

FOR LEASE

WELLS POINT ONE

1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

± 8,529-18,659 SF
PRIME INDUSTRIAL SPACE AVAILABLE

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



Available

SUITE 100: ±8,529 SF

SUITE 500: ±18,659 SF

W. Olympic Dr

S. Heatherwilde Blvd

BUILDING DETAILS

1007 Heatherwilde Blvd is a Class A industrial development in Pflugerville offering 41,507 SF across multiple suites. Designed for warehouse, light manufacturing, and office users, the property features 100% HVAC insulated warehouse space and highly-efficient layouts with convenient access to I-35 for seamless regional connectivity. The fully climate-controlled warehouse sets this property apart from most conventional industrial product in the submarket, making it well-suited for users with sensitive inventory, precision manufacturing, or clean-room requirements.

Building Size	50,500 SF
Year Built	2001
Clear Height	± 30'
Construction	Class A Industrial
Power	3-Phase, 480/277V
Parking Ratio	3.78 : 1,000 SF

- ESFR Sprinklers
- 100% HVAC, Insulated Warehouse
- Dock-High & Grade-Level Loading

2 MILES

I-35

25 MINS

AUSTIN-BERGSTROM
INT'L AIRPORT

22 MINS

DOWNTOWN AUSTIN

SUITE 100 | AVAILABLE 08/01/2027

SUITE HIGHLIGHTS

TOTAL SIZE ±8,529 SF

OFFICE 30%

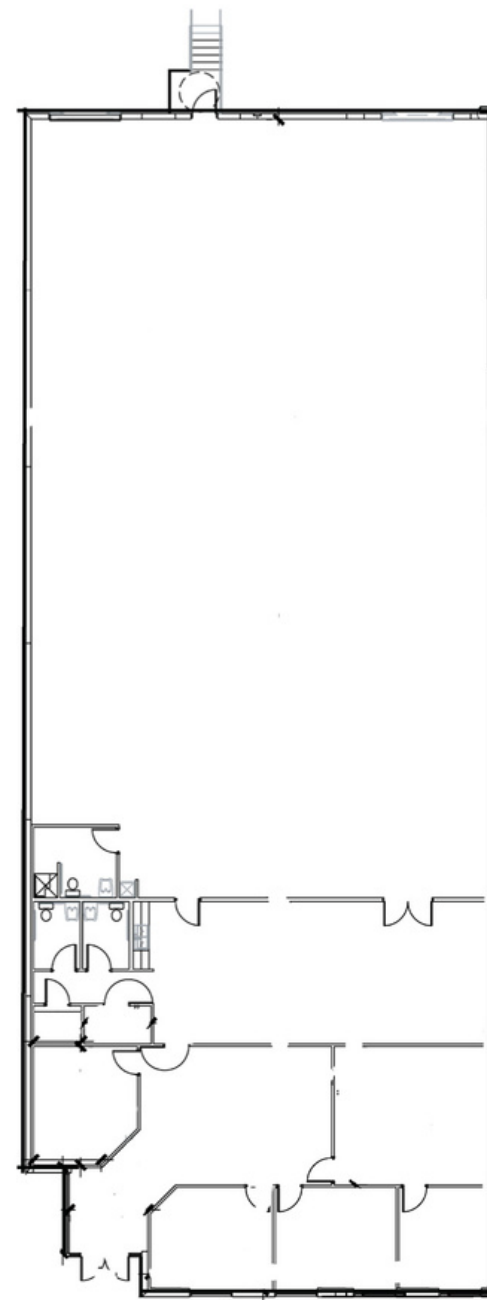
CLEAR HEIGHT ±30'

