

15630  
VISION DR

# OFFERING MEMORANDUM

15630 Vision Dr. Pflugerville, TX 78660



MOBILE FOOD TRUCK COMMISSARY

2,392 SF COMMERCIAL KITCHEN SPACE

12,481 SF OFFICE/RETAIL/INDUSTRIAL

9,912 GROCERY STORE/BUTCHER DEPARTMENT/  
MEAT MARKET

LAND WITH +/- 30,000 BUILDABLE SF

OUTDOOR EVENT SPACE

Multi tenant mixed use park  
conveniently located east of  
IH 35, between Wells Branch  
Parkway and Grand Ave

Five parcels totaling five acres

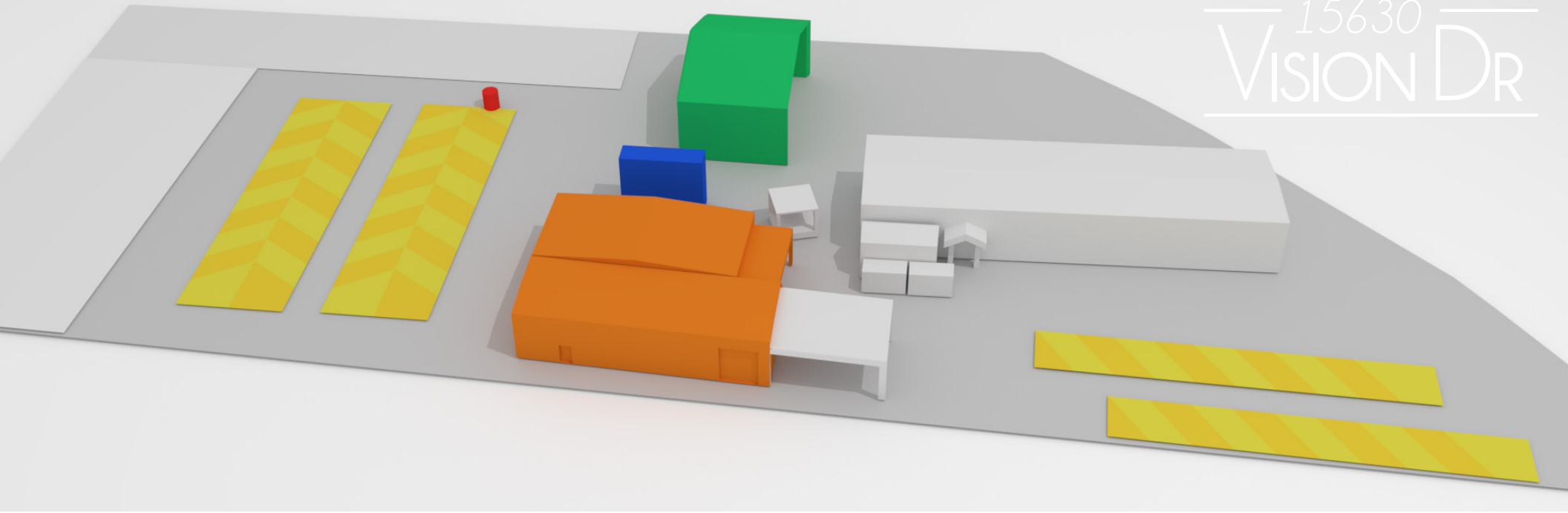
8% Cap Rate on existing NOI

Austin ETJ - No Zoning

Austin Water & Sewer






OnCor Electric

Pflugerville Fire Department

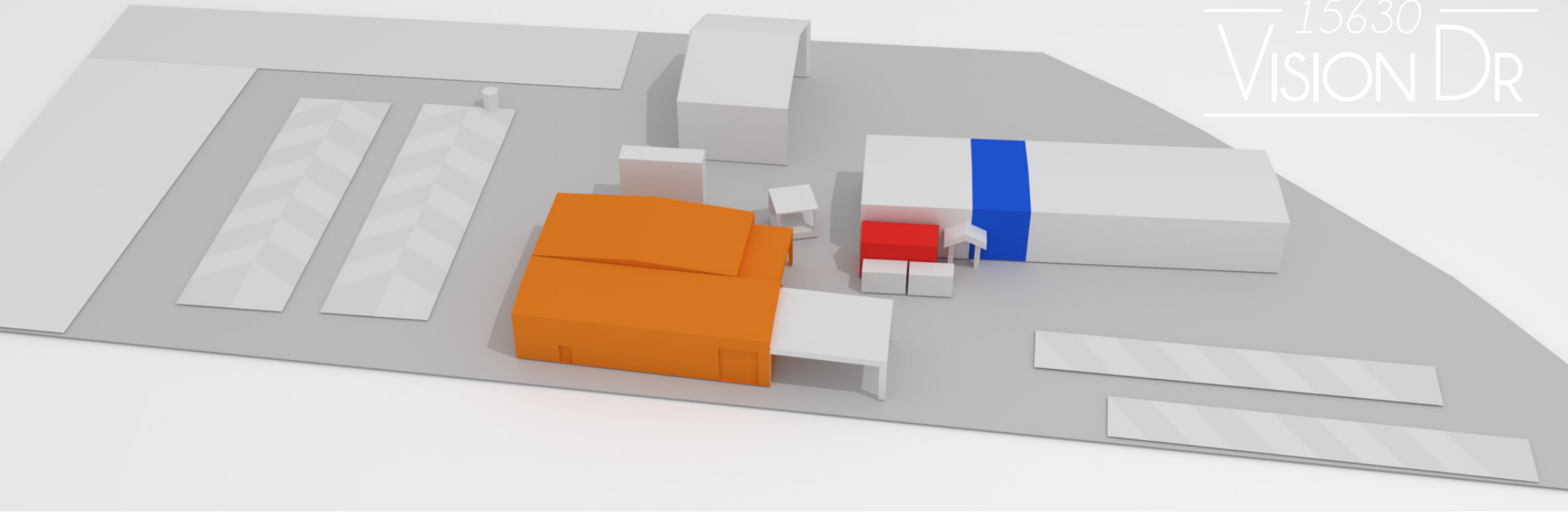


