



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| 2019 Total Population | 10,834 | 103,021 | 242,110 |
| 2019 Average HH Income | \$80,285 | \$88,000 | \$83,530 |
| 2019 Daytime Population | 6,999 | 66,098 | 176,798 |



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$18.00 PSF NNN
*NNNs \$5.77 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

4,550 SF

PROPERTY HIGHLIGHTS

- H-E-B anchored center located near I-35 in Pflugerville
- Solid demographics and excellent cotenancy
- Competitive rates
- Former furniture store

TRAFFIC COUNT

Pecan St/FM 685: 31,393 VPD
IH-35: 111,025 VPD
Wells Branch Pkwy:17,091 VPD
(CoStar 2018)

AREA TRAFFIC GENERATORS



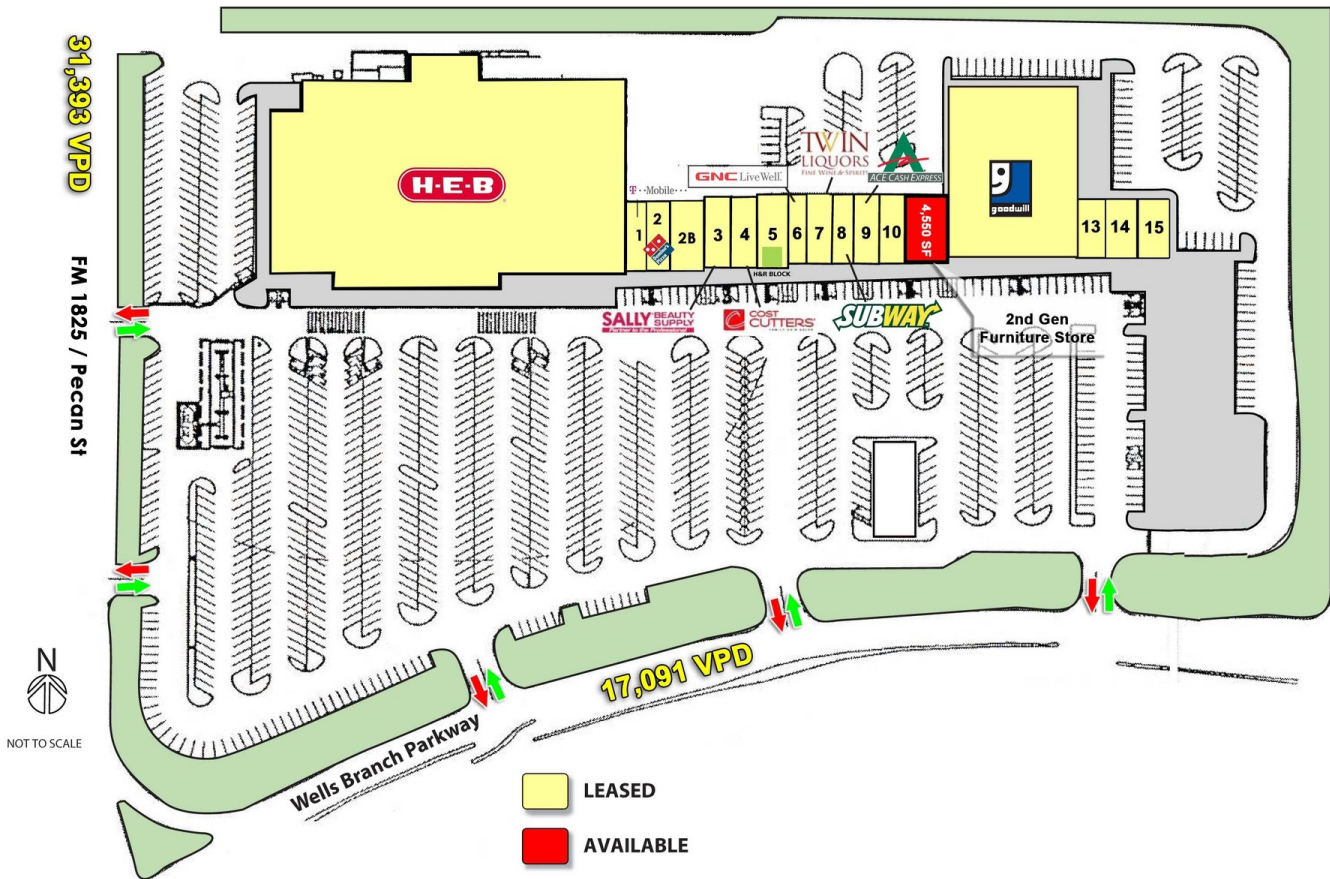
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Countryside Place

NEC OF FM 1825 & WELLS BRANCH PKWY
 1420 WELLS BRANCH PKWY
 PFLUGERVILLE, TX 78660



- 1. T- Mobile
- 2. Domino's Pizza
- 2B. Su's Family Beauty & Barber Cost Cutters
- 3. Sally Beauty Supply
- 4. Cost Cutters
- 5. H&R Block
- 6. GNC
- 7. Twin Liquors
- 8. Subway

- 9. Ace Cash Express
- 10. Nail Salon
- 11. AVAILABLE 4,550 SF
- 12. Goodwill
- 13. Pathway
- 14. Wellness practices of America
- 15. Dentist

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First building in Pflugerville's Pecan District to begin construction Oct. 26



Presidium, developers on the \$1.2 billion mixed-use development Pecan District, announced today they will break ground on the development's first building Oct. 26. (Rendering courtesy The Pecan District)

By **Iain Oldman** | 2:16 pm Oct. 1, 2018 CDT | Updated 8:12 am Oct. 9, 2018 CDT

Presidium and Cid Galindo, developers on the \$1.2 billion mixed-use development Pecan District, announced today they will break ground on the development's first building Oct. 26.

A 272-unit apartment complex dubbed "The Elliott" represents the first stage of development for the Pecan District, according to a press release issued Monday afternoon.

The Elliott will offer one-and-two-bedroom apartment floor plans averaging 855-square-feet. Each apartment comes with a balcony and modern fixtures, according to Presidium.

Pflugerville's first mixed-use, master planned development project is located on a 45-acre plot of land located at the southwest corner of West Pecan Street and Heatherwilde Boulevard.

The developers state the development will eventually feature spaces for office, retail, restaurant and civic uses.

Galindo, city of Pflugerville and Presidium officials will be on-site Oct. 26 to break ground on the project. Construction on The Elliott will take approximately 20 months, per today's press release, and Presidium officials expect the first apartments to be ready in 2020.

Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2018/10/01/breaking-first-building-in-pflugervilles-pecan-district-to-begin-construction-oct-26/>

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|-------------------|---------------------|--------------|
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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Buyer/Tenant/Seller/Landlord Initials

Date