



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	14,199	111,512	246,395
2019 Average HH Income	\$80,249	\$83,457	\$81,330
2019 Daytime Population	5,169	55,680	170,628

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FOR SALE

\$12.00 - \$17.00 PSF
(Depending on size and location)

AVAILABLE SPACE

- Lot 1 - 2.29 AC - Under contract
- Lot 2 - Up to 2.97 AC
- Lot 3 - Up to 1.943 AC
- Lot 4 - 1.25 AC
- Lot 5 - 2.734 AC
- Lot 6 - 2.91 AC

PROPERTY HIGHLIGHTS

- Excellent location for retail, fast food, daycare center, medical or suburban office, urgent care or dollar store Surrounded by housing in every direction
- Employment centers to the north, south & west
- Pad sites to be delivered platted and with utilities

TRAFFIC COUNT

Heatherwilde Blvd: 15,928 VPD

Wells Branch Pkwy: 17,091 VPD

(CoStar 2018)

AREA TRAFFIC GENERATORS



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Heatherwilde & Wells Branch Land

SWC OF HEATHERWILDE BLVD
& WELLS BRANCH PKWY
AUSTIN, TX 78660



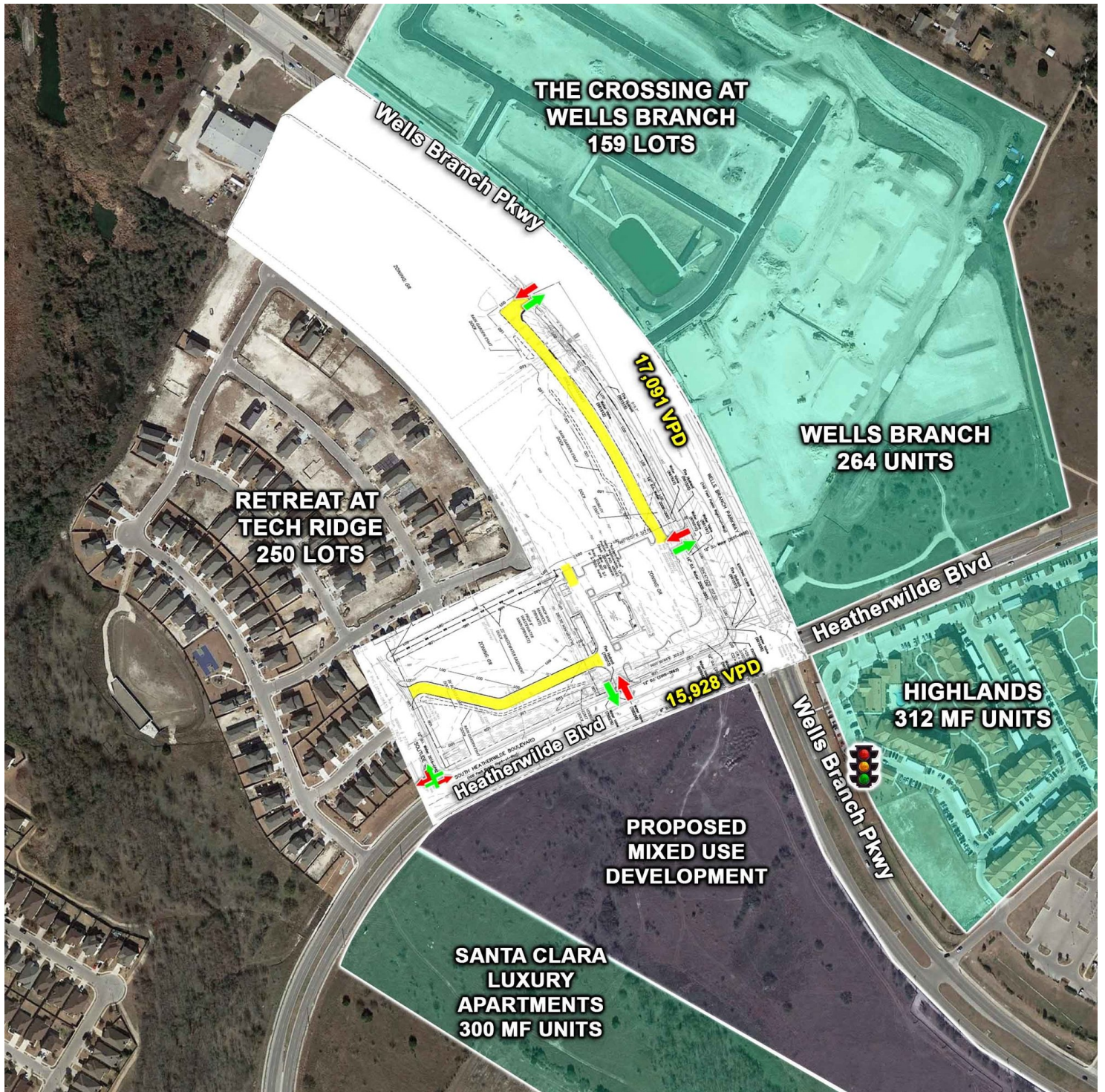
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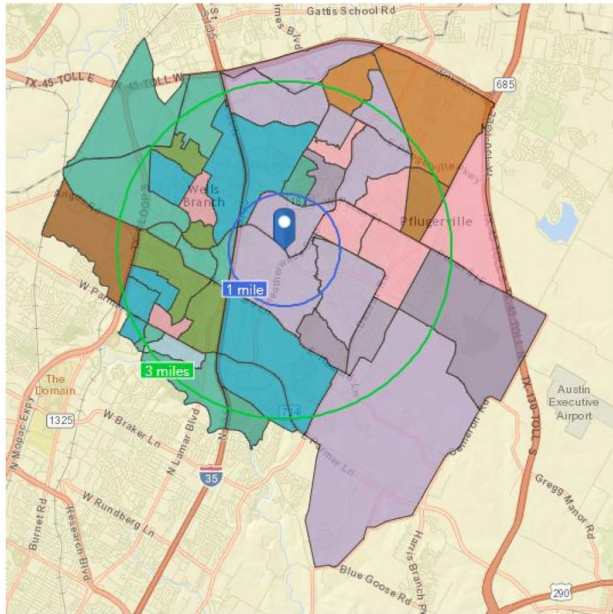


