

Shops @ Kelly Lane

3607 Kelly Ln,
Pflugerville, TX 78660

FOR LEASE



- Intersection of Kelly Ln & Hidden Lake Dr
- Neighborhood retail on signalized intersection

Upto 5,000 sq. ft can be restaurant usage

COMING Q4 2025

**Contact : Bhavani Bheemanadham
201-360-1218**



Shops @ Kelly Lane

**3607 Kelly Ln,
Pflugerville, TX 78660**

FOR LEASE

Property Description :

- Signalized intersection
- Monument signage available

Building Size :

- 6,282 Sq ft (Building 1) ; Min. divisible 1,504 sq ft
- 4,054 Sq ft (Building 2) ; Min. divisible 2,027 sq ft

Lease Rate :

- Base Rent :
 - Retail use \$28/sq ft
 - Restaurant use \$32/sq ft
- NNN : \$10/ sq ft
- TI negotiable

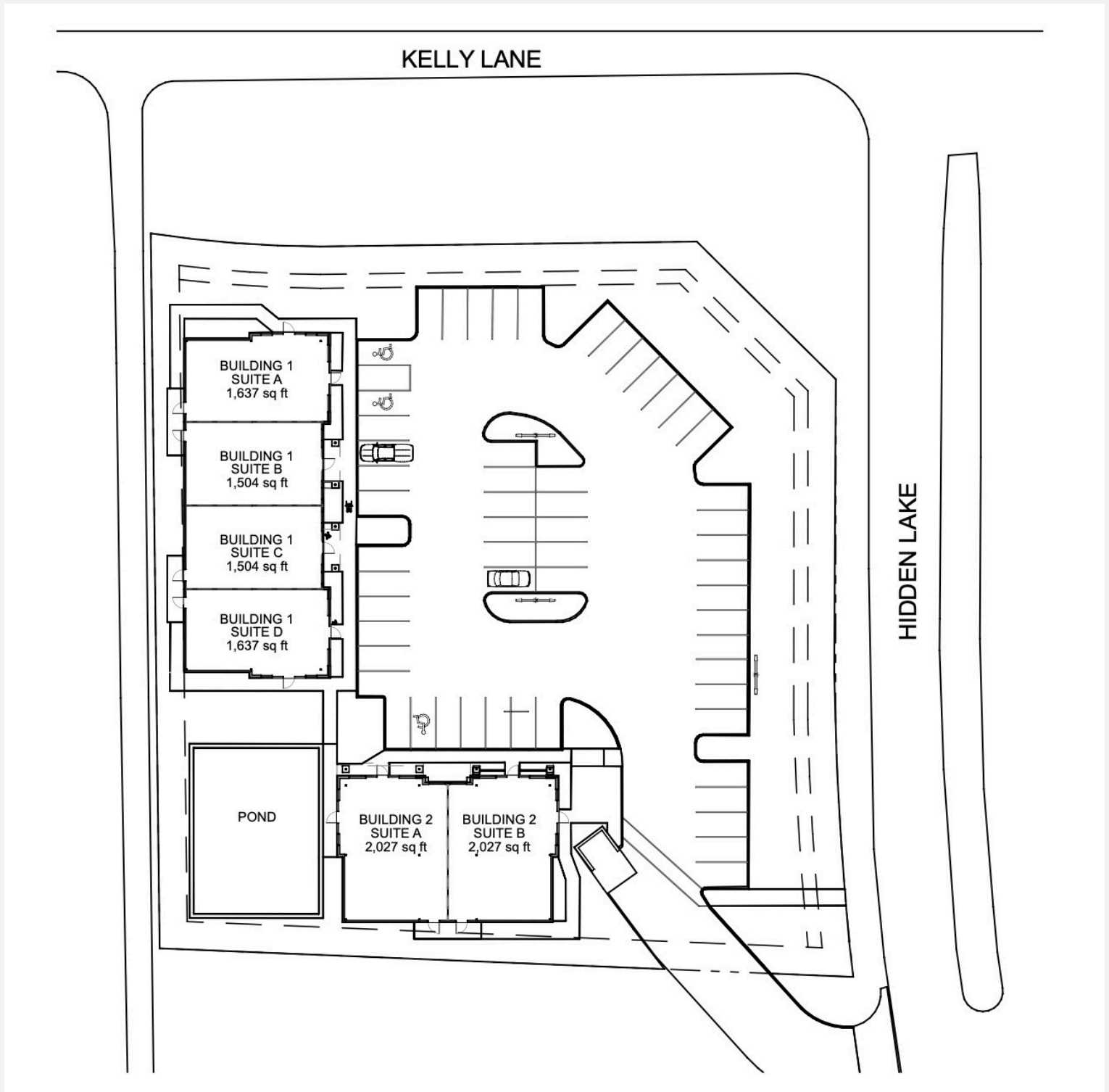
**Contact : Bhavani Bheemanadham
201-360-1218**