LOADING 1 DOCK-HIGH
1 RAMP

SPRINKLERS ESFR

PARKING 3.78 : 1,000 SF

HVAC 100%



ADAM GREEN, SIOR

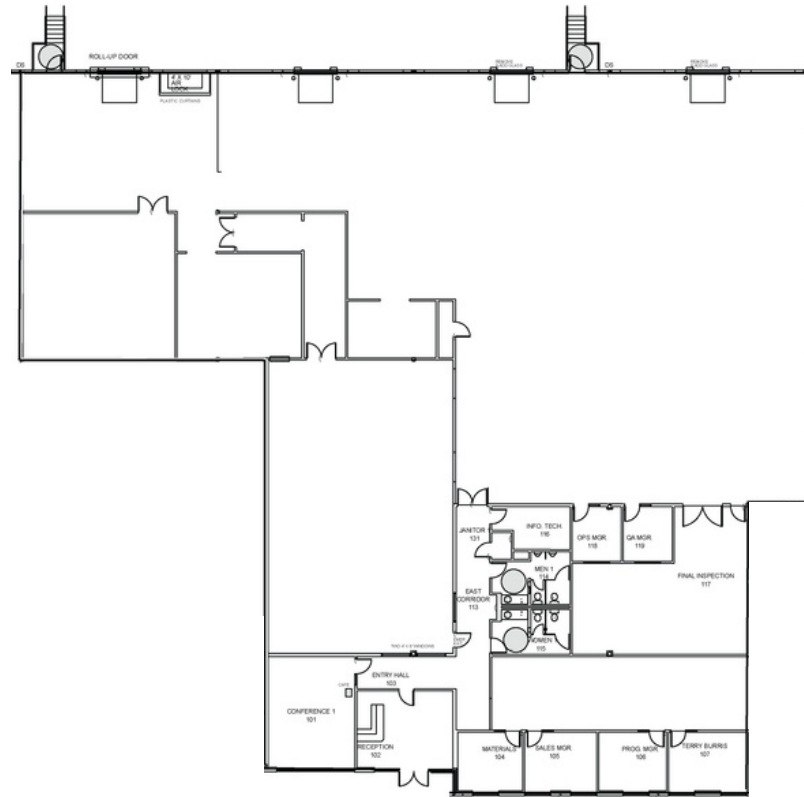
agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



SUITE 500 | AVAILABLE 03/01/2027



SUITE HIGHLIGHTS

TOTAL SIZE ±18,659 SF

OFFICE ±35%

MANUFACTURING ±30%

CLEAR HEIGHT ±30'

LOADING 3 DOCK-HIGH
1 GRADE LEVEL

SPRINKLERS ESFR

PARKING 3.78 : 1,000 SF

HVAC 100%

ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

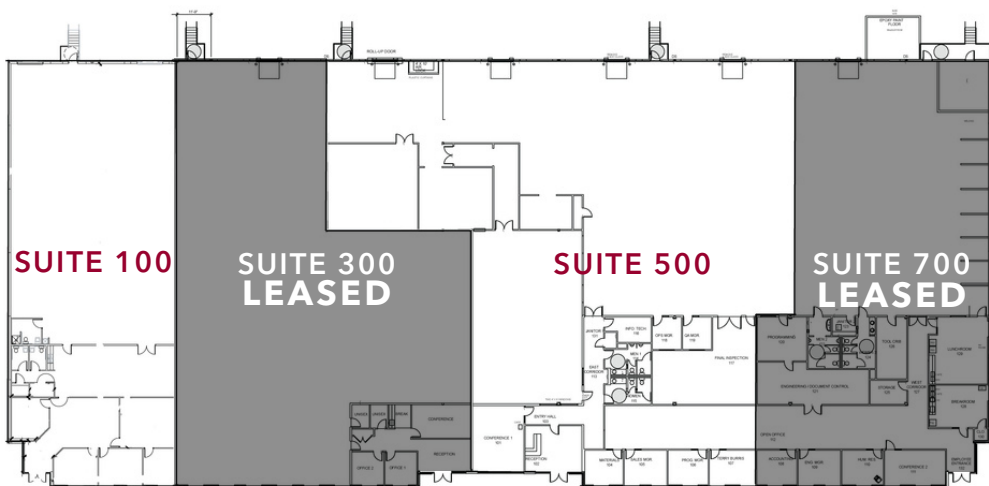
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLAN



