

# OFFERING MEMORANDUM

1910 West Pecan Street  
Pflugerville, TX 78660

17600 S Interstate 35  
Buda, TX 78610



**TAYLOR DORRIS**  
Concord Properties

tdorris@concord-corp.com  
210.777.2107

# THE ASSETS



**1910 West Pecan Street, Pflugerville, Texas (“The Property”)** is a fee simple, single-tenant, triple-net leased industrial asset located in Pflugerville, Travis County, Texas, a high-growth submarket within the Austin MSA. The 8,937 square-foot building is positioned on 1.86 acres of fully fenced and secured land and is located just under 2 miles from Interstate 35, offering excellent regional connectivity and proximity to Austin.

Location specializes in Equipment & Tool Rentals. Tenant has been in place since 2011.

- ➔ Year Built: 1995
- ➔ Lot Size: 1.86 Acres
- ➔ Fully Fenced and Secured
- ➔ Building Size: 8,937
- ➔ Office SF: 3,197
- ➔ Warehouse SF: 5,740
- ➔ Zoning Type A Agriculture/Development Reserve
- ➔ Leased to United Rentals through April 2031
- ➔ Two (Five) Year Renewal Extensions
- ➔ Fee Simple
- ➔ Contact Broker for Pricing

**17600 S Interstate 35, Buda, Texas (the “Property”)** is a fee-simple, single-tenant industrial facility leased on a triple-net basis located in Buda, Hays County, Texas—one of the fastest-growing submarkets within the Austin MSA. The Property comprises a 9,029 square-foot building situated on 1.996 acres of fully fenced and secured land. Strategically positioned along the access road of South Interstate 35, the Property is located approximately 16 miles south of downtown Austin with direct access to the Austin–San Antonio corridor.

Location specializes in Aerial Equipment Rentals. Tenant has been in place since 2011.

- ➔ Year Built: 2002
- ➔ Lot Size: 1.996 Acres
- ➔ Fully Fenced and Secured
- ➔ Building Size: 9,029
- ➔ Level 1 Office SF: 2,883
- ➔ Level 2 Office SF: 2,116
- ➔ Warehouse SF: 4,030
- ➔ Leased to United Rentals through April 2031
- ➔ Three (Five) Year Renewal Extensions
- ➔ Zoned LI Light Industrial
- ➔ Fee Simple
- ➔ Contact Broker for Pricing



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# THE TENANT



**United Rentals Inc.** is the largest equipment rental company in the world. The company has an integrated network of 1,331 rental locations in North America, 11 in Europe, 28 in Australia and 18 in New Zealand. In North America, the company operates in 49 states and every Canadian province. The company's approximately 20,100 employees serve construction and industrial customers, utilities, municipalities, homeowners, and others. The company offers approximately 4,300 classes of equipment for rent with a total original cost of \$15.72 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index® and is headquartered in Stamford, Connecticut.

1910 WEST PECAN STREET, PFLUGERVILLE, TEXAS

## Lease Terms

- United Rentals, Inc.
- 9,029 SF
- 60 Months
- 05/01/2026 Lease Commencement
- 04/30/2031 Lease Expiration
- Two - 5 Year Extensions

Period	Monthly Base Rent	Yearly Base Rent
5/1/2026 - 4/30/2027	\$13,077.64	\$156,931.68
5/1/2027 - 4/30/2028	\$13,469.96	\$161,639.52
5/1/2028 - 4/1/2029	\$13,874.06	\$166,488.72
5/1/2029 - 4/30/2030	\$14,290.28	\$171,483.36
5/1/2030 - 4/30/2031	\$14,718.99	\$176,627.88

## First Extension Term (60 Months)

Period	Monthly Base Rent	Yearly Base Rent
5/1/2031 - 4/30/2032	\$15,013.37	\$180,160.44
5/1/2032 - 4/30/2033	\$15,313.63	\$183,763.56
5/1/2033 - 4/1/2034	\$15,619.91	\$187,438.92
5/1/2034 - 4/30/2035	\$15,932.31	\$191,187.72
5/1/2035 - 4/30/2036	\$16,250.95	\$195,011.40

