

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



114,399
2022 POPULATION
3 MILE RADIUS



65,681
2022 DAYTIME POPULATION
3 MILE RADIUS



\$79,853
2022 AVERAGE INCOME
3 MILE RADIUS



160,975 VPD
I-30

FOR LEASE

Call for Pricing

AVAILABLE SPACE

Ground Lease or
Build to Suit Opportunity 1 Acre

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: 25,533 VPD
(TXDOT 2022)

AREA TRAFFIC GENERATORS



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Davis Paone
dpaone@resolutre.com
512.474.5557

www.resolutre.com

Plaza at Grand Avenue

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



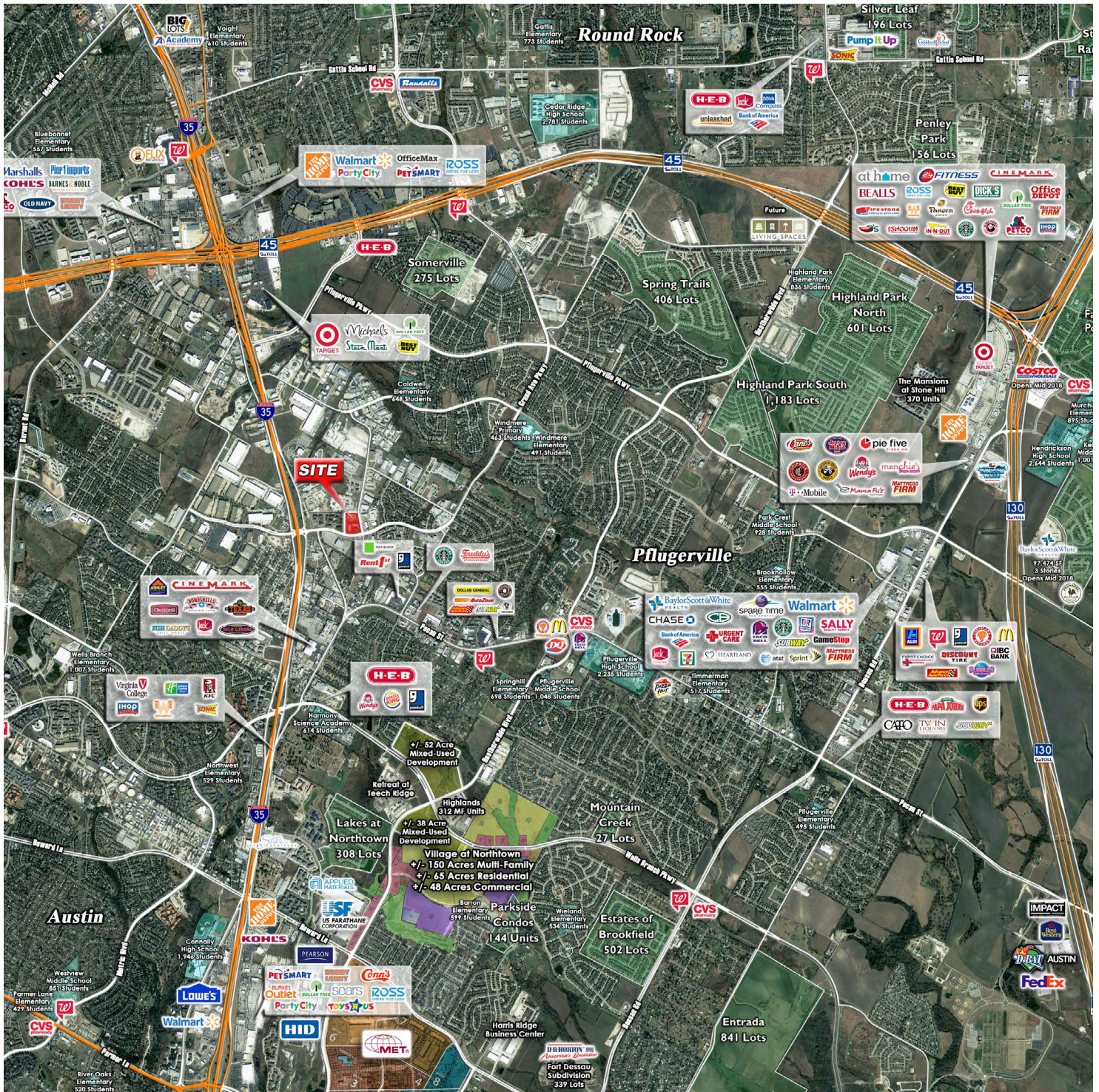
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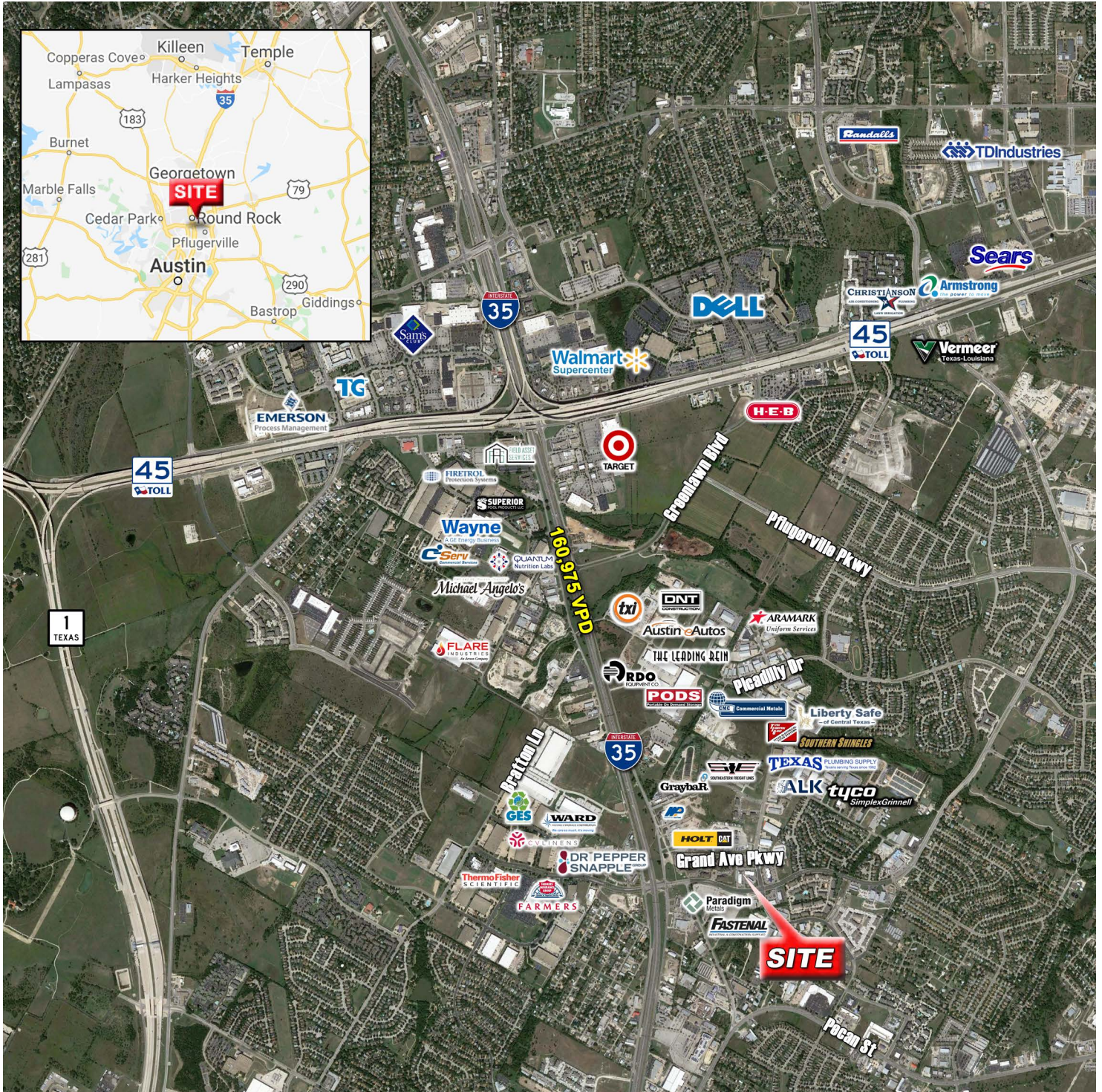
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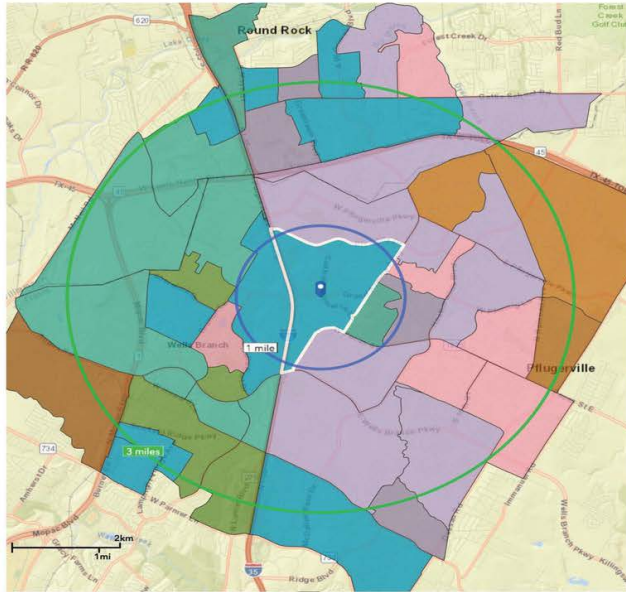


