



NWC of Howard Ln & Heatherwilde Blvd
Pflugerville, Texas, 78660

PROPERTY HIGHLIGHTS

- 6,500 SF Strip Center on 1.25 Acres
- 1,700 SF Available - New Construction
- Hard Corner, Signalized Intersection
- Excellent Visibility and Easy Access
- Surrounded by corporate headquarters and distribution centers, established neighborhoods, and new developments
- Easy access to I-35
- Located just outside of Austin city limits
- Lease Rates: \$24.00 PSF + \$7.00 PSF NNNs

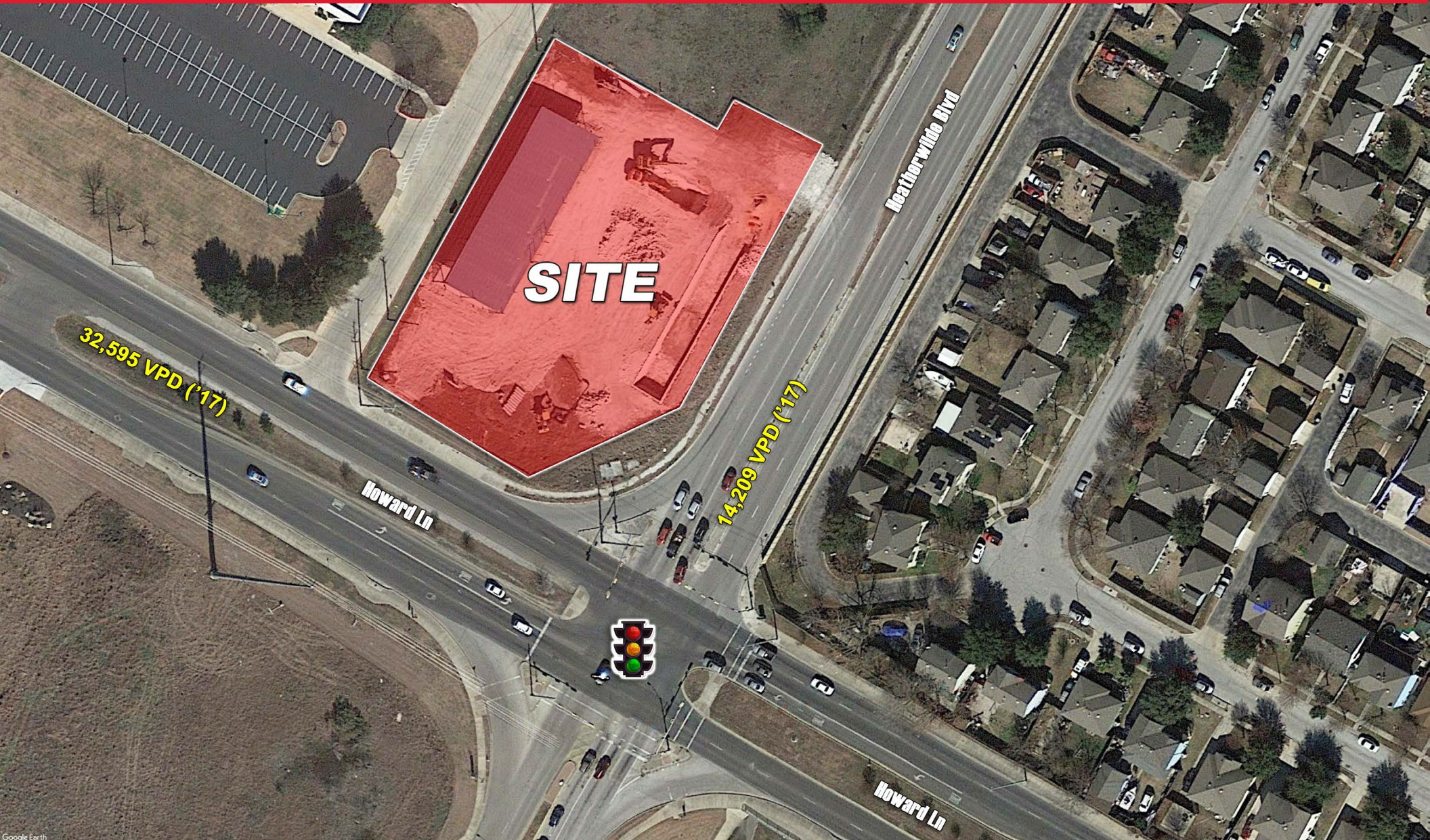
While the property permits several different uses it does now allow the following:
tattoo parlor, smoke shop, coffee shop, Mexican fast food.

3 MILE DEMOGRAPHIC SNAPSHOT

Population	Households	Avg HH Income
114,507	46,137	\$78,887

TRAFFIC COUNTS

E Howard Ln	Heatherwilde Blvd
32,595 VPD ('17)	14,209 VPD ('17)



SALLY DECELIS | Cell 512-791-7419 | Fax 512-777-4540
RE/MAX CAPITAL CITY | 2007 Sam Bass #101, Round Rock, Texas 78681

This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Each office independently owned and operated.



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2018 POPULATION

14,027	1 mile
114,507	3 mile
253,233	5 mile



AVERAGE HH INCOME

\$81,352	1 mile
\$78,887	3 mile
\$78,349	5 mile



5 YR PROJ. GROWTH

20.10%	1 mile
10.85%	3 mile
11.30%	5 mile



DAYTIME POPULATION

12,441	1 mile
101,709	3 mile
253,233	5 mile



MEDIAN AGE

31.4	1 mile
33.6	3 mile
32.9	5 mile



TRAFFIC COUNTS

E Howard Ln: 32,595 VPD
Heatherwilde Blvd: 14,209 VPD
(TXDOT 2017)



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.

RE/MAX CAPITALCITY/JEFF OSBORNE	498198	ADMIN@RMCAPITALCITY.COM	512.331.6644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
SALLY DECELIS	596816	SALLY@SALLYDREALTOR.COM	512.791.7419
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date