

1202 FARM TO MARKET 685

Pflugerville, TX 78660

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Flex space with a garage door offers the perfect blend of versatility and functionality. This adaptable space allows for seamless transitions between office, showroom, and warehouse, catering to a variety of business needs. The inclusion of a garage door provides convenient access for loading and unloading, making it ideal for businesses requiring storage or light industrial operations. Whether used for product display, vehicle access, or additional ventilation, the garage door enhances the space's flexibility. With the ability to configure the area to suit specific requirements, this feature-rich flex space with a garage door is a valuable asset for businesses seeking a dynamic and adaptable workspace.

PROPERTY HIGHLIGHTS

- Flex space with a convenient garage door
- Strategic location with easy access to major roadways
- Versatile floor plans to accommodate various office needs

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	18
Available SF:	1,250 - 2,500 SF
Building Size:	27,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,859	28,686	73,573
Total Population	5,073	82,090	205,305
Average HH Income	\$147,864	\$127,054	\$127,296

GARETH KOHLHAUSEN

713.988.1717
gk@z3realestate.us

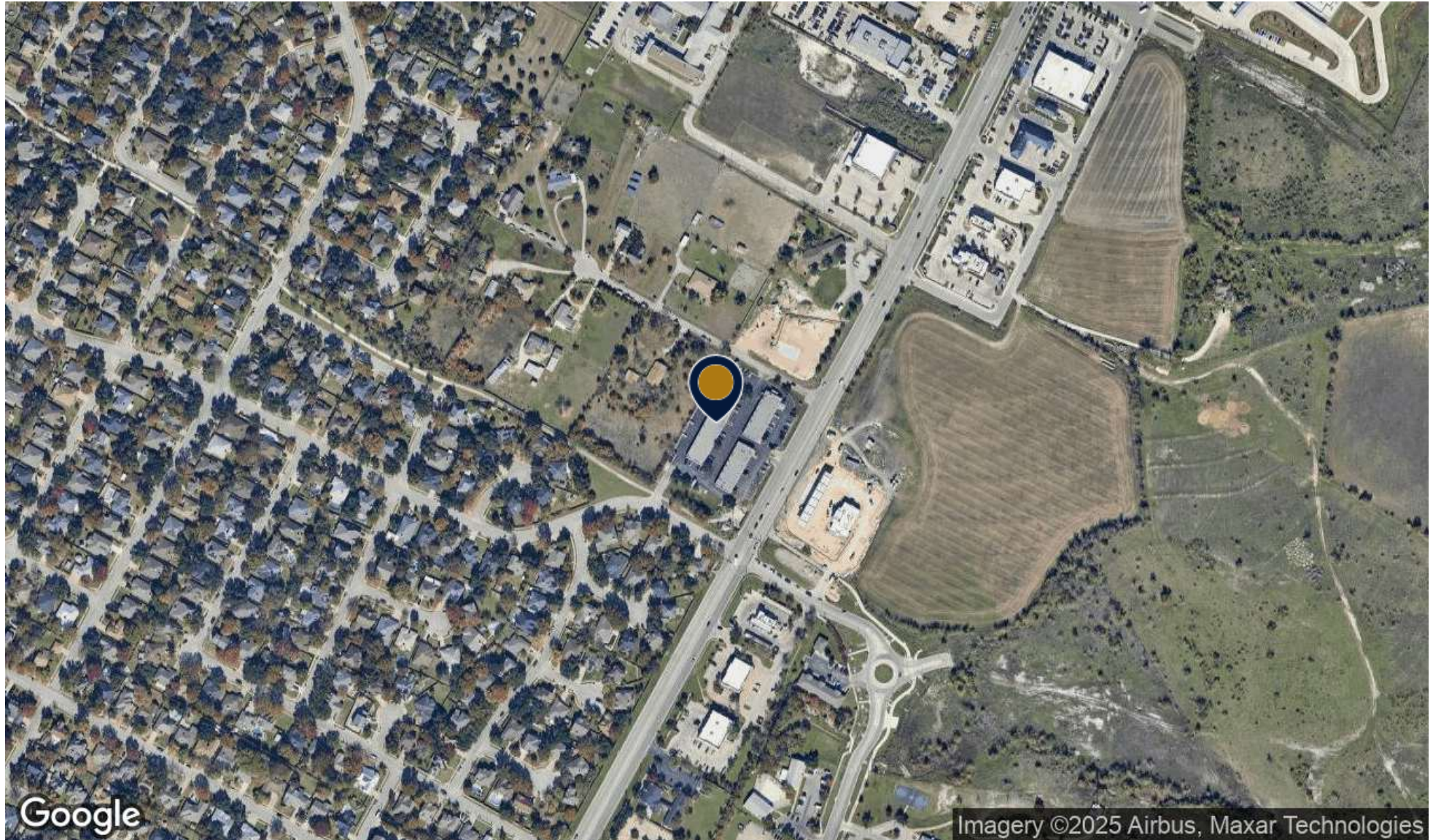
301 Camp Craft Road
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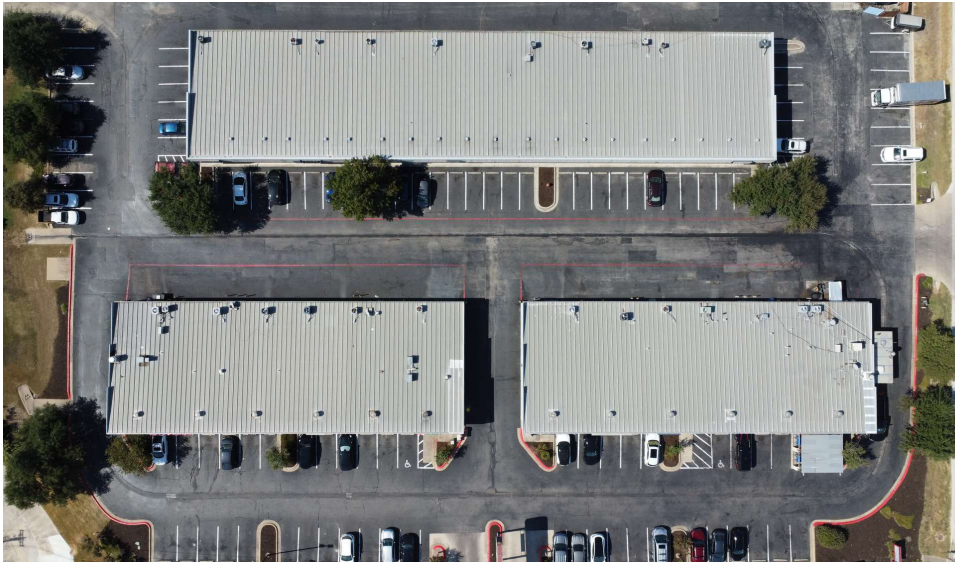
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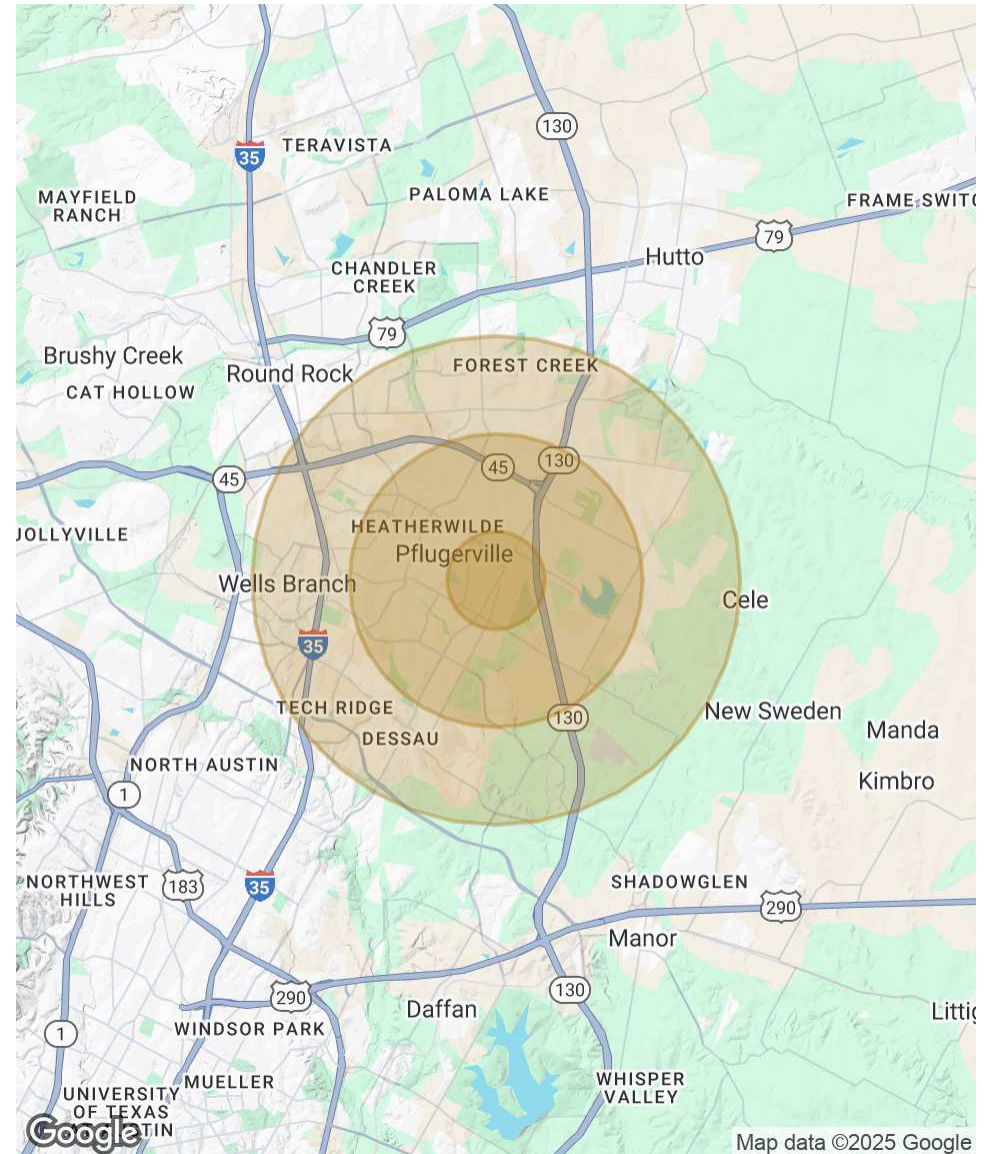
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,073	82,090	205,305
Average Age	42	37	36
Average Age (Male)	41	36	35
Average Age (Female)	43	38	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,859	28,686	73,573
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$147,864	\$127,054	\$127,296
Average House Value	\$384,156	\$386,931	\$436,585

Demographics data derived from AlphaMap



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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.

Latipac Property Management Inc. dba Z3 Real Estate Inc		9006543	info@z3realestate.us	713-988-4242
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Sales Agent/Associate's Name	License No.	Email	Phone	Regulated by the Texas Real Estate C
	09/17/2024			Information available at w
Buyer/Tenant/Seller/Landlord Initials	Date			

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov