrian areas

DEMOGRAPHICS

Estimated Population of Area: 106,988 (5 mile radius)

Households with income > \$75,000: 50%

Education level: 53% with Bachelors Degree or higher

Average Household Income: \$104,784



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Building	Use	Area	Retail Front
A	Retail	7,140 SF	7,140 SF
B	Retail	3,540 SF	3,540 SF
C	Retail	17,950 SF	14,300 SF
D	Retail	13,940 SF	11,200 SF
E	Retail	17,800 SF	13,060 SF
F	Retail	9,000 SF	
G	Retail	9,000 SF	
H	Retail	7,140 SF	
I	Retail	15,900 SF	
J	Retail	15,900 SF	
K	Office	15,900 SF	
L	Office	15,900 SF	
M	Res./Parking		
N	Res./Parking		
TOTAL		149,110 SF	49,240 SF