## MOBILE FOOD TRUCK COMMISSARY

Approved commissary licensed and regulated by the Austin Travis County Health and Human Services Dept.  
Entire property gated including 24/7 access by keypad

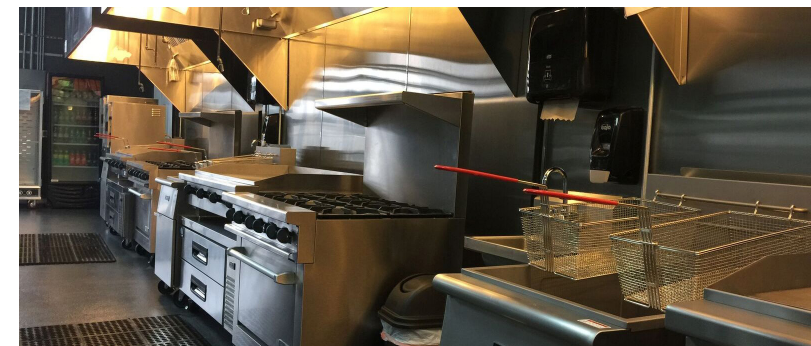
-  Leased parking spaces for food trucks
-  Washout bays, gray water disposal
-  Two container ice machine producing 60,000 lbs. per day
-  Grocery store - food truck supplies
-  Propane filling station

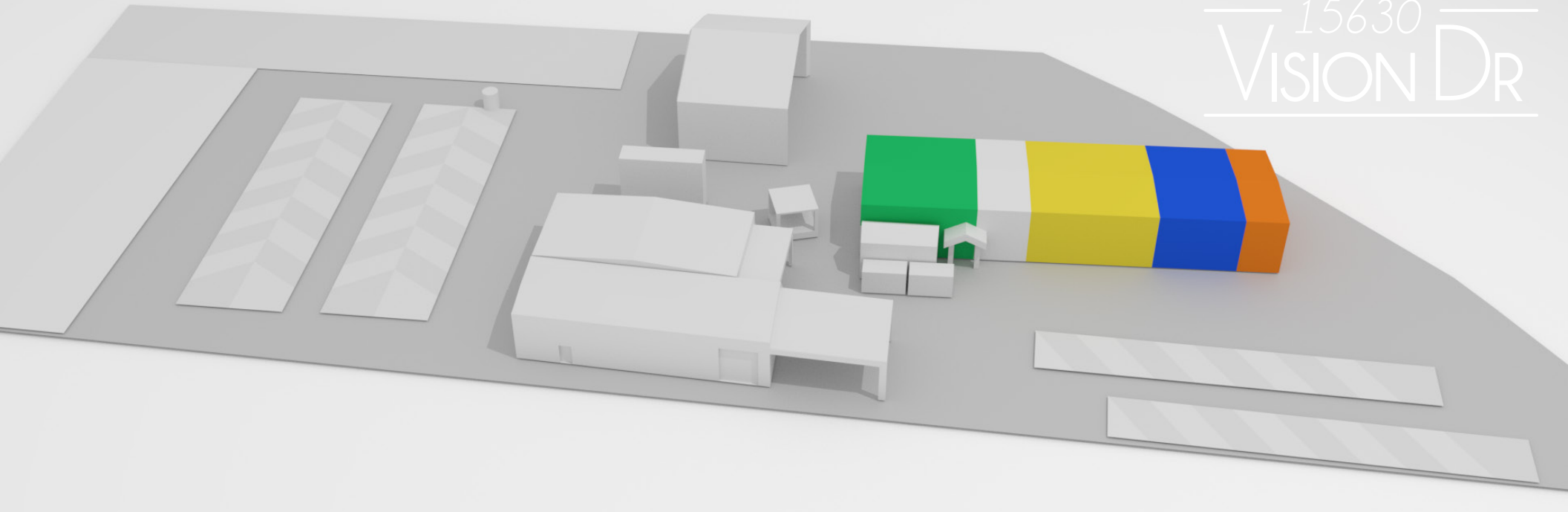




## 2,392 SF COMMERCIAL KITCHEN SPACE

- Suite B: 1,861 SF  
Three commercial kitchen stations - 500 gal. grease trap  
Tenant: Various
- Suite F: 531 SF  
Commercial kitchen space - 500 gal. grease trap  
Tenant: Redfin
- Use of on-site grocery store  
Dry storage  
Walk-in cooler & freezer  
Butcher

