

PFLUGERVILLE STATION

SEQ OF FM 685 & PFLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660

FOR LEASE

\$32.00-\$36.00 PSF NNN

***NNNs \$10.50 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



Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

Win Scott
wscott@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*

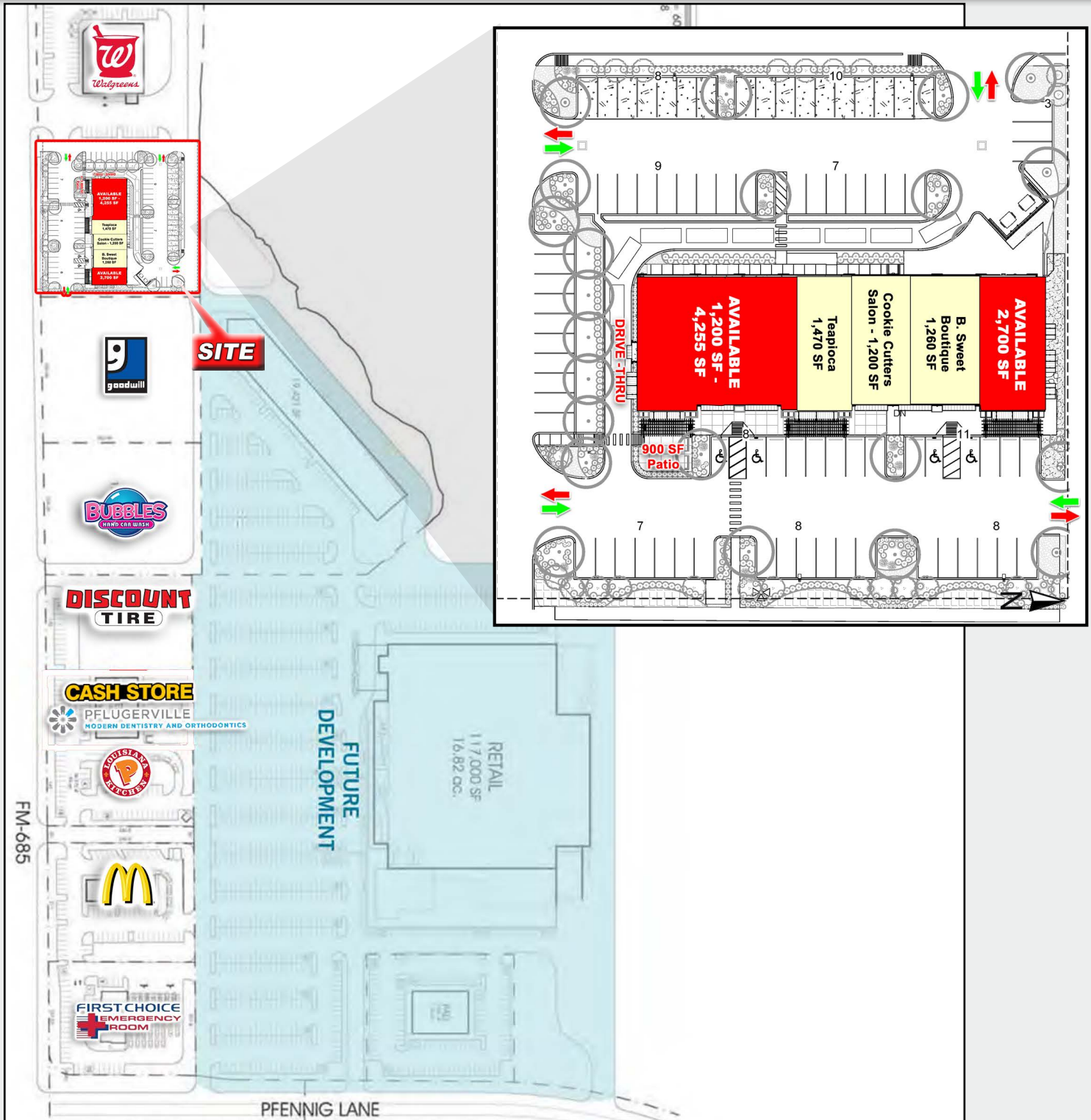
*Source: 2016 Nielsen TDLinx combined with another reliable source


