

PFLUGERVILLE STATION

SEQ OF FM 685 & PLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660

FOR LEASE

\$32.00-\$38.00 PSF NNN

***NNNs \$8.75 PSF**

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,200 SF - 4,255 SF

**End Cap with Drive Thru
& Patio Available**

PROPERTY HIGHLIGHTS

- Located across from Walmart anchored Pflugerville Crossing
- Close proximity to Super Target anchored Stone Hill Town Center
- Adjacent to Walgreens Pharmacy
- 3,000 gallon community grease trap
- 60' Building Depth
- Average household income over \$108K+ within 1 mile of site
- 500 SF patio with the drive-thru

TRAFFIC COUNTS

FM 685 @ SH 130: 46,646 VPD
(TXDOT 2015)

AREA RETAILERS



Michael Muller
mmuller@retailsolutions.us
512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2016 Population	4,377	75,618	166,031
5 Yr Projected Growth	21.0%	19.2%	19.8%
Average HH Income	\$108,816	\$99,200	\$94,806

Walmart  **Shadow Anchored!**
Supercenter

Estimated Sales for Walmart \$78 M Annually*

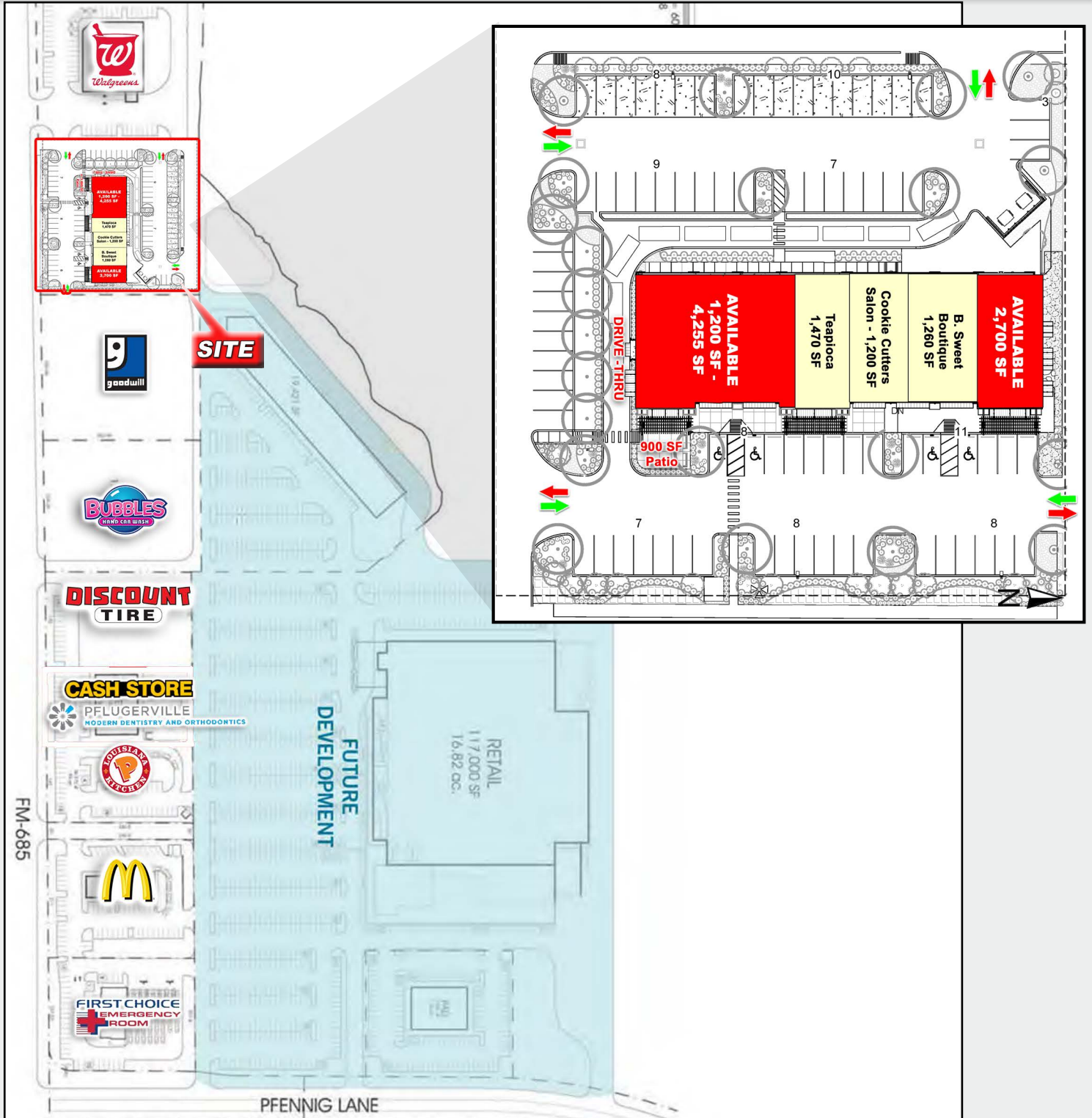
*Source: 2016 Nielsen TDLinx combined with another reliable source