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME LOCATION



Round Rock
14 minutes



Downtown Austin
21 minutes



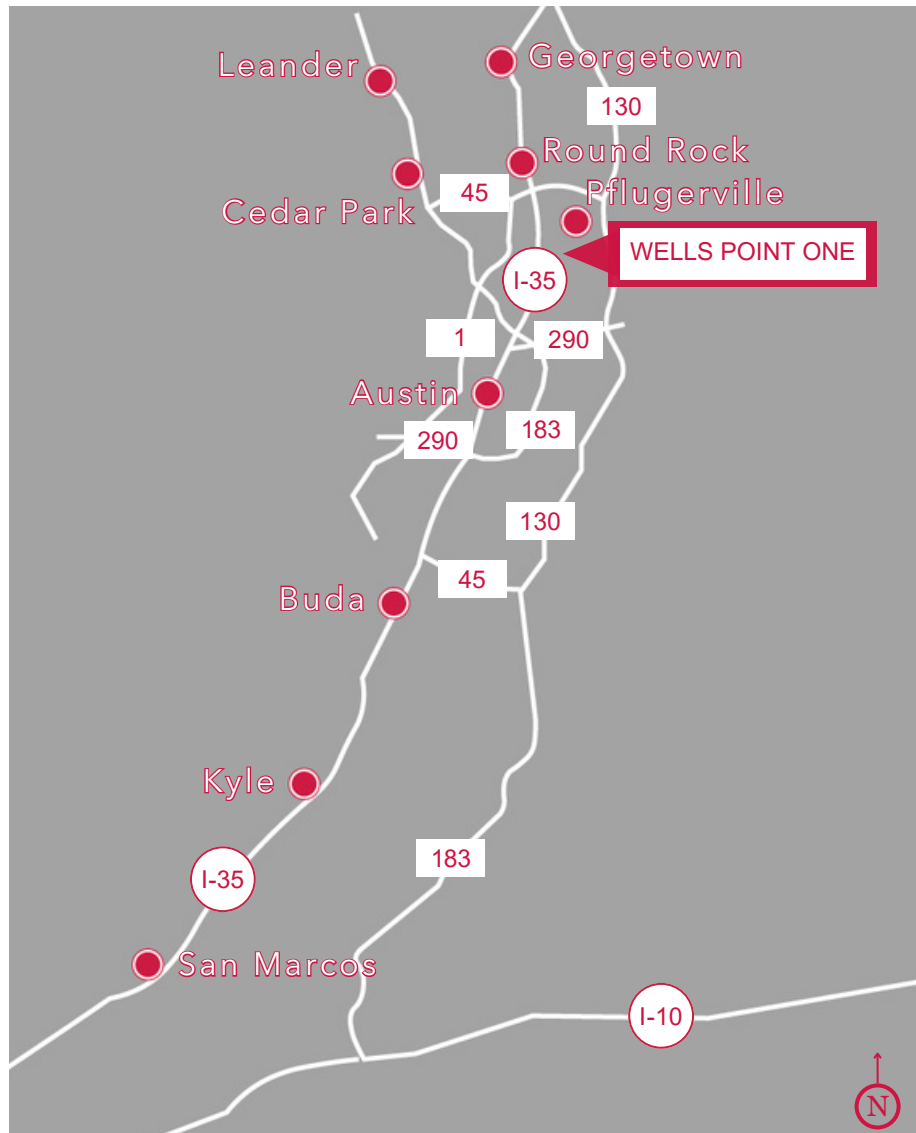
Austin Airport (AUS)
25 minutes



Houston
150 minutes



Dallas
150 minutes



AREA DEMOGRAPHICS



Population

1 mile	3 miles	5 miles
14,865	110,841	254,768



Median Household Income

1 mile	3 miles	5 miles
\$85,421	\$90,122	\$91,386



Civilian Laborforce

1 mile	3 miles	5 miles
8,486	68,282	157,386



Traffic Counts

Wells Branch Pkwy & McCallen Pass
18,920 MPSI

Wells Branch Pkwy & S Heatherwilde Blvd
14,037 MPSI

McCallen Pass & Wells Branch Pkwy
11,371 MPSI

ACCESS MAP

Right off I-35. At the heart of Pflugerville's growing industrial corridor.