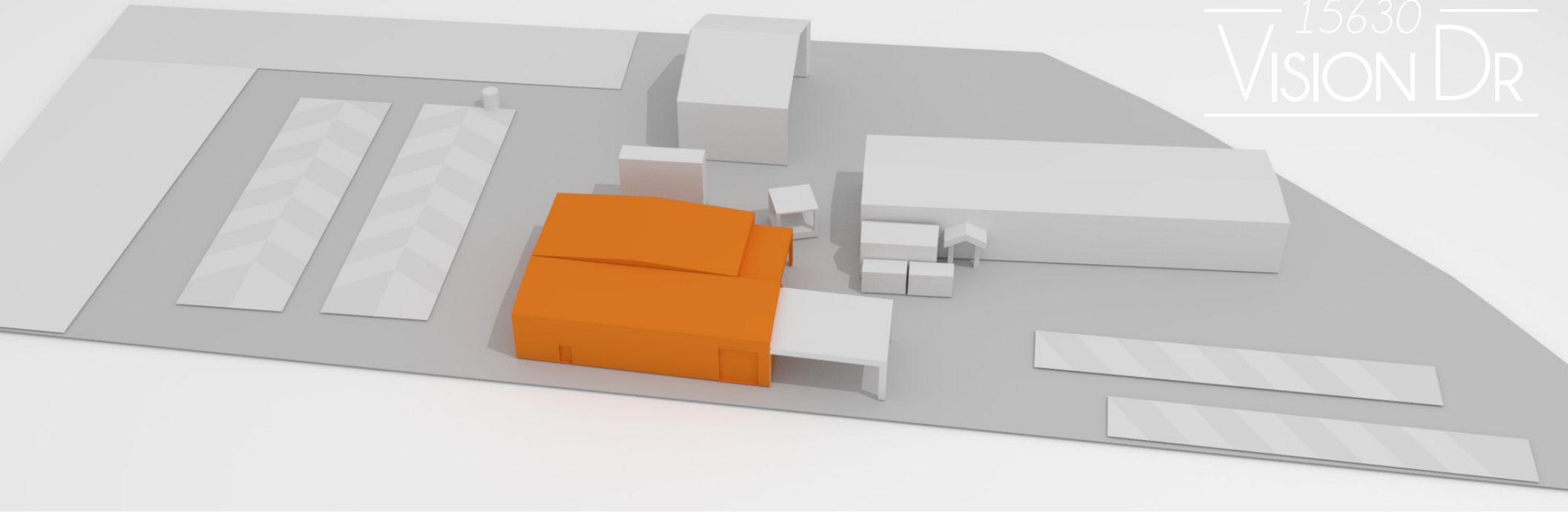




## 12,481 SF OFFICE/RETAIL/INDUSTRIAL

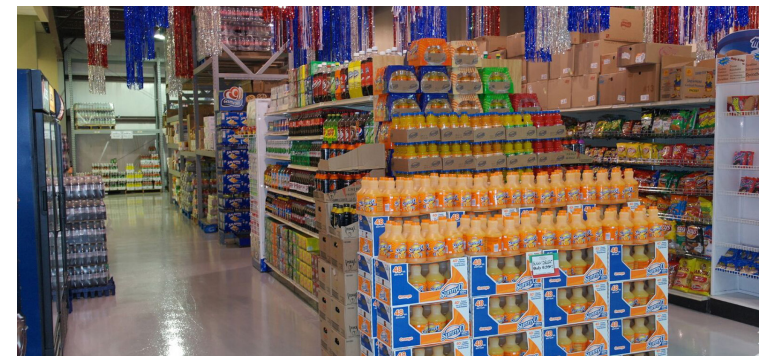
-  Suite A: 5,419  
Two-floor office space  
Currently owner occupied
-  Suite C: 3,061 SF  
Tenant: Blindsider Boxing Gym
-  Suite D: 2,900 SF  
Mechanic shop to service food trucks  
Currently Owner Occupied
-  Suite E: 1,101 SF  
Office/retail space available for lease