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

PFLUGERVILLE STATION

SEQ OF FM 685 & PLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660



Michael Muller
mmuller@retailsolutions.us
 512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
 512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

PFLUGERVILLE STATION

SEQ OF FM 685 & PLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660



Michael Muller
mmuller@retailsolutions.us
512.474.5557

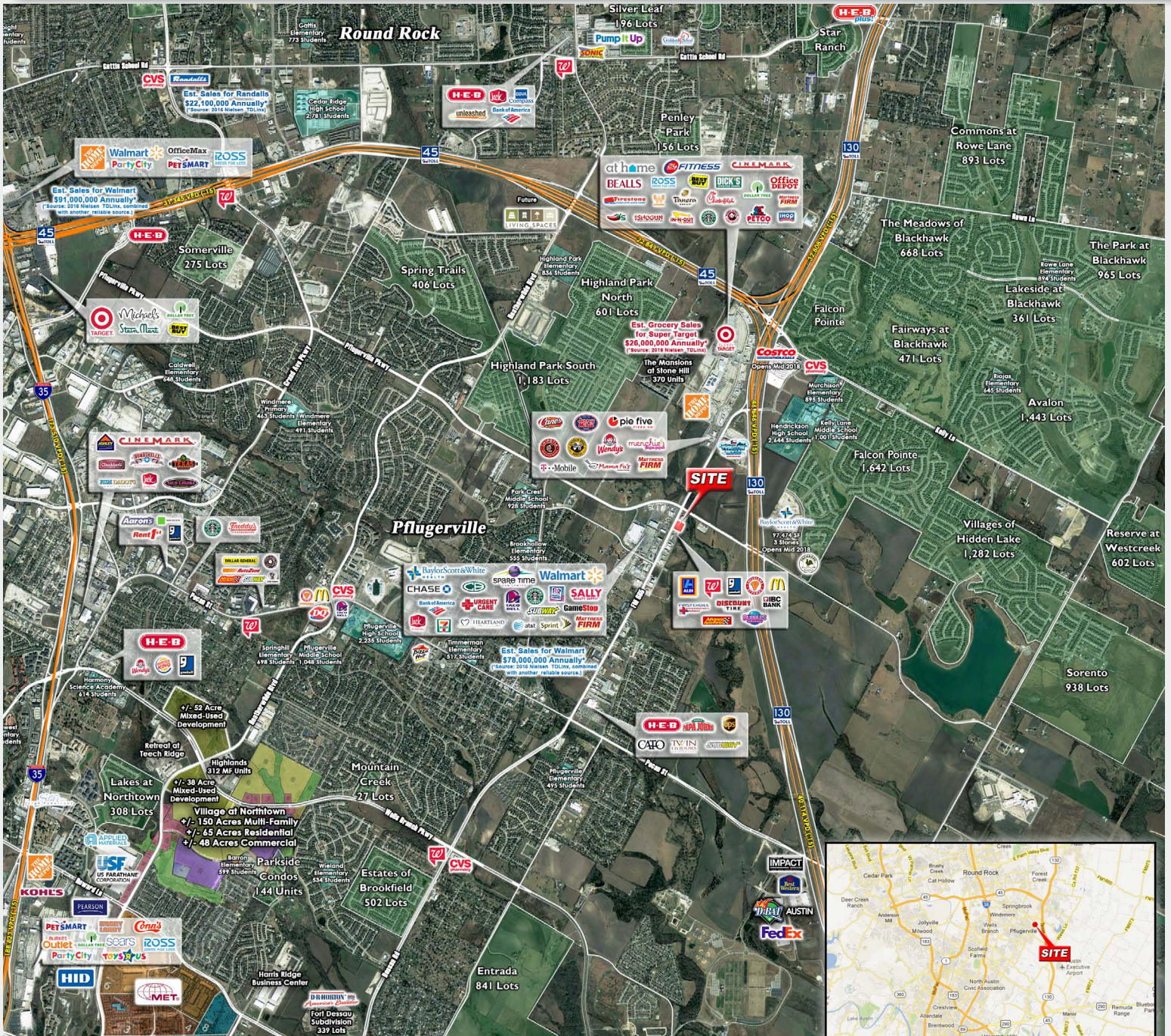
Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

