

**CALL FOR MORE INFORMATION**



**PROPERTY SNAPSHOT**



**113,226**  
2021 POPULATION  
3 MILE RADIUS



**85,280**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$85,240**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**160,975 VPD**  
I-30

**FOR SALE**

**\$25.00 PSF NNN**  
**\*NNNS \$10.00 PSF**

\*(Estimate provided by Landlord and subject to change)

**AVAILABLE SPACE**

Occupied  
but Available **1,325 SF**  
Build to suit opportunity

**PROPERTY HIGHLIGHTS**

- Located in Austin ETJ; no zoning requirements. Smoking allowed
- Owner offering build to suit opportunity for retail, restaurant, flex, and light industrial.
- Two apartment complexes and two office/warehouse complexes in immediate vicinity of location.

**TRAFFIC COUNT**

I-35: 160,975 VPD  
Grand Ave: 25,280 VPD  
(TXDOT 2019)

**AREA TRAFFIC GENERATORS**



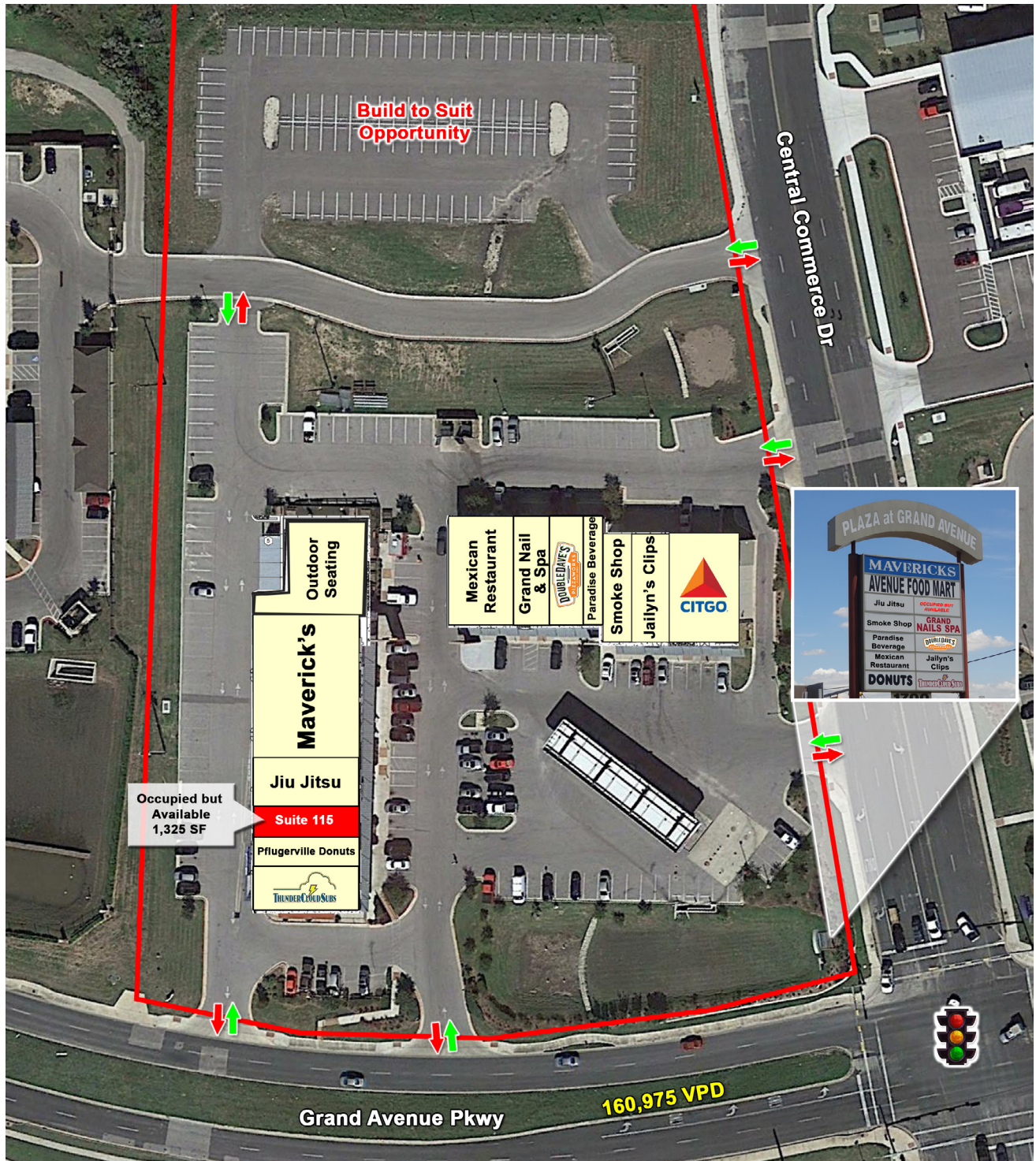
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# Plaza at Grand Avenue

