

# Pecan Central Office Condominiums FOR SALE



Betty Epperson  
Epperson Realty Group LLC  
512-630-7290

BettyEpperson@EppersonRealtyGroup.com

**VIEW VIDEO  
WALK THRU  
Coming soon**



**2 Buildings, 10 Units Total  
Coming SOON  
EST 2nd Qtr 2024**

## **Possible Office Uses Include:**

- As a General office, real estate, tax, insurance or other commercial office, retail, Personal Services
- **PRECONSTRUCTION**
- **Price To be Determined**

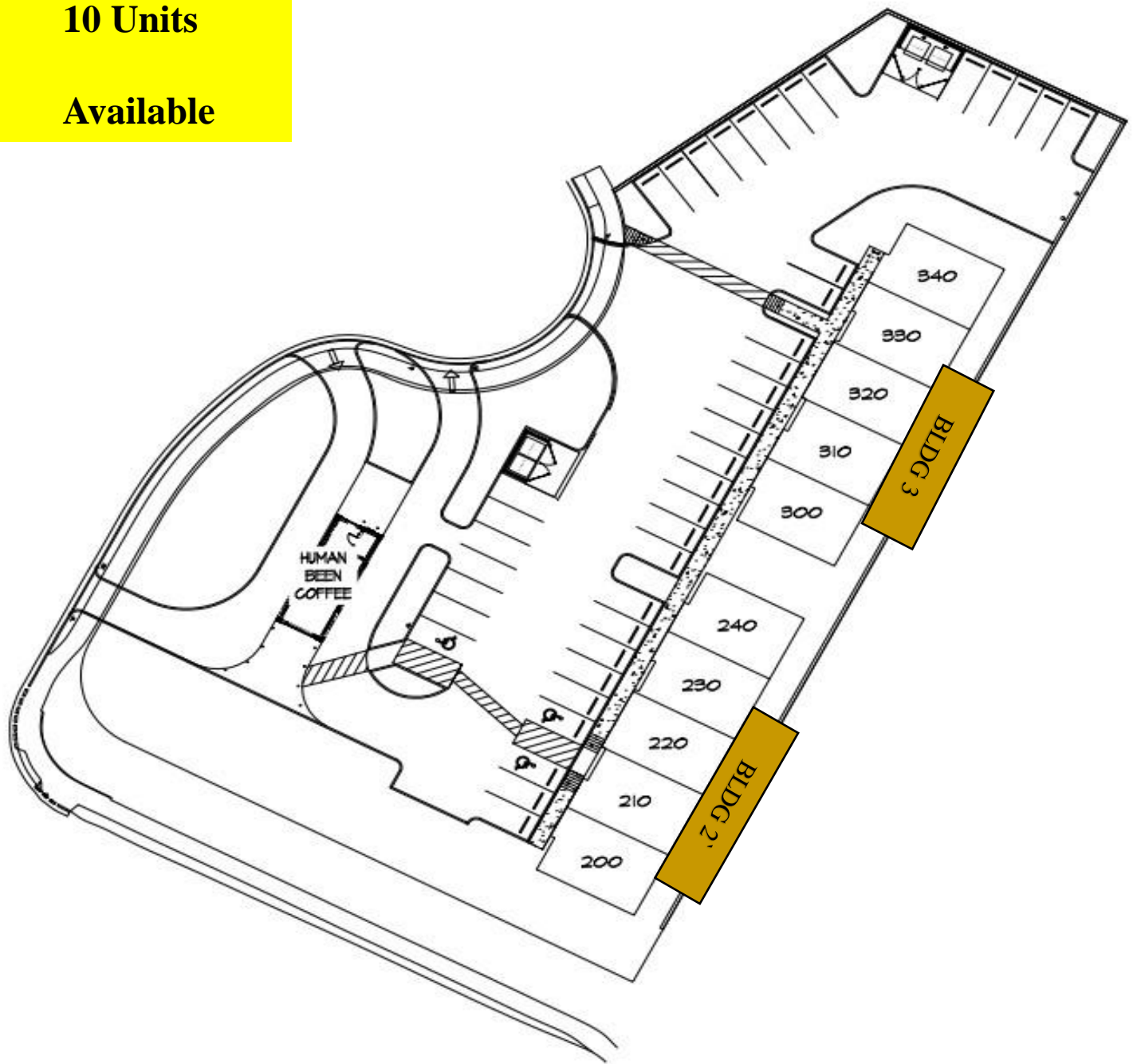
# Pecan Central Office Condominiums FOR SALE



