

# THE PEARLS AT WELLS BRANCH

801 Wells Branch Parkway | Pflugerville | TX | 78660



Brand New Multi-Tenant Retail Center

| For Lease

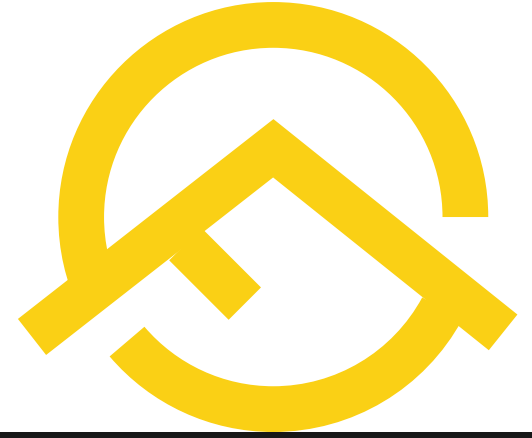
| Austin MSA



RENDERED SIGNAGE

**FULL CIRCLE**  
REAL ESTATE

**EXCLUSIVELY MARKETED**



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**FULL CIRCLE  
REAL ESTATE**

YOUR GO-TO TEXAS REAL ESTATE TEAM

RENDERED SIGNAGE

# LISTING INFORMATION



## LISTING DETAILS

<b>Space Available</b>	1800 - 11800 SF
<b>Rent Price</b>	\$30 - 35/SF
<b>NNNs</b>	\$10-\$12/SF
<b>Space Condition</b>	Shell

## PROPERTY OVERVIEW

<b>Property Address</b>	801 Wells Branch Parkway, Pflugerville, TX 78660
<b>Rentable Area</b>	22,400 SF
<b>Land Area</b>	2.95 Acres
<b>Year Built</b>	2024
<b>Zoning</b>	Commercial

# EXISTING TENANT OVERVIEW



## MAMA BRO'S

Mama-Bro's is an Indian bar, bakery, restaurant, and drive-thru that offers a unique dining experience that combines the flavors of Indian cuisine with the convenience of quick service.