PFLUGERVILLE STATION

SEQ OF FM 685 & PFLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660



Michael Muller
mmuller@retailsolutions.us
 512.474.5557

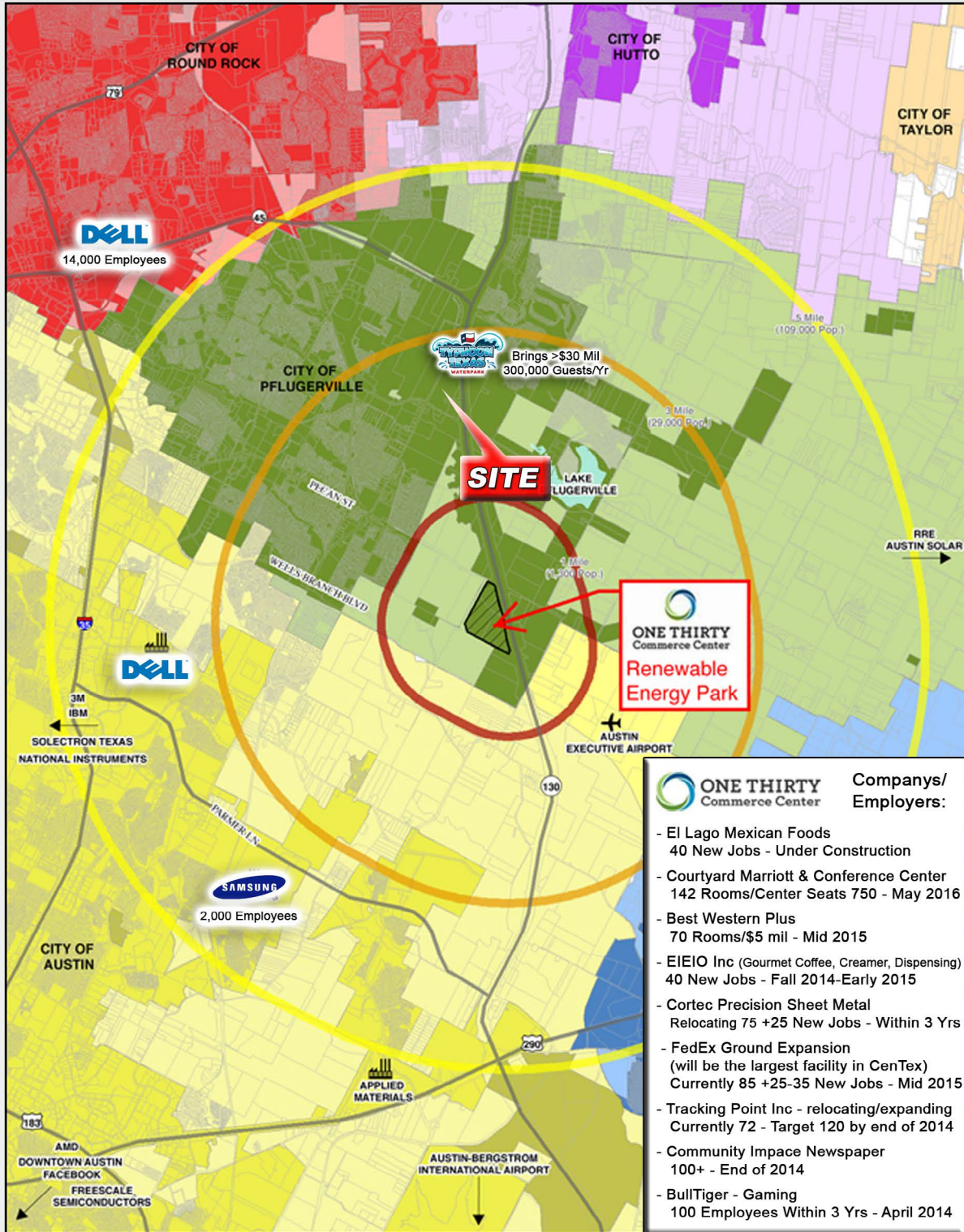
Robby Eaves, CCIM
robe@retailsolutions.us
 512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

PFLUGERVILLE STATION

SEQ OF FM 685 & PFLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660



Michael Muller
mmuller@retailsolutions.us
512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

One Of The Highest-Growth Cities Set For More Rentals

On the heels of another land acquisition earlier this year, AHV Communities has acquired another site on which to develop 84 market-rate single-family rental detached homes. This time, the plan is for homes located in Pflugerville, one of the nation's fastest growing cities in the greater Austin metro.

The new community, Village on Legacy, will offer residents a prime location for education and employment as well as shopping and entertainment. Targeted grand opening is anticipated in the third quarter of 2017.