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Plaza at Grand Tapestry Segmentation



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: 32.6%
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

Households: 2,678,779

11C Metro Fusion

Household Singles: 29.3%
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

Households: 1,753,500

7A Up and Coming Families

Household Married Couples: 31.4%
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

Households: 2,901,200

11B Young and Restless

Household Singles: 29.8%
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

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

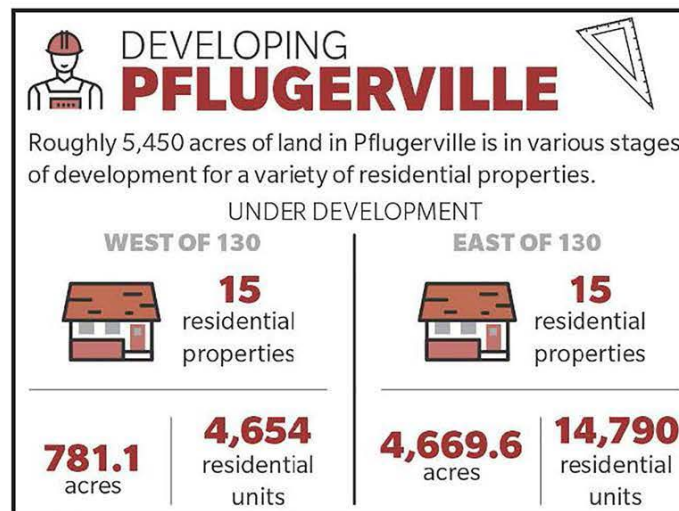
PFLUGERVILLE – City officials estimate that 2,071 residential units will be completed in 2018 with 1,446 of those units within city limits and 625 in the extraterritorial jurisdiction (ETJ).

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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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.

11-2-2015



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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	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