Shops @ Kelly Lane

**3607 Kelly Ln,
Pflugerville, TX 78660**

FOR LEASE



**Contact : Bhavani Bheemanadham
201-360-1218**



Shops @ Kelly Lane

**3607 Kelly Ln,
Pflugerville, TX 78660**

FOR LEASE



BLDG 1:

TOTAL: 6,282 SQ FT

MIN. DIVISIBLE :

1,504 SQ FT

BLDG 2:

TOTAL: 4,054 SQ FT

MIN. DIVISIBLE :

2,027 SQ FT



**Contact : Bhavani Bheemanadham
201-360-1218**



Shops @ Kelly Lane

3607 Kelly Ln,
Pflugerville, TX 78660

FOR LEASE

How many people live here?

1 MI	3 MI	5 MI
11K	53K	141K
COUNTY: 1,289K		STATE: 29,243K

How much money do they make?

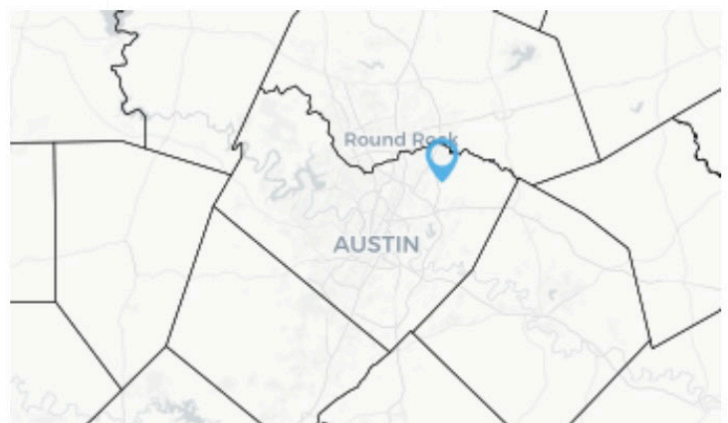
1 MI	3 MI	5 MI
\$141K	\$135K	\$117K
COUNTY: \$93K		STATE: \$73K

median household income

How old are they?

1 MI	3 MI	5 MI
36	36	36
COUNTY: 35		STATE: 35

median age in years



SOURCE: U.S. Census Bureau, 2022 American Community Survey, Tables B01001, B01002, B01003, and B19013.

Contact : Bhavani Bheemanadham
201-360-1218



Shops @ Kelly Lane

3607 Kelly Ln,
Pflugerville, TX 78660

FOR LEASE

DEMOGRAPHICS


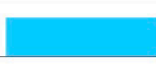

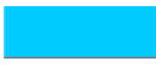
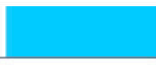
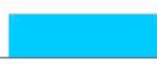

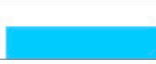

Population

	1 mile	3 miles	5 miles
Population	10,556	52,635	141,387
Population Density (people per sq mi)	3,383	1,880	1,818

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Texas	20,851,820	25,145,561	29,145,505	32,912,882				13%
Travis County	812,280	1,024,266	1,290,188	1,572,639				22%
Williamson County	249,967	422,679	609,017	815,021				34%

Source: Texas Demographic Center, Projections of the Total Population of Texas and Counties in Texas, 2020-2060, October 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	3,444		17,567		49,456	
Occupied Housing Units	3,442		17,101		47,837	
Owner occupied units	2,860	83%	14,274	83%	36,963	77%
Renter occupied units	583	17%	2,826	17%	10,873	23%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B25024, B25003

Contact : Bhavani Bheemanadham
201-360-1218





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Rekonnection, LLC	9010467	admin@rekonnection.com	(972)914-0989
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Praveen Billa	611849	prbilla@yahoo.com	(972)965-7751
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bhavani Bheemanadham	733897	sankarbhavanib@gmail.com	(201)360-1218
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

IABS 1-1

TXR 2501

Commercial Sale