Immediate Access to I-35 Frontage Roads

Rapid connectivity to Austin, Round Rock, Georgetown, and the greater Central Texas corridor

Minutes from SH-45 Toll Road

Seamless east-west mobility linking key employment centers, residential communities, and logistics hubs

Access to Growing Labor Pool

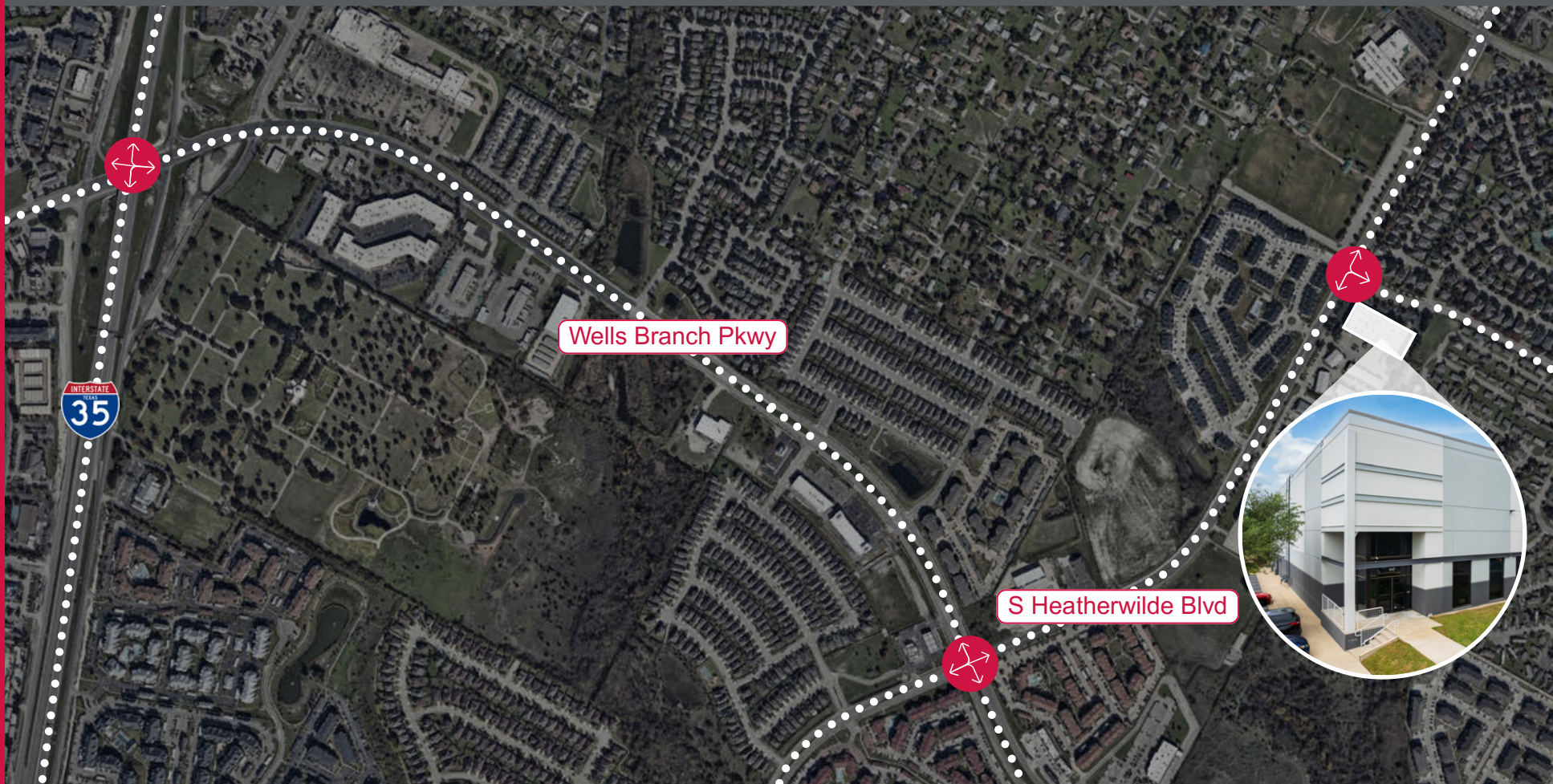
With over 157,000 civilian workers within 5 miles, the property offers strong staffing potential

Centralized Pflugerville Location

Convenient access to a deep local labor pool, nearby retail, dining, and city services along Wells Branch Pkwy and Pecan Street

WELLS POINT ONE

1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



FOR LEASE WELLS POINT ONE

1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



SCAN FOR MORE
INFORMATION



ADAM GREEN, SIOR

agreen@lee-associates.com
512.699.1103

WILL SALLIS

wsallis@lee-associates.com
512.289.9277



EASTGROUP
PROPERTIES