

The Shacks at Austin Ranch

5809 WINDHAVEN PARKWAY
THE COLONY, TEXAS 75056



Property Highlights

- Former TackleBox space available
- Close proximity to SH-121 and Dallas North Tollway
- Located in Austin Ranch, a mixed use Billingsley development containing 5,000 apartment units
- Complemented by local, destination co-tenants, along with ample green space and a dog park

Availability

668 sf + patio available

Demographics

	1 MILE	3 MILE	5 MILE
2021 Population	9,017	99,159	305,917
2022 Daytime Population	8,569	124,094	328,848
2022 Avg. HH Income	\$144,993	\$140,978	\$122,577

Traffic Counts

SH 121: 136,249 VPD

Plano Pkwy: 14,155 VPD

Windhaven Pkwy: 13,699 VPD

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The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

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