



OFFERING SUMMARY

Sale Price:	\$530,000
Building Size:	1,553 SF
Number of Units:	4
Price / SF:	\$341.49
Cap Rate:	6.89%
NOI:	\$36,520

PROPERTY OVERVIEW

Introducing a lucrative opportunity for Office Building investors or users in Pflugerville, Texas. This impressive 1,553 SF building houses four modern and flexible office units, strategically located just 1 mile east of IH 35. Boasting high visibility and accessibility, the property features a contemporary design and is adaptable to various business needs. With the potential for significant growth due to under market rents and gross leases, this building presents a compelling investment opportunity. Its prime location in a thriving commercial hub promises a strong presence and promising returns for investors seeking a valuable and versatile asset in the dynamic Pflugerville area.

PROPERTY HIGHLIGHTS

- 1,553 SF office building with 4 units
- Strategic location in Pflugerville just 1 mile east of IH 35
- Modern and flexible workspace
- High visibility and accessibility
- Contemporary design
- Adaptable for various business needs
- Huge upside with under market rents and gross leases

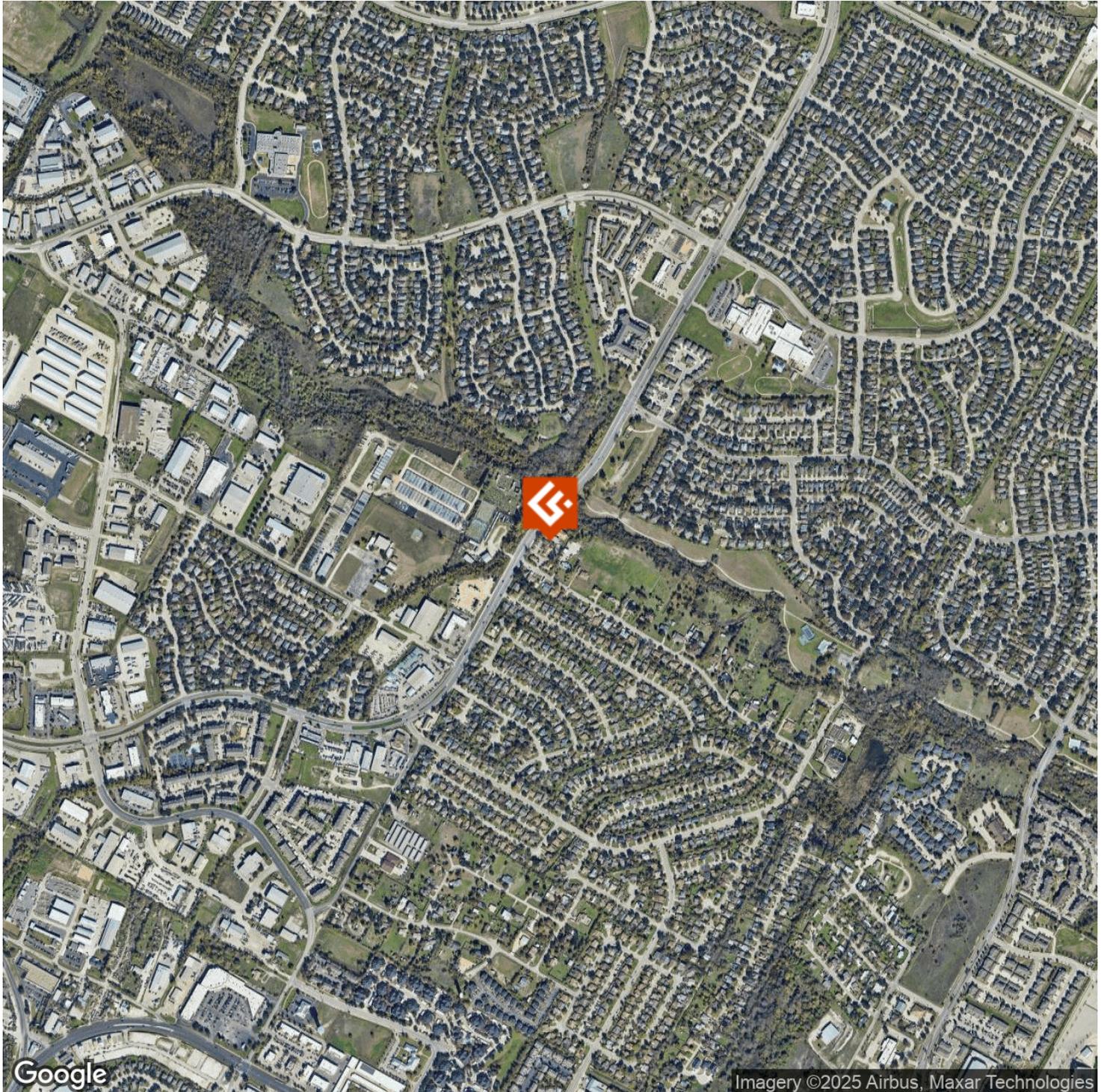
Joel Hargett

512.447.2222 x112

joel@csarealtygroup.com