NWC GRAND AVENUE PKWY & CENTRAL COMMERCE DR  
1700 GRAND AVENUE PKWY  
PFLUGERVILLE, TX 78660



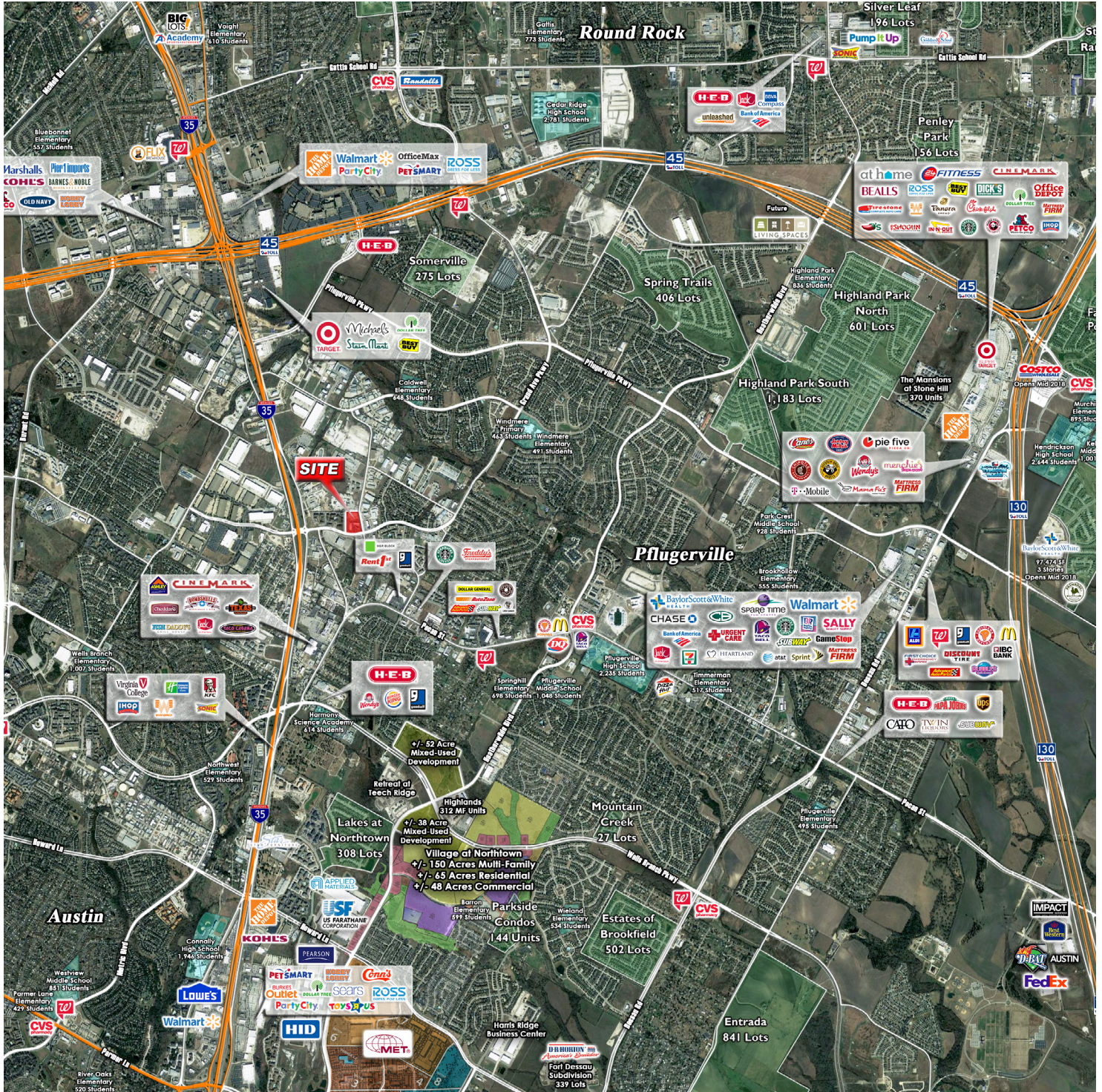