"We recognize the strength of the North Austin market and are excited to be acquiring land to build single-family rental communities that will provide a new housing option to a growing region where housing is at a premium," said Mark Wolf, founder and CEO of AHV Communities. "When considering sites, schools, retail, employment and transportation access are all very important to us. As the 11th fastest-growing city in the United States, Pflugerville has every key factor that makes for a great location."

The one- and two-story homes at Village on Legacy will feature four plans ranging in size from 1,440 to 1,882 square feet. They will include three to four bedrooms, two-car garages with direct access, and front and back yards.

"We build our communities to provide a unique and better value proposition for residents seeking the flexibility of renting, the benefits of living in a detached home with the amenities and services of a class- A apartment community," said Wolf.

Village on Legacy will offer a wide-ranging interior package less commonly found in rental homes and more commonly found in for-sale homes, including granite countertops, walk-in closets, washer and dryer hook-ups, and ceiling fans. Residents will also save on utility bills and enjoy increased comfort with energy-efficient features including energy-efficient stainless steel appliances, LED lighting throughout, tankless water heaters, and high SEER-rated central heating and air conditioning.

Residents will have many opportunities to enjoy the natural outdoors and surroundings, including a walking trail, dog park, fitness center, luxury pool, clubhouse and leasing center with Wi-Fi connectivity, open green space, and barbecue/picnic areas. Like all of AHV's properties, the professional onsite management team takes care of yard maintenance, repairs and upkeep.

Michael Muller
mmuller@retailsolutions.us
512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

One Of The Highest-Growth Cities Set For More Rentals (continued)

Spencer Rinker, co-founder and president of AHV Communities, tells GlobeSt.com: “Austin is experiencing high demand from consumers looking for an amenity-rich single-family home living experience without the hassle of long-term upkeep or a mortgage. Village on Legacy, like our other single-family rental communities, is designed specifically to fill what we believe is a large gap in housing today.”

As a hub for numerous technology businesses and companies, Village on Legacy offers close access to nearby major employers including Dell, AT&T, Apple and Samsung. Residents will be near schools in the Pflugerville Independent School District and have close proximity to tollways 45 and 130 with access to every point in Austin within 25 minutes, including downtown and Austin-Bergstrom International Airport. Entertainment and shopping options nearby include Hawaiian Falls Water and Adventure Park, Dell Diamond Baseball Stadium, Round Rock Premium Outlets and Stone Hill Town Center. It's also within close proximity to the amenities, employment and entertainment of downtown Austin.

The expected renter profile encompasses a broad range of demographics including millennials, professionals and young families, along with move-down and active adults who live in the Greater Austin area.

“Increasingly, people are renting by choice particularly among higher-income households,” said Wolf. “We are meeting the demand by providing the right product in the right locations.”

Earlier this year, AHV Communities acquired the site located on the San Gabriel River adjacent to San Gabriel Park for Park on San Gabriel that will include 92 luxury single-family detached residences exclusively for rent.

source: <http://www.globest.com/sites/lisabrown/2016/08/02/one-of-the-highest-growth-cities-set-for-more-rentals/?slreturn=20160708083348>

Michael Muller
mmuller@retailsolutions.us
512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

Costco to open Pflugerville location

Location, exact timeline yet to be announced

Costco, one of the country's largest wholesale shopping chains, is coming to Pflugerville, according to a Costco representative.

Costco outside marketer Jordan Uveges confirmed the store's anticipated arrival during a Pflugerville Chamber of Commerce luncheon today. While an exact location and opening date could not be confirmed, consumers can expect to see the big-box wholesale club open within a year-and-a-half after the store breaks ground, according to Uveges.

Pflugerville Mayor Jeff Coleman also could not reveal where the retailer would be located, but he did confirm the city of Pflugerville has been working with Costco to bring a storefront to the city for more than a year.

Costco's North Austin location has approximately 66,000 customers that come through its doors, Uveges said. A new Pflugerville store could help relieve congestion as well as attract new customers who do not currently travel to Costco's North Austin and Cedar Park locations. The Cedar Park store was the last area location to open in November 2013.

Costco is one of many companies, such as Chipotle and In-N-Out Burger, to recently chose Pflugerville for expansion opportunities, helping provide the area with more retail and dining options as well as employment opportunities.

Source: <https://communityimpact.com/austin/city-county/2016/09/13/costco-to-open-pflugerville-location/>



Michael Muller
mmuller@retailsolutions.us
512.474.5557

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557



The information contained herein was obtained from sources deemed reliable; however, Retail Solutions 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. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@retailsolutions.us	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@retailsolutions.us	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