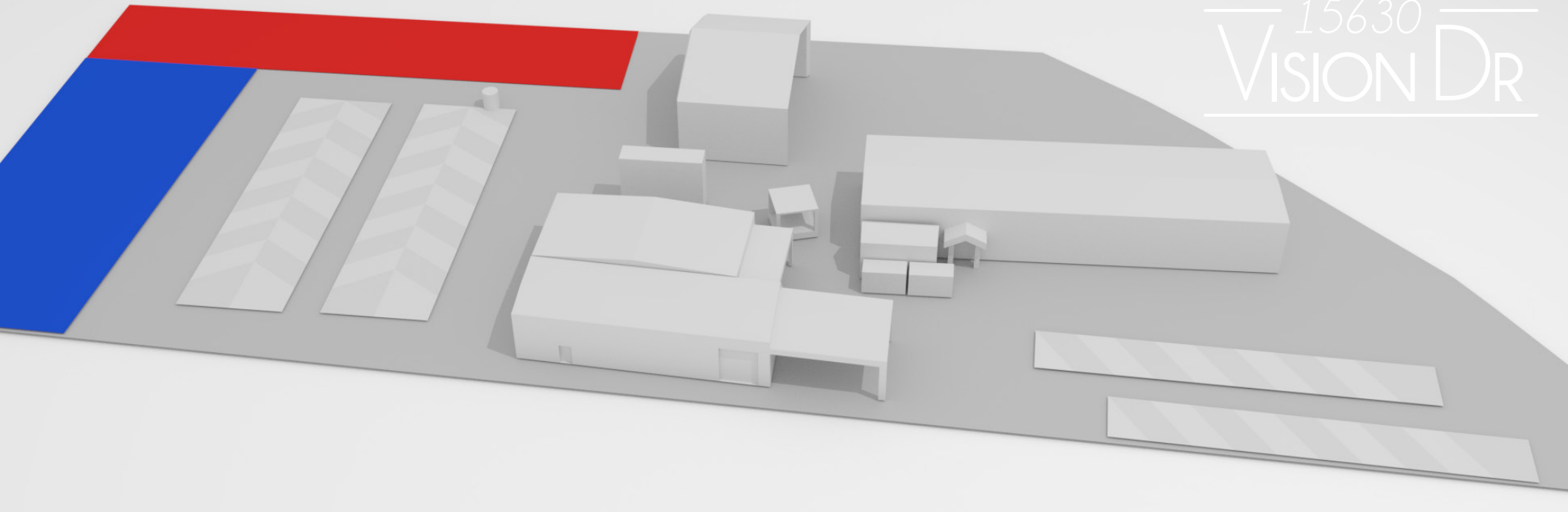






## GROCERY STORE & MEAT MARKET

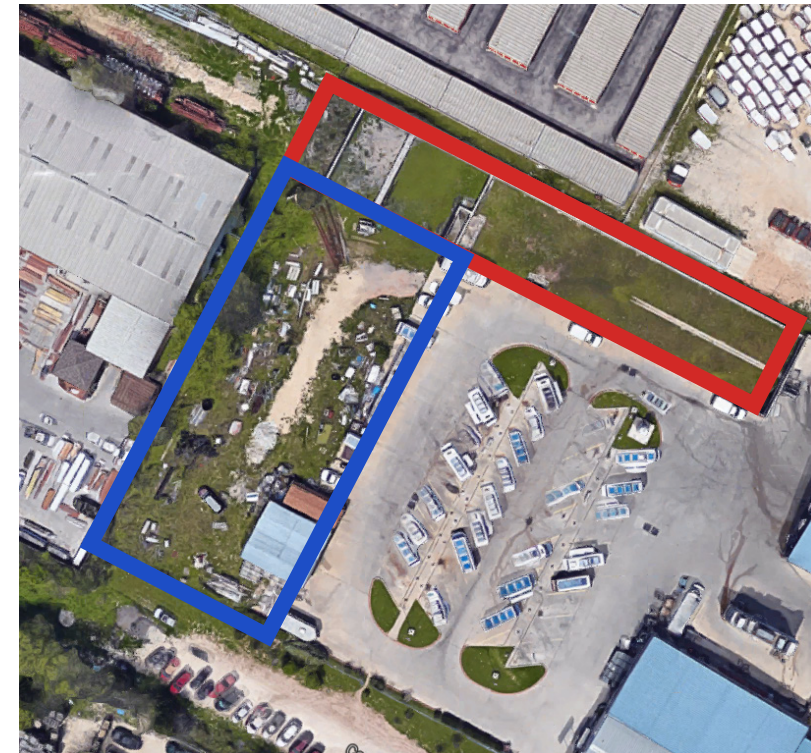
- Grocery Store: 9,912 SF
- Tenant: Purchase Alliance Inc.
- Full service meat market
- Walk-in cooler and freezer
- Dry storage & sales
- Shipping/receiving area with dock door
- Produce department
- Five private offices



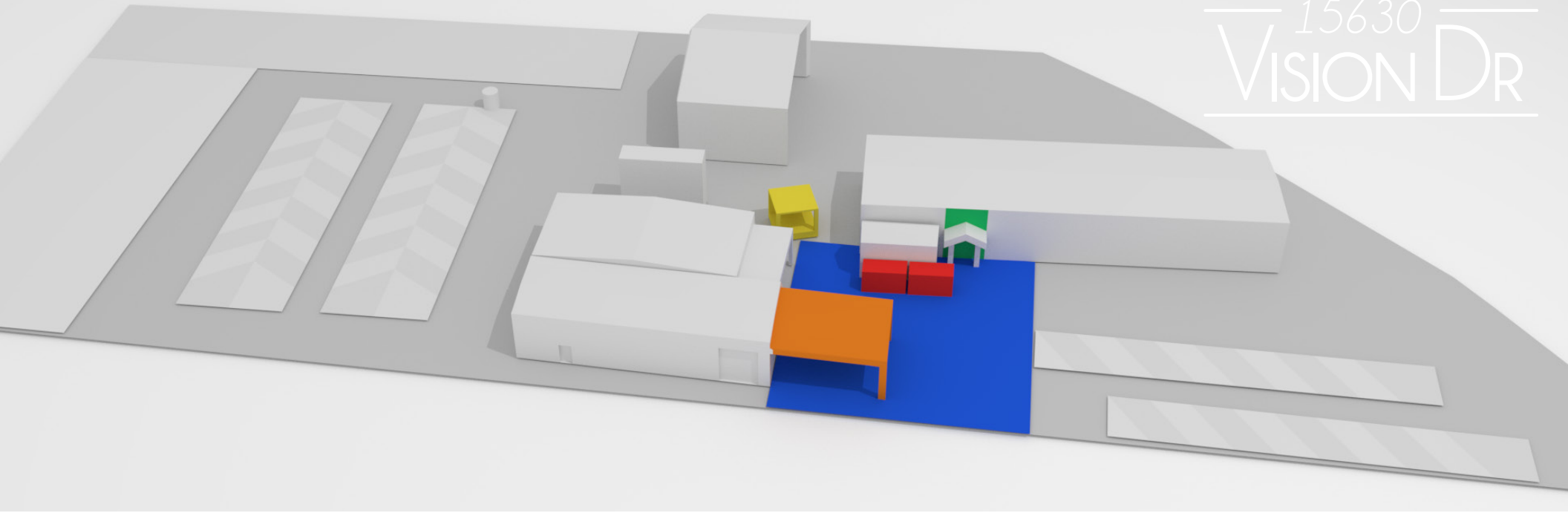


## LAND WITH +/- 30,000 BUILDABLE SF

-  Land to build 15,000 SF to 30,000 SF Industrial building\*  
0.95 acre, separate parcel  
Access from existing parking lot & Century St
-  Water detention