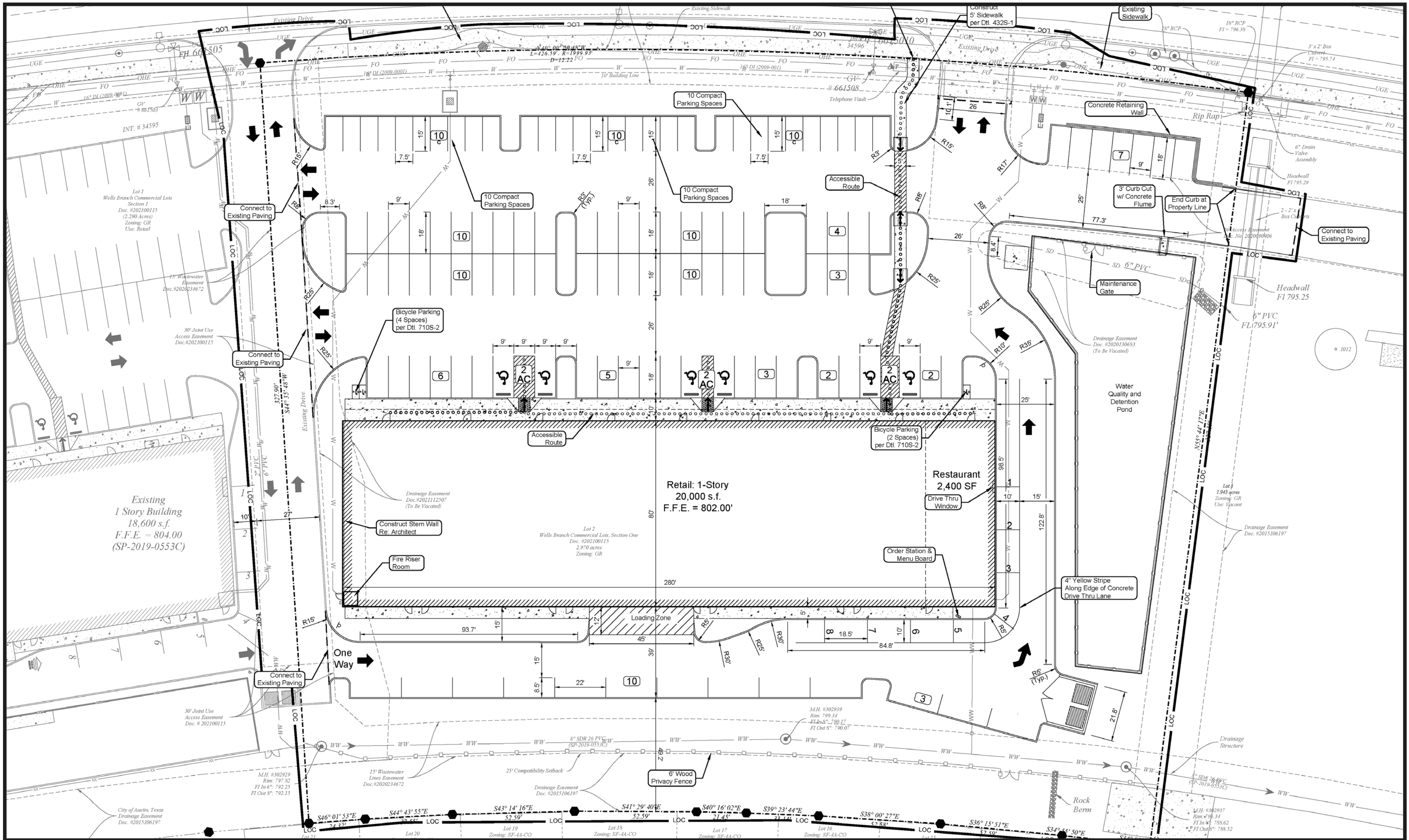
## TRND SETTERS

TRND Setters is a modern barbershop that combines classic grooming with the latest trends. Their skilled barbers provide precision haircuts and expert beard trims in a welcoming atmosphere, ensuring every client looks and feels their best.