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WELLS BRANCH & HEATHERWILDE TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Up and Coming Families	92.0%	92.0%
Soccer Moms	8.0%	100.0%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Up and Coming Families	25.2%	25.2%
Bright Young Professionals	22.6%	47.8%

8C Bright Young Professionals

**Prof/Svcs
College Degree
White**

Household Married Couples 32.6
Housing Single Family, Multi-Units 554k

- Go to bars/clubs, attend concerts
- Own US savings bonds; bank online
- Eat at fast food, family restaurants
- Rent DVDs from Redbox or Netflix
- Well connected via latest technology

2 Households: 2,678,779

7A Up and Coming Families

**Prof/Svcs
College Degree
White**

Household Married Couples 31.2
Housing Single Family 548k

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

4 Households: 2,706,528

4A Soccer Moms

**Prof/Mgmt
College Degree
White**

Household Married Couples 36.8
Housing Single Family 589k

- Go jogging, biking, target shooting
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

4 Households: 3,418,433

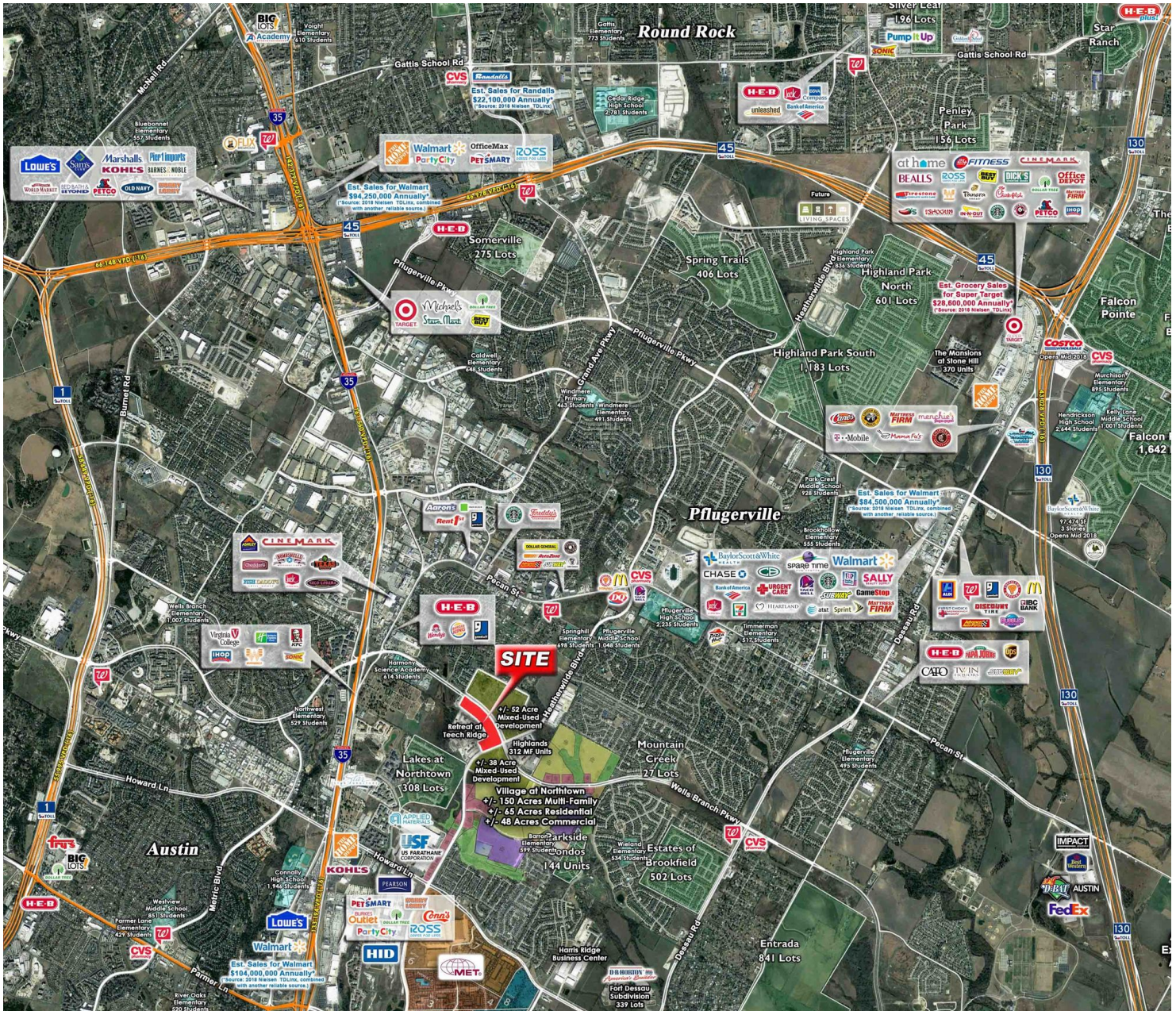
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A sea of rooftops to Pflugerville

(<https://www.recenter.tamu.edu/news/newstalk-texas/?Item=20108>)

May 22, 2018

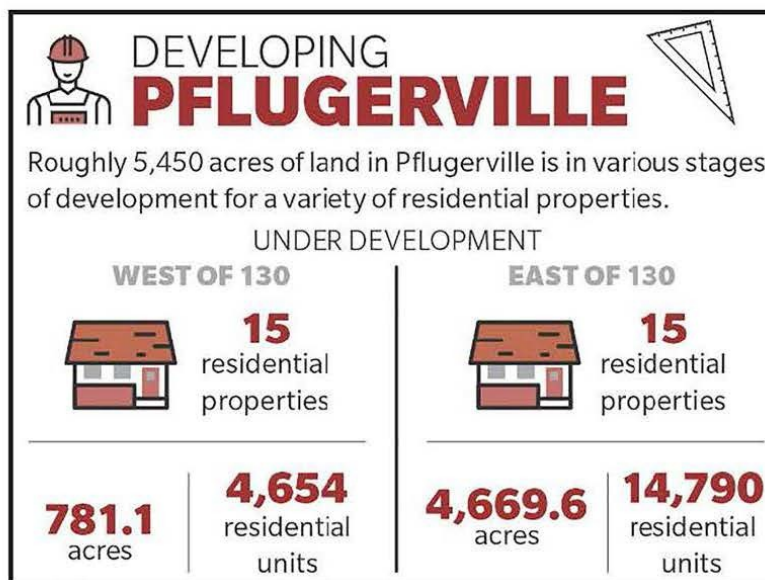
PFLUGERVILLE – City officials estimate that 2,071 residential units will be completed in 2018 with 1,446 of those units within city limits and 625 in the extraterritorial jurisdiction (ETJ).

In 2019, even more residential units are anticipated to be complete—1,397 in city limits and 688 in the ETJ.