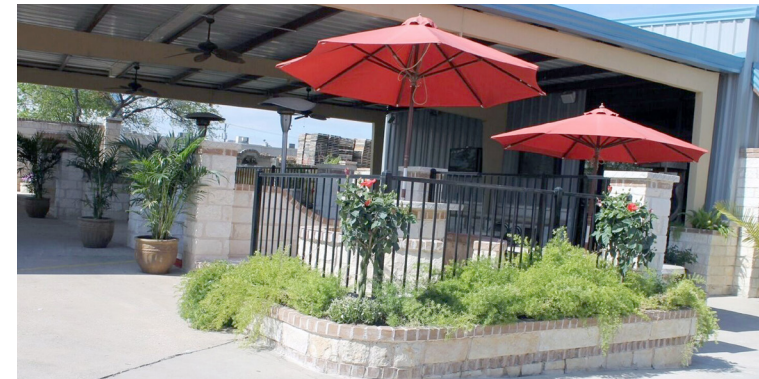
\* Per the seller. Buyer to verify



## OUTDOOR EVENT SPACE

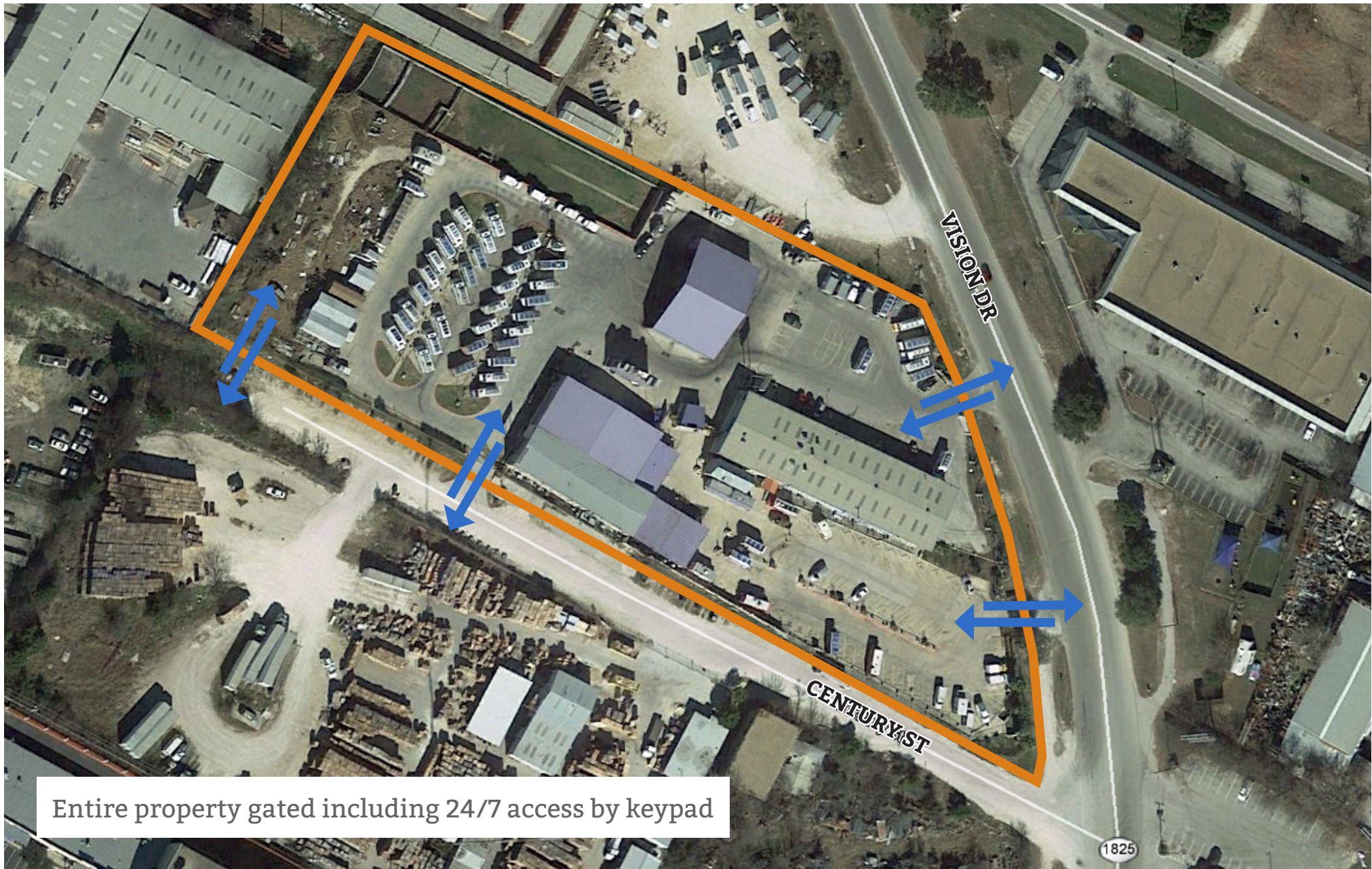
Available for use

-  Outdoor stage
-  Two unisex restrooms
-  Outdoor beer garden in 8' x 20' container
-  Covered patio with built-in tables, benches, water features
-  Open event space and additional food truck parking