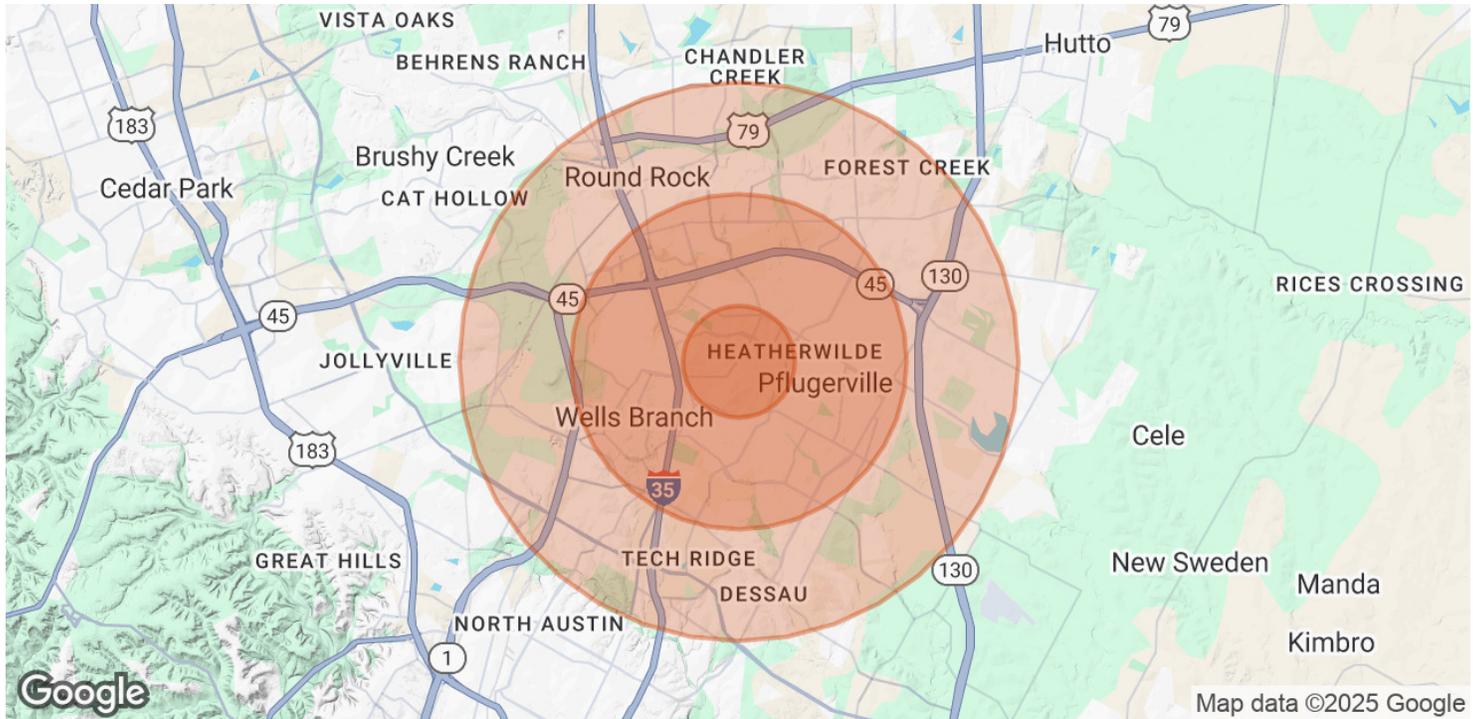
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,742	121,119	265,456
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	40	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,199	48,335	102,745
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$101,334	\$105,212	\$117,770
Average House Value	\$358,422	\$386,296	\$428,691

Demographics data derived from AlphaMap

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
203	Eldys Rodriguez Blanco (Notary)	388 SF	25%	\$29.38	\$11,400	10/1/2025	9/30/2026
201	Flourotech USA	388 SF	25%	\$27.84	\$10,800	MTM	MTM
202	CVI Americal, Inc	388 SF	25%	\$27.84	\$10,800	1/1/2025	12/31/2025
200	Dr Russo MD	388 SF	25%	\$27.84	\$10,800	8/1/2025	7/31/2026
-	-	-	-	-	-	-	-
TOTALS		1,552 SF	100%	\$112.89	\$43,800		
AVERAGES		388 SF	25%	\$28.22	\$10,950		

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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.

<u>Juan G. Creixell/ CSA Realty Group, Inc.</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Juan G. Creixell</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andres Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

Manor Industrial -

Phone: 5124472222

Fax:

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