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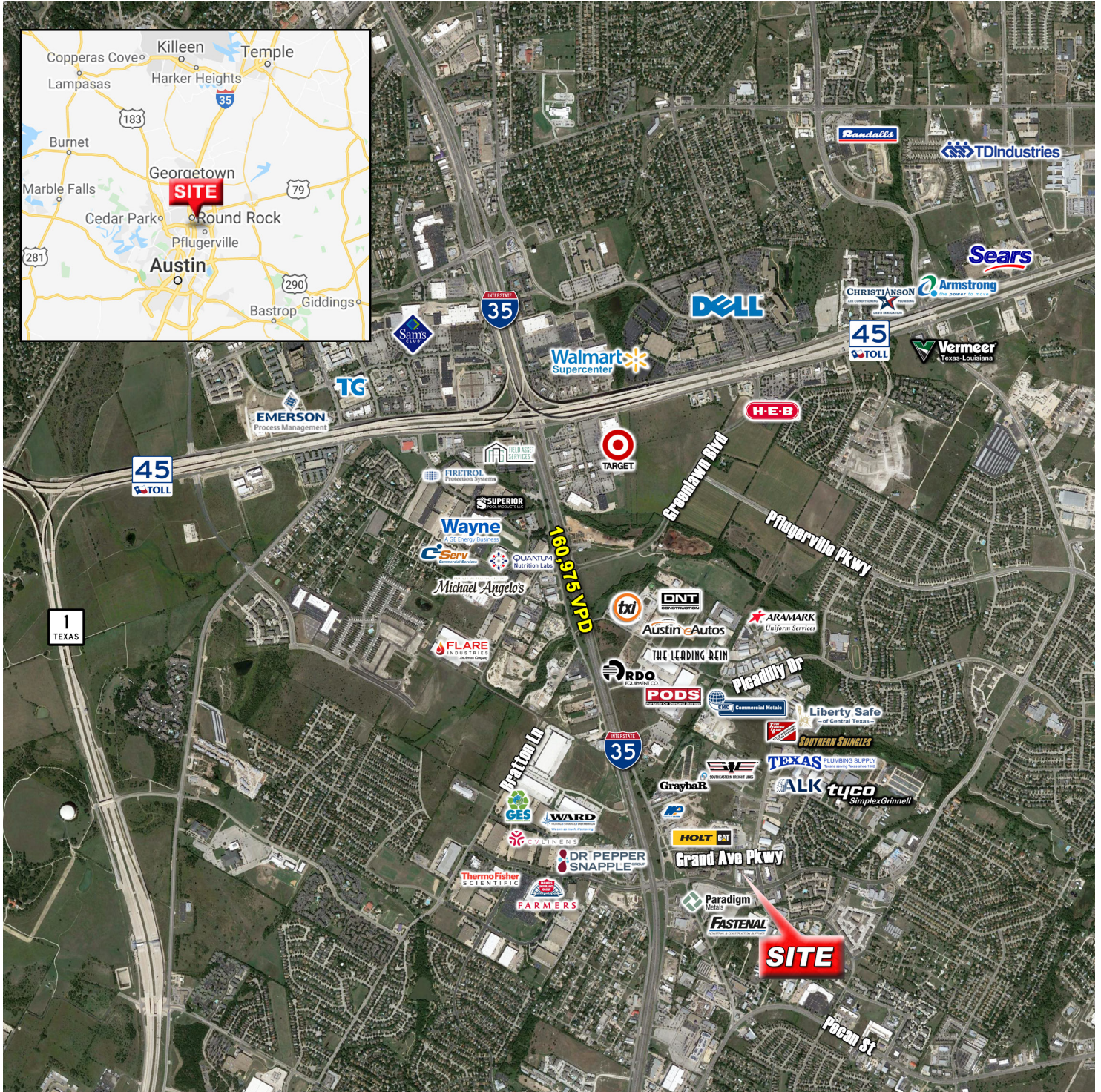
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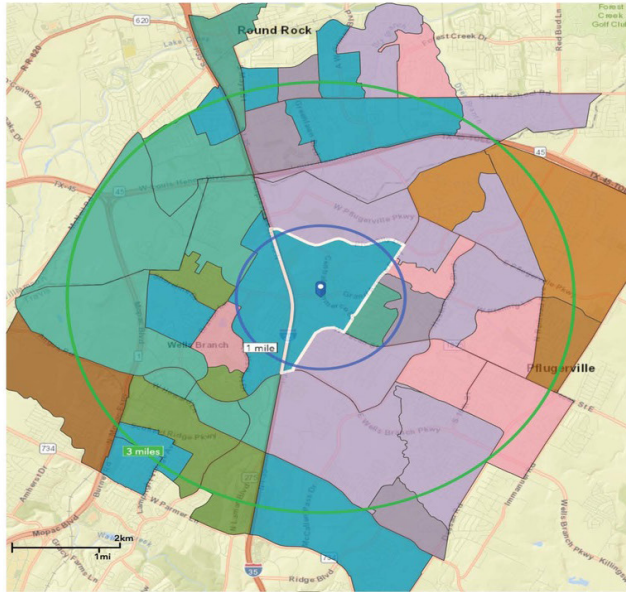


