

PLAZA AT GRAND AVE

NWC GRAND AVENUE PKWY & CENTRAL COMMERCE DR
1700 GRAND AVE | PFLUGERVILLE, TEXAS 78660

FOR LEASE
1,325 SF
\$22.00 PSF NNN

2,625 SF
2nd Gen Restaurant
Occupied but Available 7/1
\$28.00 PSF NNN

*NNNs \$10.00 PSF

*(Estimate provided by Landlord and subject to change)

BUILD TO SUIT OPPORTUNITY
1.5 Acres - Call for Pricing

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 COUNTS

I-35: 161,560 VPD (TXDOT 2016)
Grand Ave: 32,136 VPD
Central Commerce Dr: 7,150 VPD
(CoStar 2015)

AREA RETAILERS



CALL TODAY FOR MORE INFORMATION



DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2017 Population	10,993	104,462	234,467
Daytime Population	13,442	111,006	233,060
Average HH Income	\$69,538	\$78,762	\$84,073

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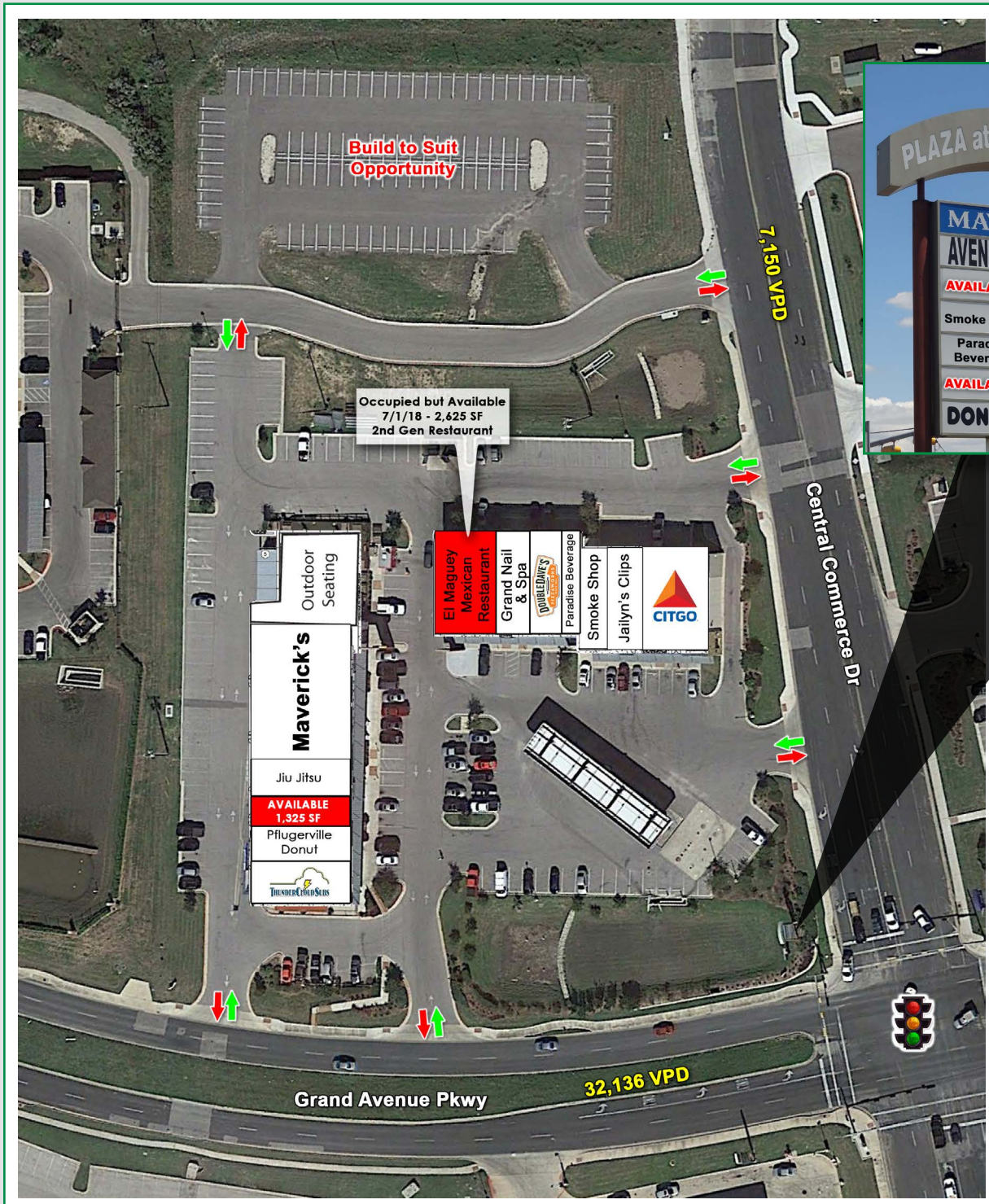
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BUILD TO SUIT OPPORTUNITY



Asphalt laid down and electrical to property.