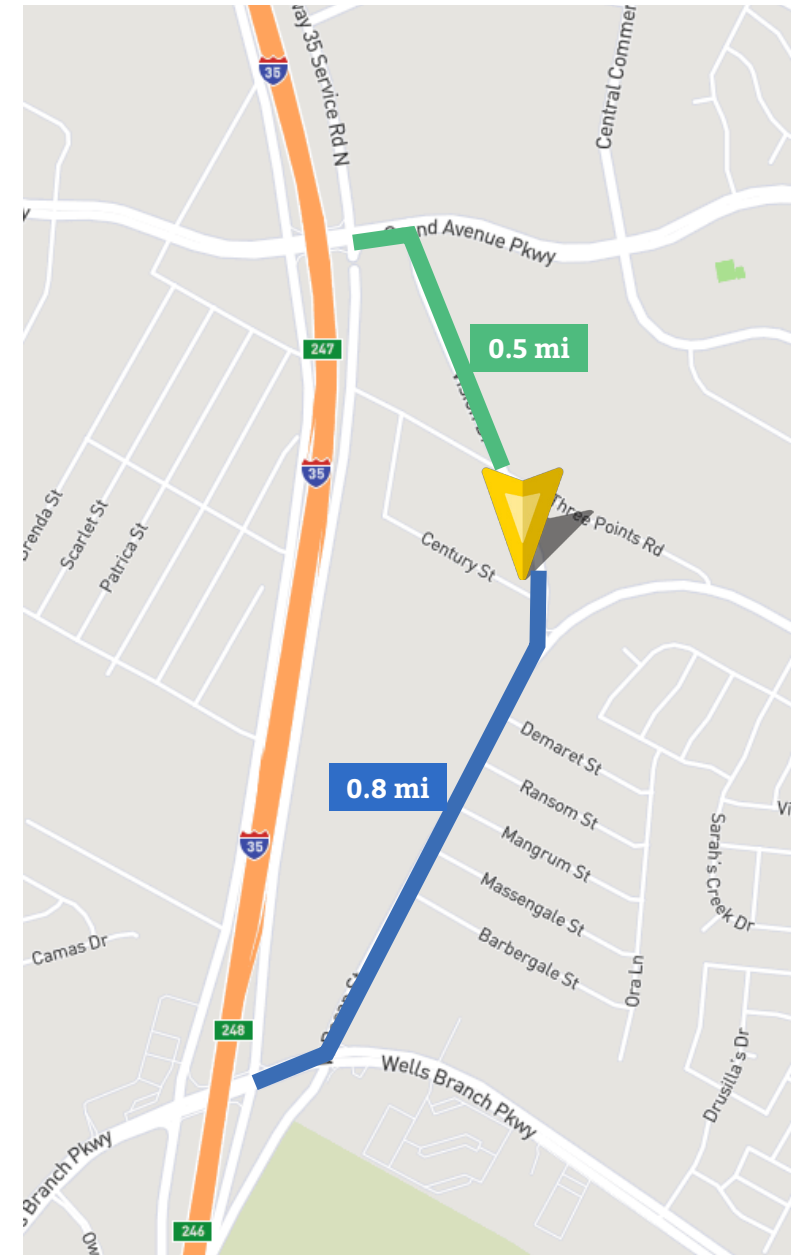
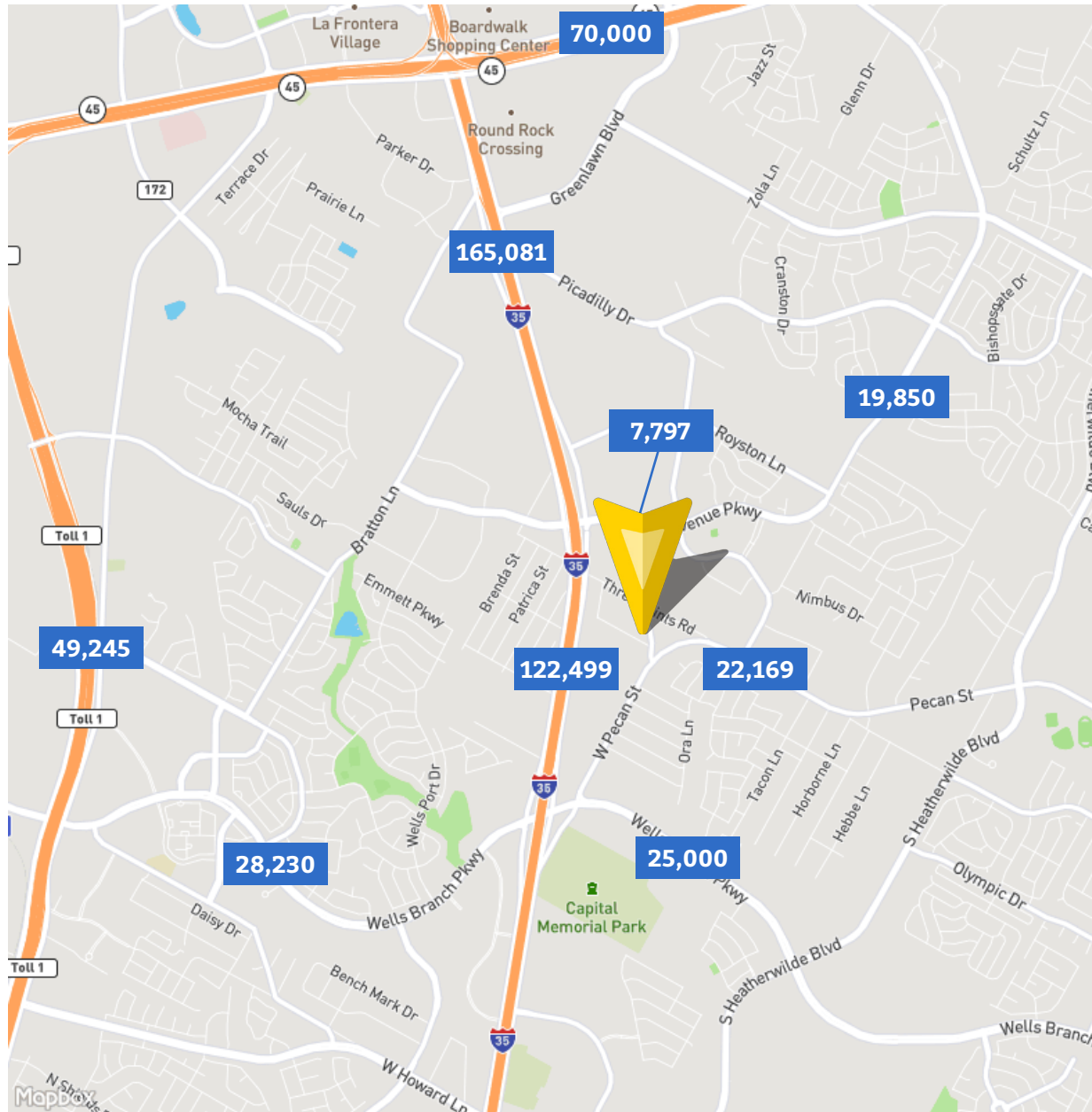