RENDERED SIGNAGE

# SITE PLAN



# PROPERTY PHOTOS



RENDERED SIGNAGE



# AERIAL RETAIL



DOWNTOWN AUSTIN  
20 MIN DRIVE



JOHN B CONNALLY  
HIGH SCHOOL



**SUBJECT  
PROPERTY**

**WELLS BRANCH PKWY  
23,743 VPD**

# AERIAL RETAIL



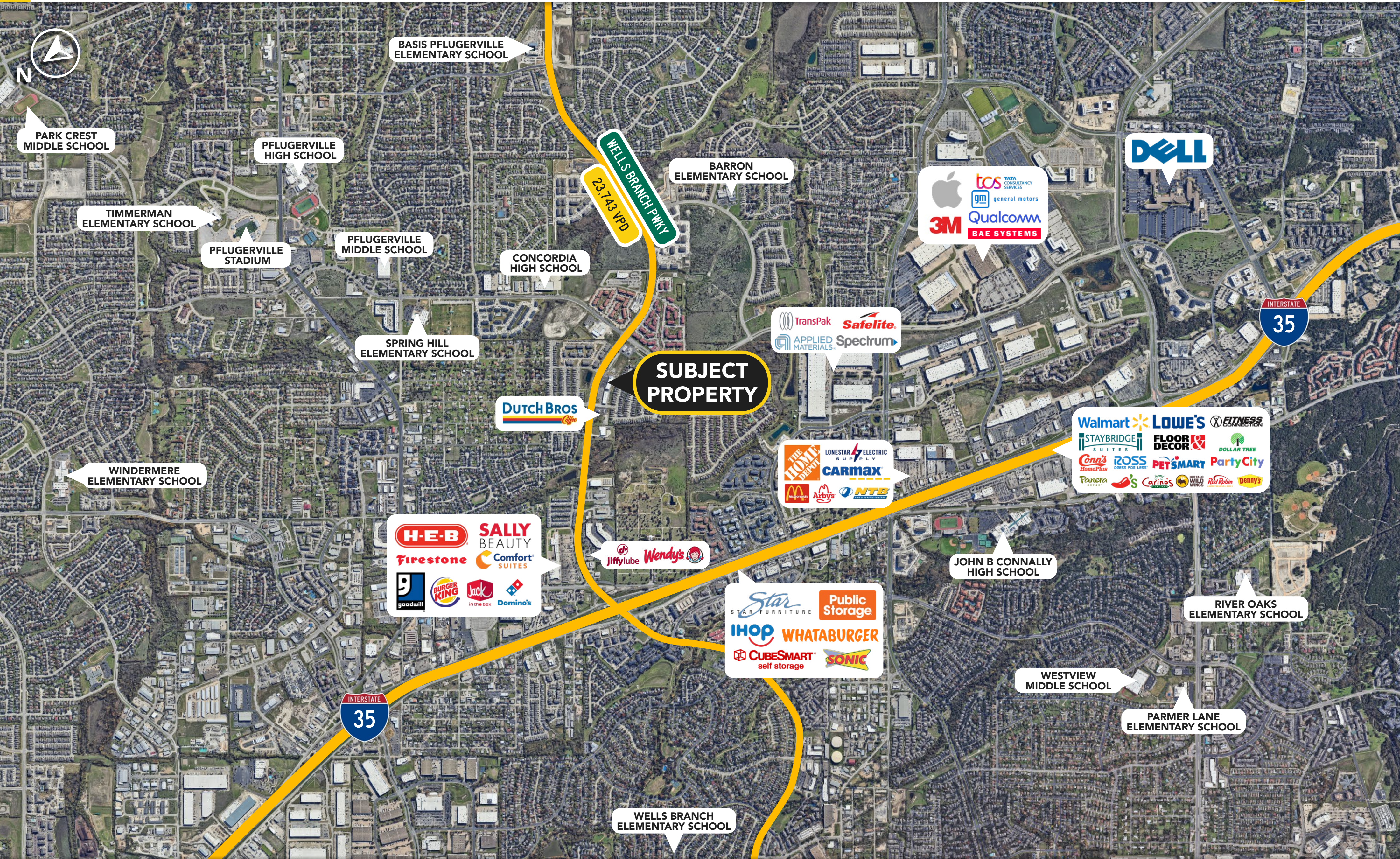
**SUBJECT  
PROPERTY**



**WELLS BRANCH PKWY  
23,743 VPD**



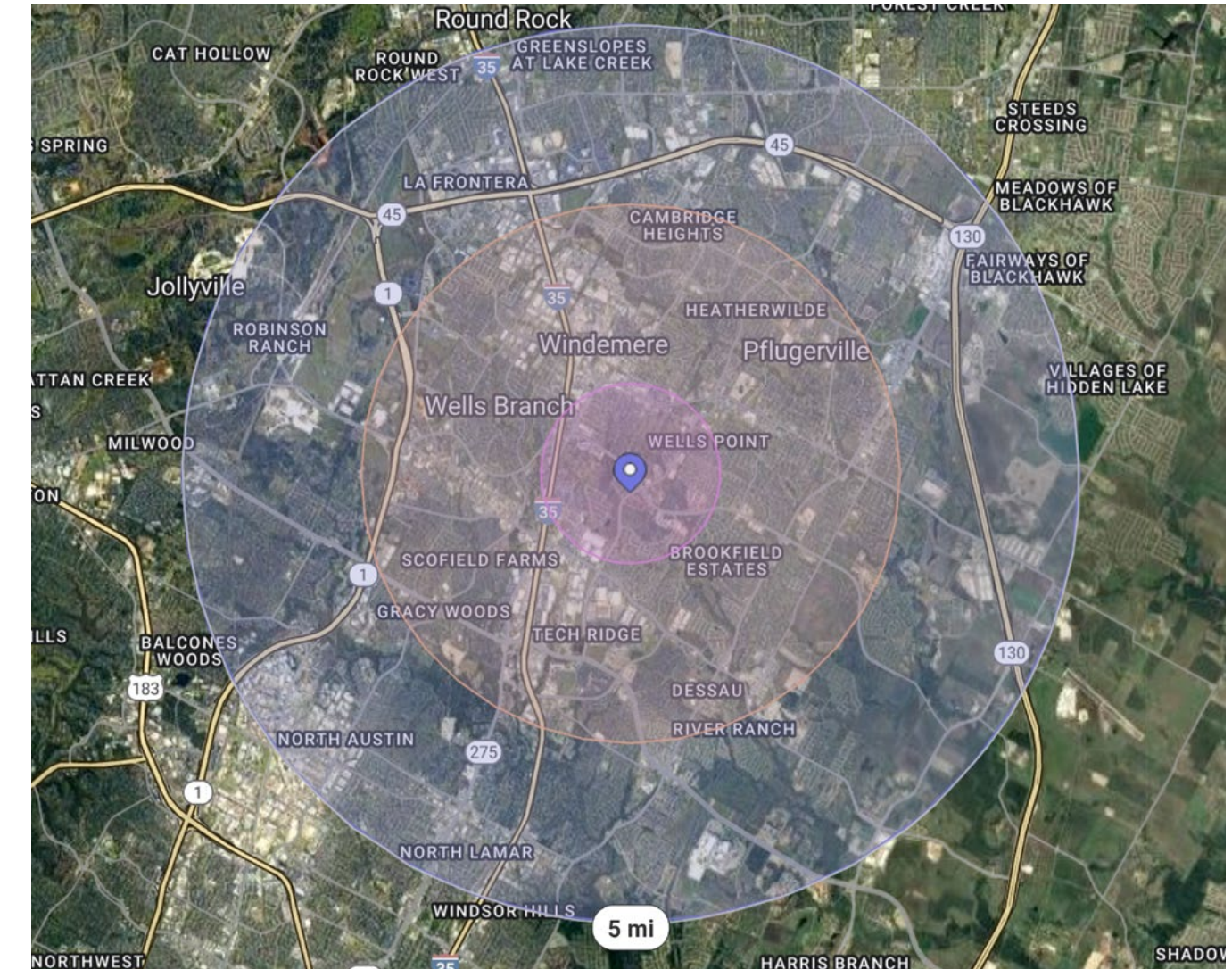
# TRADE AREA



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 CENSUS POPULATION	11,403	113,397	251,699
2022 POPULATION DENSITY PER SQ MILE	3,758	4,168	3,192
2017 CENSUS POPULATION	10,449	106,033	220,321
<b>HOUSEHOLD &amp; GROWTH</b>			
2022 HOUSEHOLDS	4,885	46,060	104,981
2022 FAMILY HOUSEHOLDS	2,497 (51.1%)	27,884 (60.5%)	61,193 (58.3%)
2022 PERSONS PER HOUSEHOLD	2.33	2.46	2.4
<b>INCOME</b>			
2022 AVERAGE HOUSEHOLD INCOME	\$87,457.99	\$99,673.43	\$102,989.01
2022 MEDIAN HOUSEHOLD INCOME	\$74,255.52	\$81,696.3	\$84,498.1
2022 PER CAPITA INCOME	\$38,406.57	\$40,811.94	\$43,274.42
<b>HOUSING</b>			
2022 MEDIAN HOUSE VALUE	\$317,016.15	\$307,638.25	\$322,576.04
2022 OCCUPIED HOUSING UNITS	4,885 (94.8%)	46,060 (94.7%)	104,981 (94.8%)





## PFLUGERVILLE, TEXAS

Pflugerville, Texas, located just north of Austin, is experiencing significant growth and presents a robust opportunity for real estate investment. With a population that has surged to over 65,000 residents, Pflugerville's market is bolstered by its strategic location within the Austin-Round Rock metropolitan area, which continues to attract major employers and a skilled workforce.