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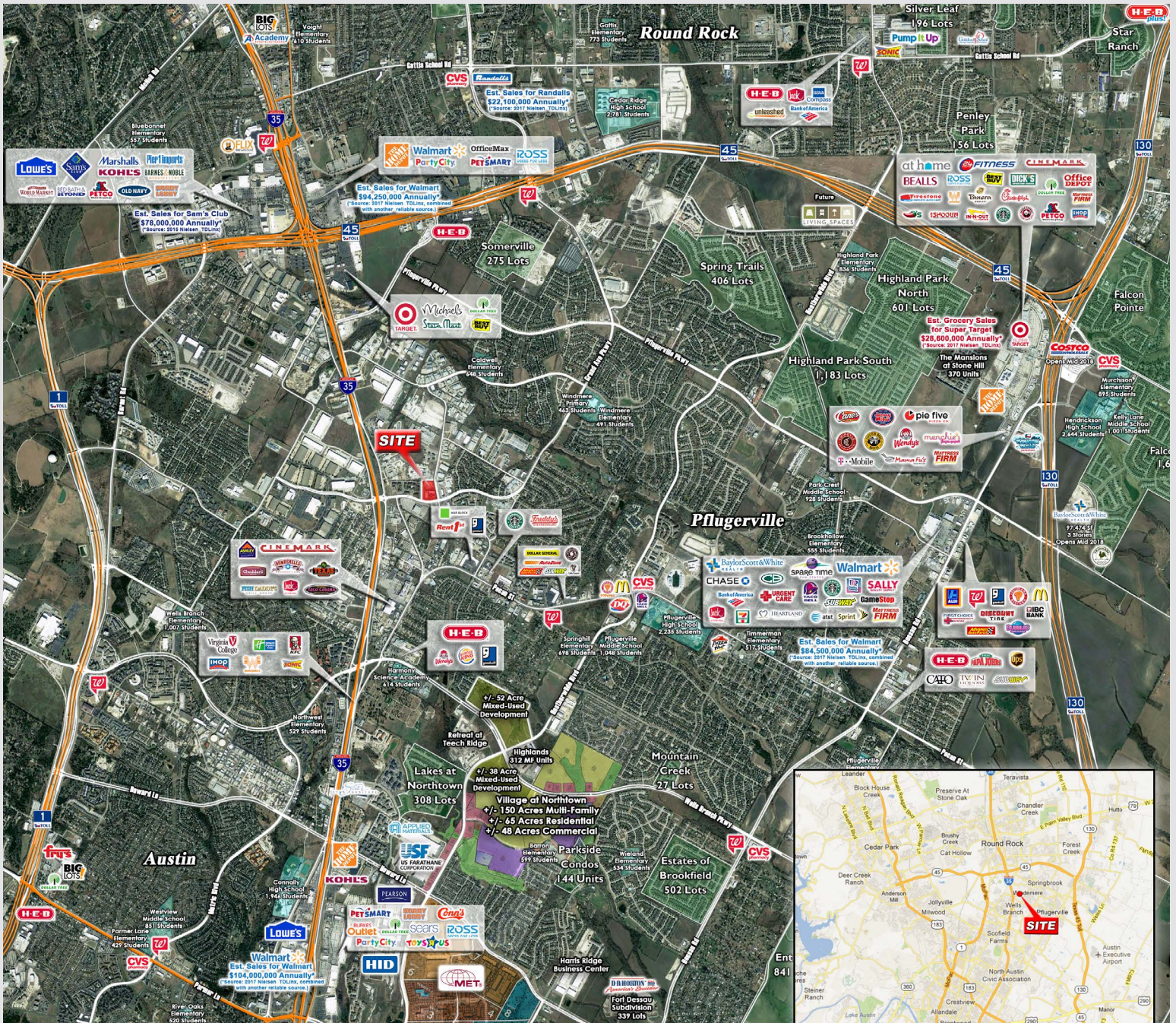
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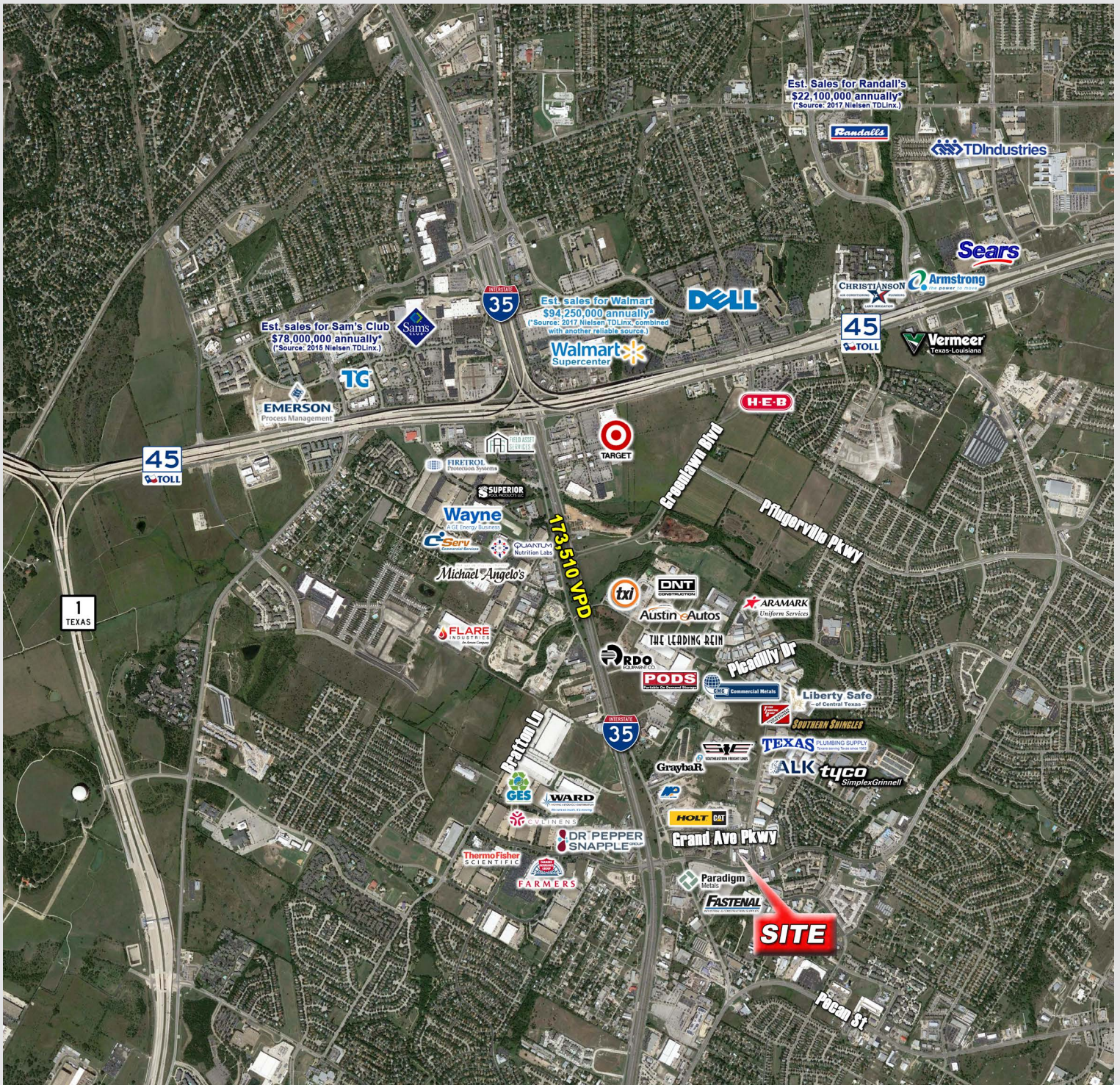
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Pflugerville celebrates ground breaking of new Living Spaces store