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## Plaza at Grand Tapestry Segmentation



Dominate Tapestry Segmentation		
5 Min Drive Time		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Bright Young Professionals	53.8%	53.8%
Metro Fusion	24.9%	78.7%
10 Mins Drive Time		
Up and Coming Families	29.3%	29.3%
Young and Restless	19.2%	48.5%

**8C Bright Young Professionals**

Household Married Couples  
 Housing Single Family, Multi-Units

Prof/Svcs  
College Degree  
White

- 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

Median Age: 32.6  
Median Income: \$54k  
Households: 2,678,779

**11C Metro Fusion**

Household Singles  
 Housing Multi-Unit Rentals, Single Family

Svcs/Admin/Prof  
HS Diploma Only/GED  
White/Black

- Shop at discount grocery stores, Family Dollar, Walmart
- Dress to impress; are fashion conscious
- Football, weight lifting popular activities
- Listen to R&B, rap, Latin, urban music
- Watch MTV, BET, Tru TV

Median Age: 29.3  
Median Income: \$36k  
Households: 1,753,500

**7A Up and Coming Families**

Household Married Couples  
 Housing Single Family

Prof/Svcs  
College Degree  
White

- 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

Median Age: 31.4  
Median Income: \$72k  
Households: 2,901,200

**11B Young and Restless**

Household Singles  
 Housing Multi-Unit Rentals

Svcs/Prof  
College Degree  
White/Black

- Text, redeem coupons from cell phone
- Bank online
- Go dancing; play pool; buy organic food
- Listen to hit radio, jazz, rap, hip-hop, dance music
- Buy from eBay

Median Age: 29.8  
Median Income: \$40k  
Households: 2,131,500

## NewsTalk Texas

NewsTalk Texas is our database of news stories on real estate deals both big and small from all over the Lone Star State. Updated each business day, the database includes stories covering real estate, apartments, housing, statistics, retail, office, industrial, medical, military, and storage units.

### A sea of rooftops to Pflugerville (<https://www.recenter.tamu.edu/news/newstalk-texas/?Item=20108>) May 22, 2018

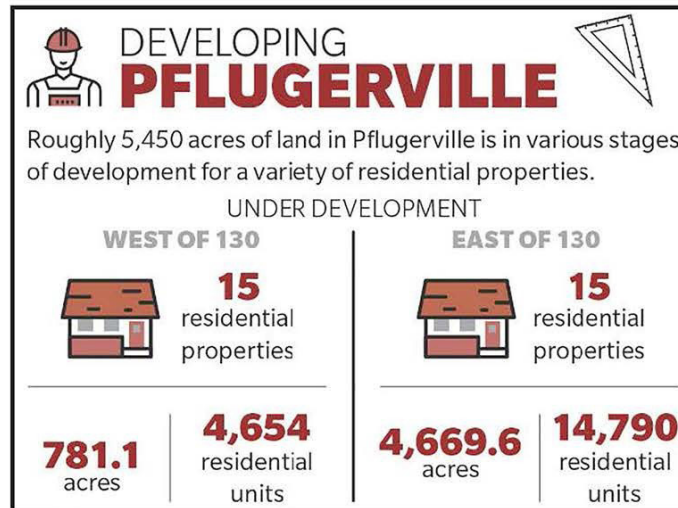
PFLUGERVILLE – City officials estimate that 2,071 residential units will be completed in 2018 with 1,446 of those units within city limits and 625 in the extraterritorial jurisdiction (ETJ).

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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