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**10 Units**

**Available**



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# Pecan Central Office Park Condominiums FOR SALE



Betty Epperson  
Epperson Realty Group LLC  
512-630-7290 BettyEpperson@EppersonRealtyGroup.com

**10 Units  
SOLD  
Available**



## Possible Office Uses Include:

- As a General office, real estate, tax, insurance or other commercial office, Limited Personal Services

# Property Highlights



Betty Epperson

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## Exterior

762-782 Sq Ft

Four sides Masonry

20-Year 3 Tab Composition Roof

## Offices and Common Areas

Pre-wired for Security System

Textured Walls and Ceilings

Luxury Vinyl Flooring

2-panel Interior Doors

LED Recessed Can Ceiling Lighting

Blinds In all Offices

9' Ceilings

## Baths

ADA -Accessible Commode and Sink

Mirror above Sink

## Kitchenette

Stainless Steel Kitchen Sink

Granite Countertops

Pre-Plumb & Wire for Future

Refrigerators

## Energy Features

Fiberglass Insulation

R-15 Insulation in the Walls

R-38 Insulation blown in the ceilings

Double-pane LOW E Insulated

Windows

High-efficiency A/C System

Individual Water Heater

## Construction Features

Builders Warranty Program

Stud placement 16" on all Walls

Engineered Roof Trusses

Engineered Foundation with a pre-pour

Inspection

## POA Includes

Common area maintenance, exterior insurance, exterior lighting. Water, sewer and trash EST \$300.00 a Month

The information contained herein was obtained from sources deemed reliable; however, EPPERSON REALTY GROUP LLC 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. EPPERSON REALTY GROUP LLC, which provides real estate brokerage services, is a Texas Limited Liability Company

We reserve the right to make changes to the units and /or to make deviations from the plans or specifications as become necessary in our sole opinion by site, job, governmental conditions or availability of materials. All square footage is estimated only and may vary in actual construction.

# Building Renderings



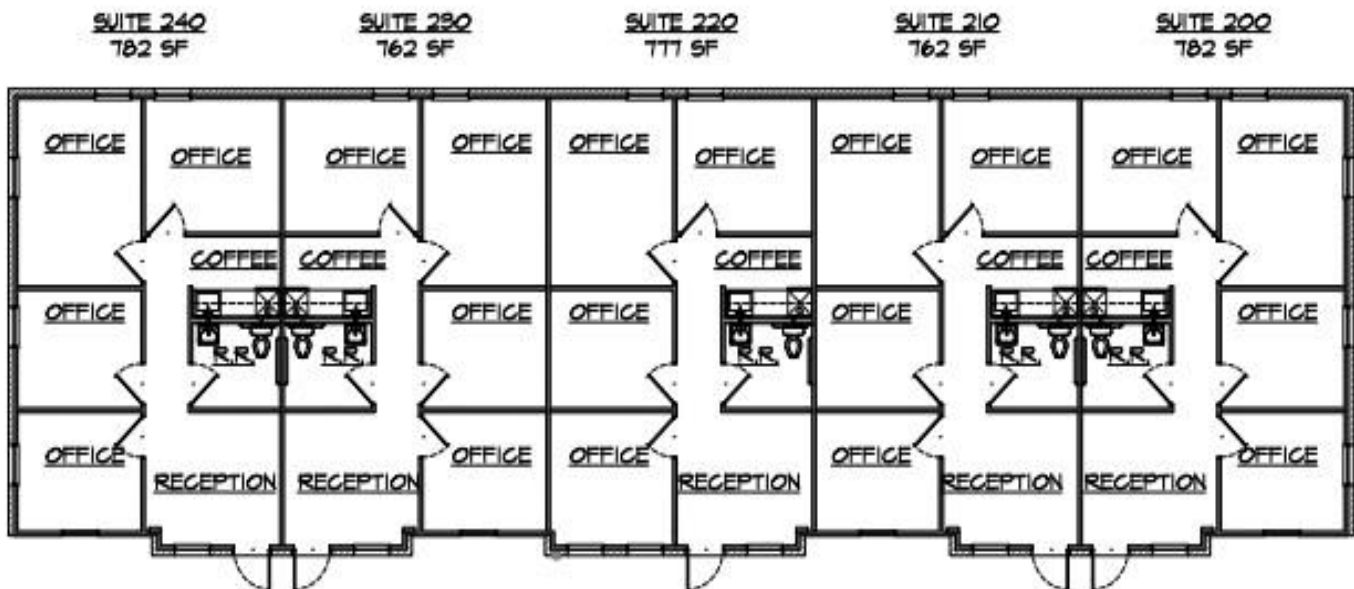
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## Building 2, 5 Units Total