Most of the properties under development to the east of SH 130 are single-family subdivisions, with one apartment complex and a condominium property.

To the west of the highway, one-third under development is single-family subdivisions, another third is multifamily housing and the remainder is made up of condominiums and one mixed-use development.

At the rate the city is growing, city officials expect to see Pflugerville’s population rise to 114,655 residents by 2030.



Read more at the **Community Impact Newspaper** (<https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2018/05/10/residential-development-filling-gaps-in-pflugerville/>)

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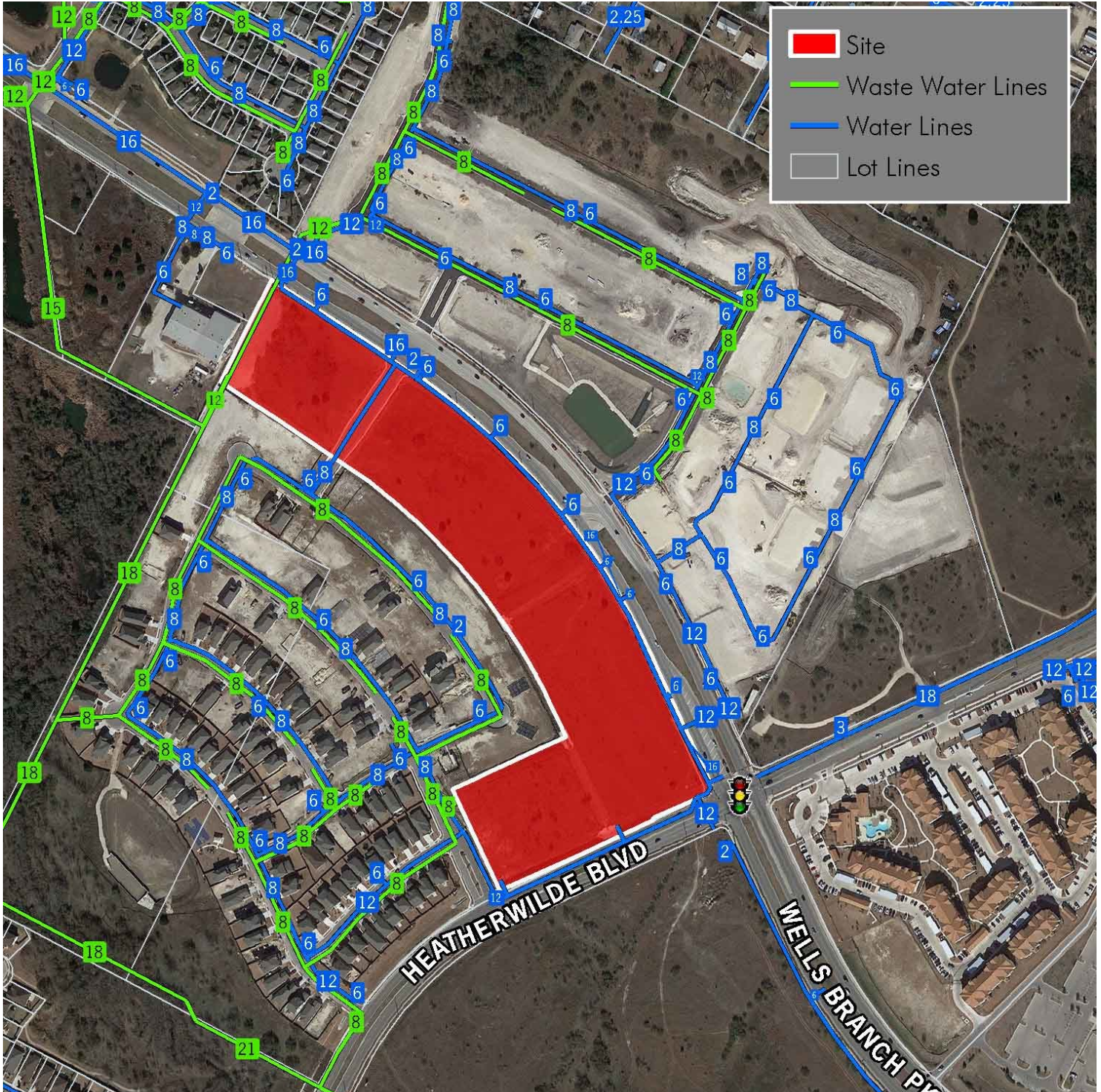
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Information About Brokerage Services

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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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date