The city's median home value has appreciated by approximately 8% year-over-year, reaching \$340,000, reflecting strong demand in the housing sector. Additionally, Pflugerville boasts a diverse economic base, with a low unemployment rate of 3.2%, and a projected job growth rate of 45% over the next decade. The local real estate market benefits from a combination of affordable property prices compared to Austin, excellent school districts, and ongoing infrastructure developments, making it an attractive option for investors seeking stable returns and long-term capital appreciation.

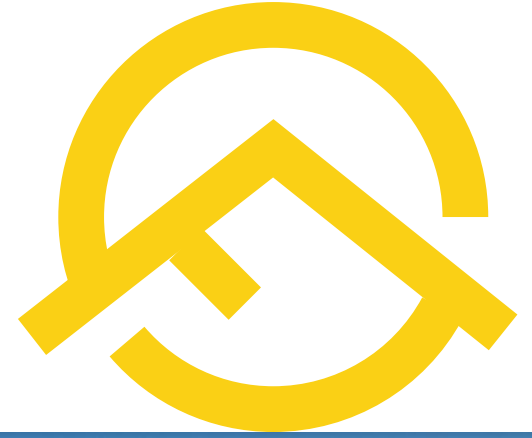


## AUSTIN MSA

Austin, Texas, stands out as one of the most dynamic real estate markets in the United States, driven by its booming economy and rapid population growth. With a current population surpassing 950,000, Austin has seen its housing market flourish, evidenced by a median home price of \$560,000, reflecting a 10% year-over-year increase. The city's robust job market, characterized by an unemployment rate of just 2.7%, is fueled by the presence of major tech companies and startups, earning it the nickname "Silicon Hills."

Over the next decade, Austin is projected to experience a job growth rate of 47%, further solidifying its position as an economic powerhouse. The city's vibrant cultural scene, top-ranked educational institutions, and ongoing infrastructure developments make it a highly attractive location for real estate investors seeking strong returns and long-term capital appreciation.

# LISTING TEAM



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## 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Prisma Tadavarty</b>	<b>780366</b>	<b>prisma.realtor@gmail.com</b>	<b>(617)694-1971</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Full Circle RE, 141 ARCHIPELAGO TRL AUSTIN TX 78717

Prisma Tadavarty

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

IABS 1-0 Date

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