200- Available      210 – Available  
220- Available      230-Available  
240 - Available

## Unit Floor Plans



# Building Renderings



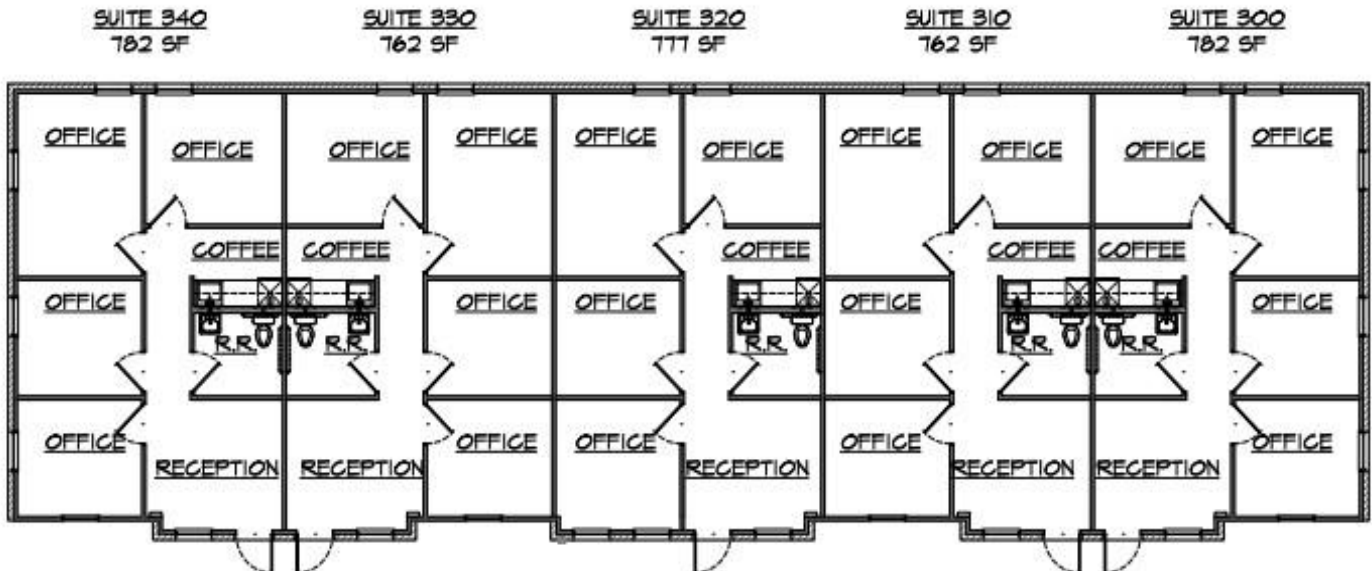
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## Building 3, 5 Units Total

300- Available      310 – Available  
320- Available      330-Available  
340 - Available

## Unit Floor Plans



**ALL  
Pictures  
are  
Sample  
Images Of  
Other  
Projects**

# Sample Pictures



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**SAMPLE  
VIEW VIDEO  
WALK THRU**