Officials gathered in the middle of an active construction site for a ground breaking ceremony for Living Spaces in Pflugerville on Thursday.



The Pflugerville Chamber of Commerce hosted the event with the city of Pflugerville; the Pflugerville Community Development Corp.; Living Spaces; and the construction company, Ryan. The California-based furniture retailer is coming to Texas for the first time.

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.

The site will include the 150,000-square-foot store, another 380,000 square feet of warehouse space, a restaurant and pads for three additional businesses at the southwest corner of Heatherwilde Boulevard and SH 45 N.

More facts from Thursday's ceremony:

- The store will be the size of nine football fields, a measuring method popular with Texans, according to the city of Pflugerville.
- According to the city, an estimated 12,000 homes are proposed to be built in the city's jurisdiction with 953 built in 2016 and another 494 built so far in 2017.
- City leaders said the destination retail store will be similar in tax revenue to the soon-to-be-built Costco store in Pflugerville, which is similar to all of the Stone Hill Town Center stores.
- The \$40 million construction project on 60 acres will provide 100 full-time positions in skilled warehousing and retail merchandising.
- The one-story building will have a footprint of approximately 12 acres.
- The store is expected to be ready to open late 2018.

Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/city-county/2017/07/20/pflugerville-celebrates-ground-breaking-new-living-spaces-store/>

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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
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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