## Second Extension Term (60 Months)

Period	Monthly Base Rent	Yearly Base Rent
5/1/2036 - 4/30/2037	\$16,575.97	\$198,911.64
5/1/2037 - 4/30/2038	\$16,907.49	\$202,889.88
5/1/2038 - 4/1/2039	\$17,245.64	\$206,947.68
5/1/2039 - 4/30/2040	\$17,590.55	\$211,086.60
5/1/2040 - 4/30/2041	\$17,942.36	\$215,308.32



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# THE TENANT



17600 S INTERSTATE 35, BUDA TEXAS

## Lease Terms

- United Rentals, Inc.
- 9,029 SF
- 60 Months
- 05/01/2026 Lease Commencement
- 04/30/2031 Lease Expiration
- Three - 5 Year Extensions at Fair Market Value

Period	Monthly Base Rent	Yearly Base Rent
5/1/2026 - 4/30/2027	\$14,830.08	\$177,960.96
5/1/2027 - 4/30/2028	\$15,274.98	\$183,299.76
5/1/2028 - 4/1/2029	\$15,733.23	\$188,798.76
5/1/2029 - 4/30/2030	\$16,205.23	\$194,462.76
5/1/2030 - 4/30/2031	\$16,691.39	\$200,296.68

First Extension Term (60 months): 5/1/2031 - 4/30/2036  
*(Fair Market Rental Rate)*

Second Extension Term (60 months): 5/1/2036 - 4/30/2041  
*(Fair Market Rental Rate)*

Third Extension Term (60 months): 5/1/2041 - 4/30/2046  
*(Fair Market Rental Rate)*