**<https://youtu.be/Xnd4vFuFt-U>**

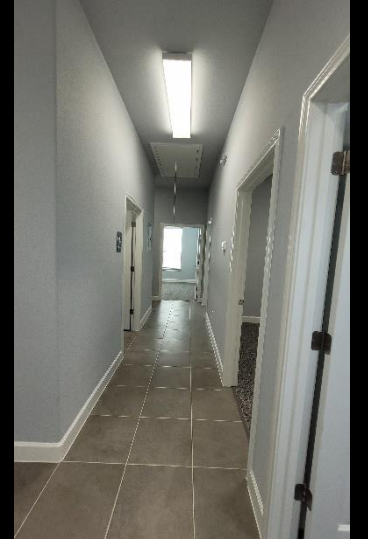


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# Sample Pictures



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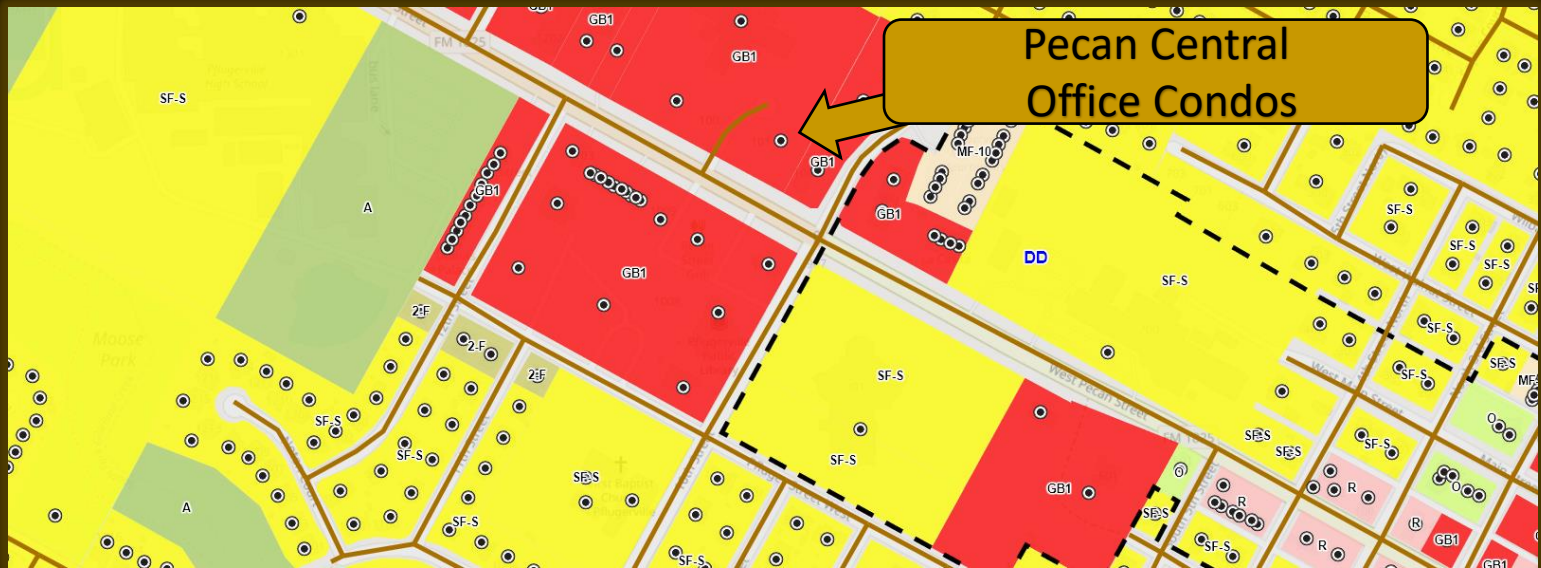
# Pflugerville Zoning Map



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## Why Pecan Central Office Park?

- Close to Pflugerville High School
- Site is less than 5 miles from major highways
- Site Adjacent to Pflugerville Library
- Median Household Income is Appx. \$112,000 / Year
- High traffic count (approximately 70,000 vehicles per day)
- ESTIMATED READY TO OCCUPY 4th Qtr 2023



## Zoning Legend

### Demographics:

Estimated Population: 102,000

Zoning is General Business 1

Call today for a  
personal showing!

### Land Use

	Agriculture/Conservation District
	Single Family Estate District
	Single Family Suburban Residential
	Single Family Residential District
	Two Family Residential District
	Multi-Family 10 Residential District
	Multi-Family 20 Residential District
	Office District
	Retail District
	General Business 1
	General Business 2
	Light Industrial District
	Planned Unit Development



## Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Betty Epperson</u>	<u>474240</u>	<u>BettyEpperson@EppersonRealtyGroup.co</u>	<u>(512)630-7290</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)