retail
solutions

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



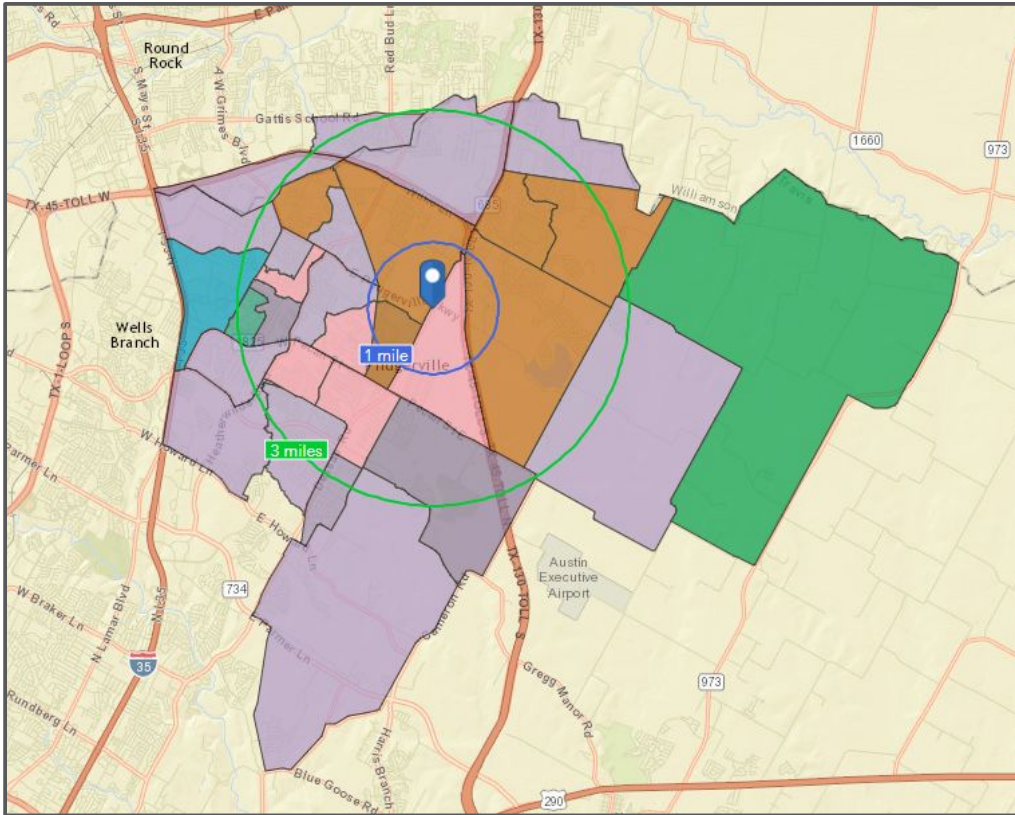
Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

Win Scott
wscott@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 TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Savvy Suburbanites	71.1%	71.1%
Soccer Moms	19.8%	90.9%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Up and Coming Families	35.9%	35.9%
Boomburbs	30.7%	66.6%

1C Boomburbs

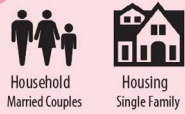


Household Married Couples: 33.7
Housing Single Family: \$111k
Median Age: 33.7
Median Income: \$111k
Households: 1,822,658

4

- Prof/Mgmt College Degree White**
- Hold gym membership; own home equipment
 - Have home mortgage
 - Prioritize physical fitness
 - Own, use latest devices
 - Prefer SUVs, luxury cars, minivans

4A Soccer Moms



Household Married Couples: 36.8
Housing Single Family: \$89k
Median Age: 36.8
Median Income: \$89k
Households: 3,418,433

4

- Prof/Mgmt College Degree White**
- Go jogging, biking, target shooting
 - Carry high level of debt
 - Visit theme parks, zoos
 - Shop, bank online
 - Own 2+ vehicles (minivans, SUVs)

1D Savvy Suburbanites

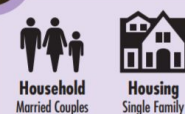


Household Married Couples: 44.7
Housing Single Family: \$101k
Median Age: 44.7
Median Income: \$101k
Households: 3,592,861

4

- Prof/Mgmt College Degree White**
- Enjoy good food, wine
 - Carry first, second mortgages
 - DIY gardening, home remodeling
 - Shop, bank online
 - Prefer late-model SUVs, minivans, station wagons

7A Up and Coming Families



Household Married Couples: 31.2
Housing Single Family: \$68k
Median Age: 31.2
Median Income: \$68k
Households: 2,706,528

4

- 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

PFLUGERVILLE STATION

SEQ OF FM 685 & PLUGERVILLE PKWY
PFLUGERVILLE, TEXAS 78660



Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

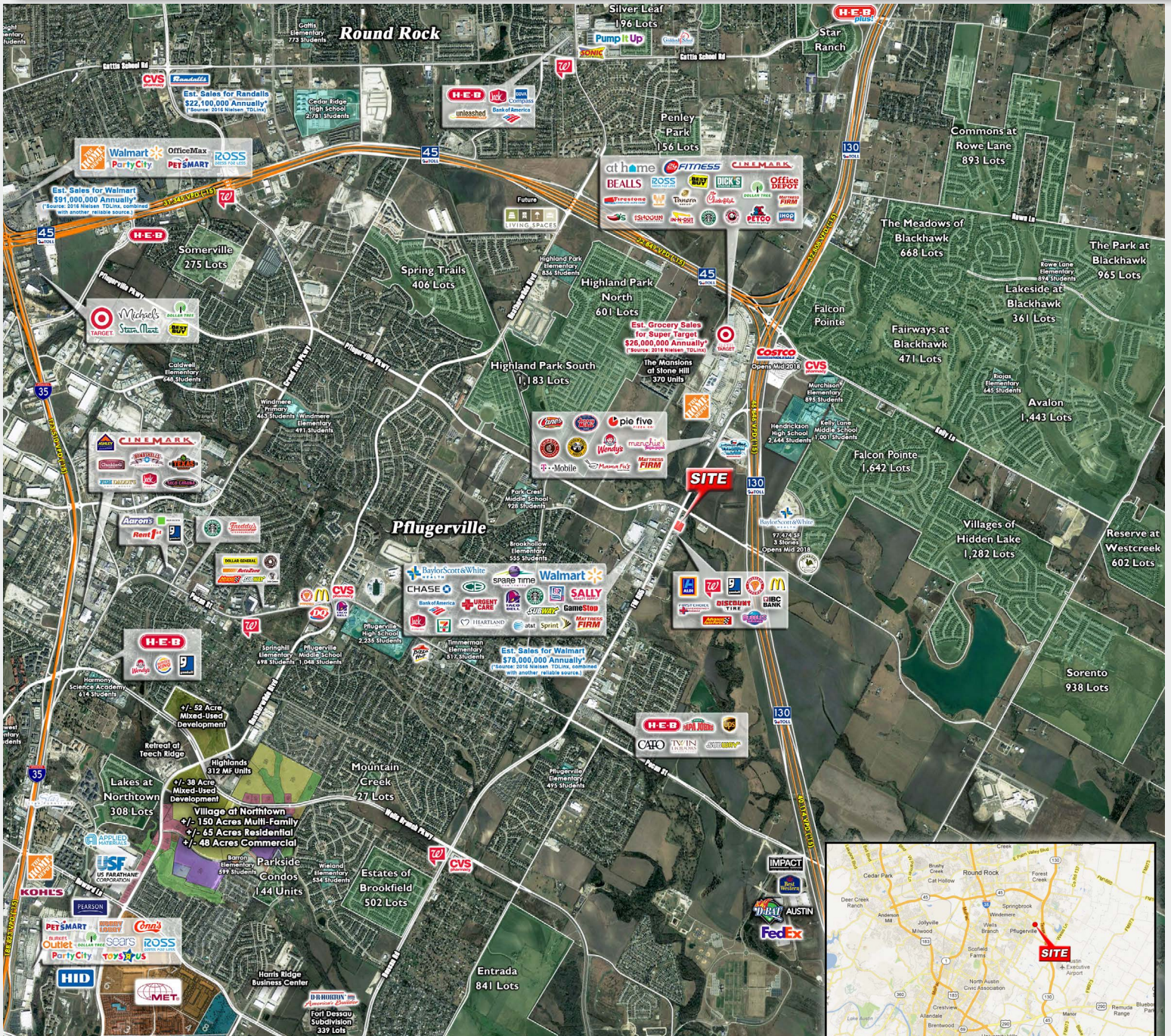
Win Scott
wscott@retailsolutions.us
512.474.5557



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



Robby Eaves, CCIM
robe@retailsolutions.us
 512.474.5557

Win Scott
wscott@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 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/>

Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

Win Scott
wscott@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/>



Robby Eaves, CCIM
robe@retailsolutions.us
512.474.5557

Win Scott
wscott@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