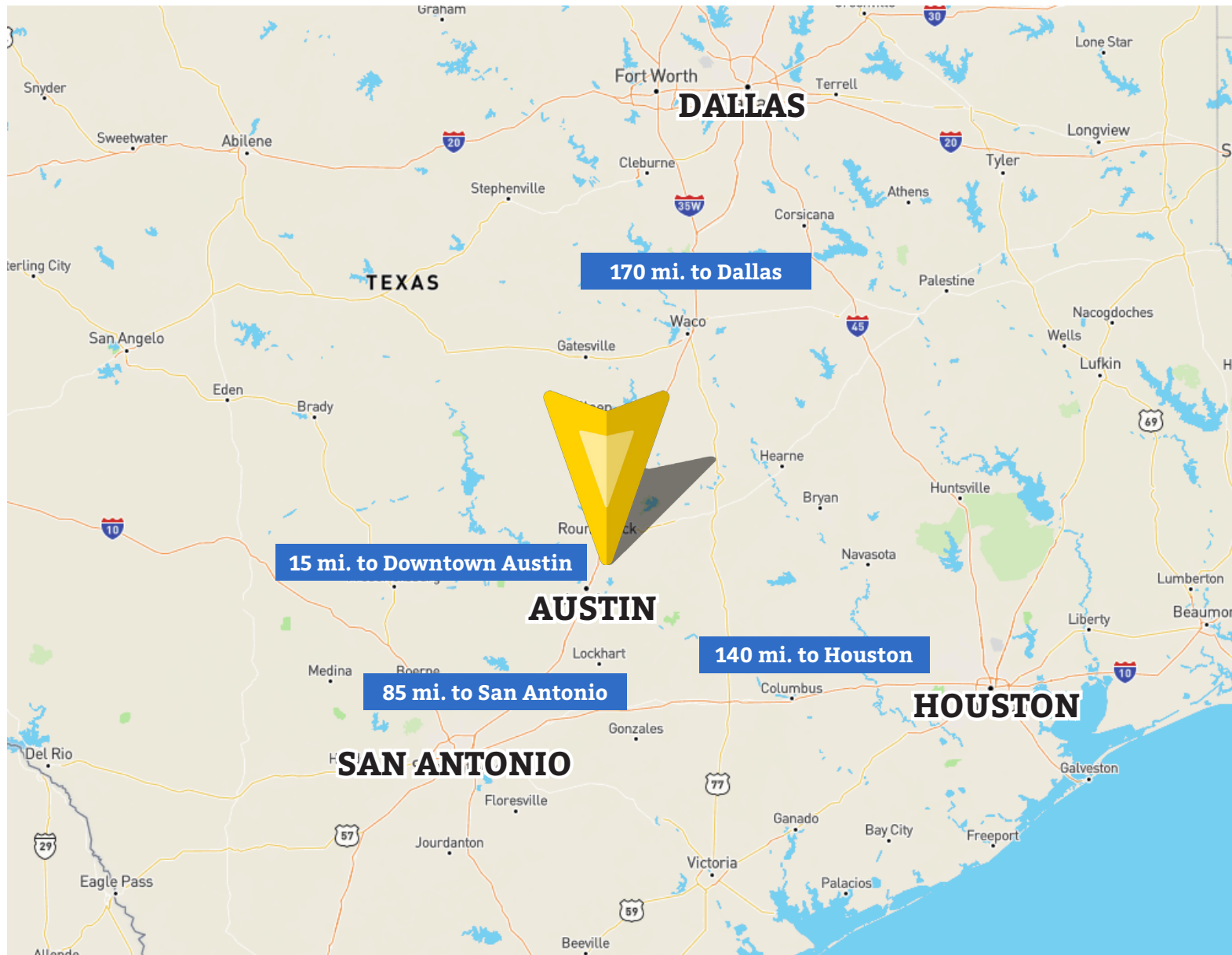
# ACCESS IN AND OUT OF PROPERTY



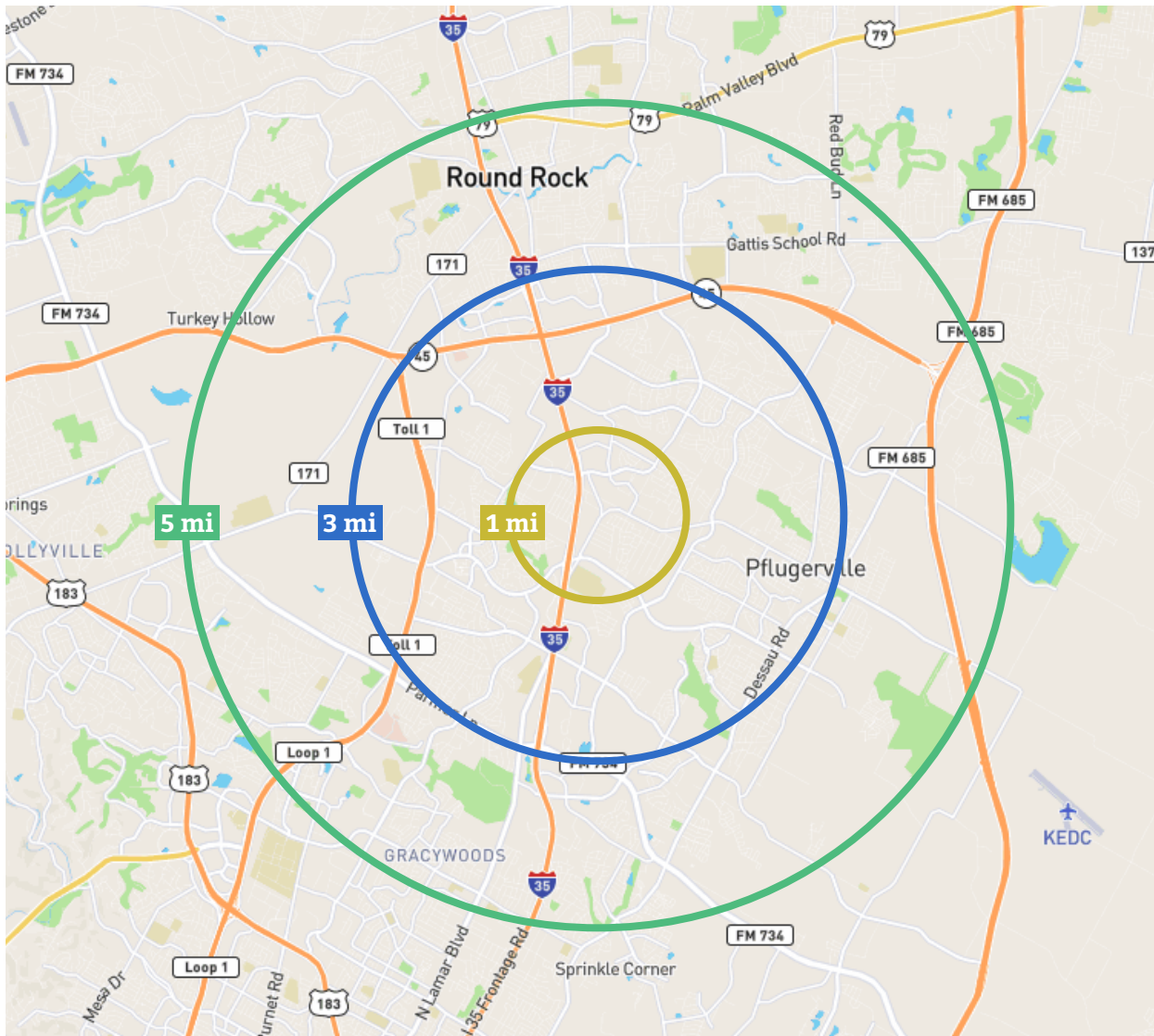
# AVERAGE DAILY TRAFFIC VOLUME



# DISTANCE TO MAJOR CITIES



# DEMOGRAPHICS



## POPULATION

1 mi	3 mi	5 mi
10,797	99,553	226,153

## HOUSEHOLDS

1 mi	3 mi	5 mi
4,254	38,500	87,614

## AVG HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$68,393	\$76,727	\$79,321

## MEDIAN AGE

1 mi	3 mi	5 mi
33.3	32.9	33.2

The Domain - 6.7 mi  
SH 130/SH 45 - 7 mi

Dell Diamond - 7.5 mi  
SH 45 / HWY 183 - 10.6 mi

Downtown Austin - 14.2 mi  
ABIA Airport - 18.3 mi



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