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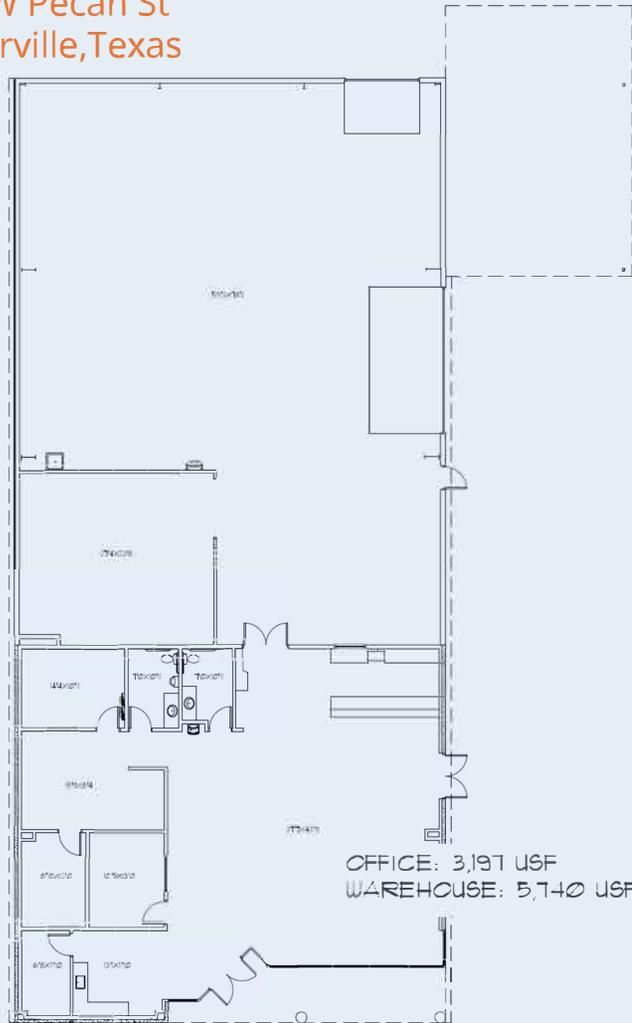
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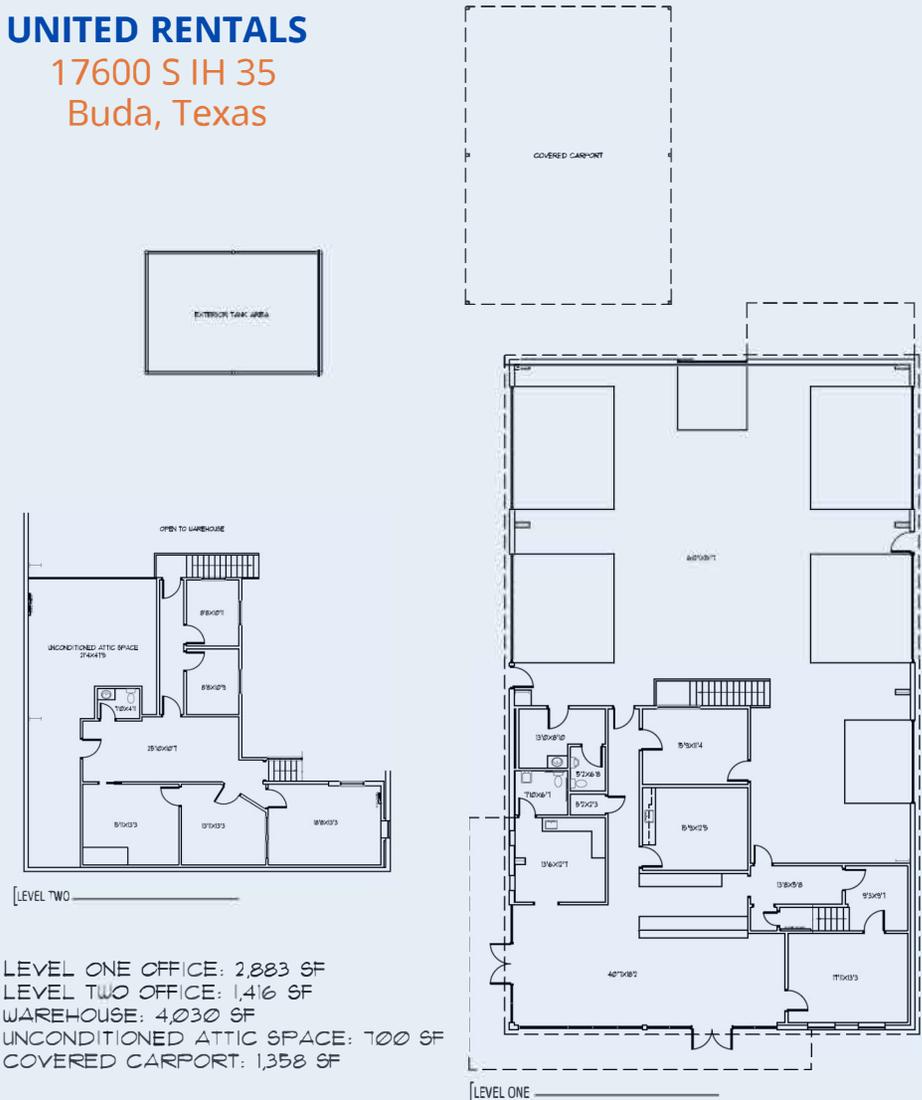
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# AS BUILTS

## UNITED RENTALS 1910 W Pecan St Pflugerville, Texas



## UNITED RENTALS 17600 S IH 35 Buda, Texas



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# DEMOGRAPHICS

## ABOUT PFLUGERVILLE

**67,892** residents (annual growth rate of 1.35%)

**75.5%** labor force

HOME OWNERSHIP IN PFLUGERVILLE	71.2%
AVERAGE PROPERTY VALUE	\$411,902
MEDIAN PROPERTY VALUE	\$354,900
MEDIAN HOUSEHOLD INCOME	\$121,424
MEDIAN AGE	36.1
AVERAGE HOUSEHOLD SIZE	2.5
BACHELOR DEGREE OR HIGHER	43%
MEDIAN RENT	\$1,700 - \$2,100/MO

Sources: Pflugerville Community Development; Census.gov, ESRI

## ABOUT BUDA

**17,414** residents (annual growth rate of 1.53% )

**77.7%** labor force

HOME OWNERSHIP IN BUDA	75.1%
AVERAGE PROPERTY VALUE	\$454,120
MEDIAN PROPERTY VALUE	\$381,093
MEDIAN HOUSEHOLD INCOME	\$123,766
MEDIAN AGE	36.1
AVERAGE HOUSEHOLD SIZE	2.7
BACHELOR DEGREE OR HIGHER	45.3%
MEDIAN RENT	\$1,800 - \$2,000/MO

Sources: Buda Economic Development Corp; Census.gov, ESRI

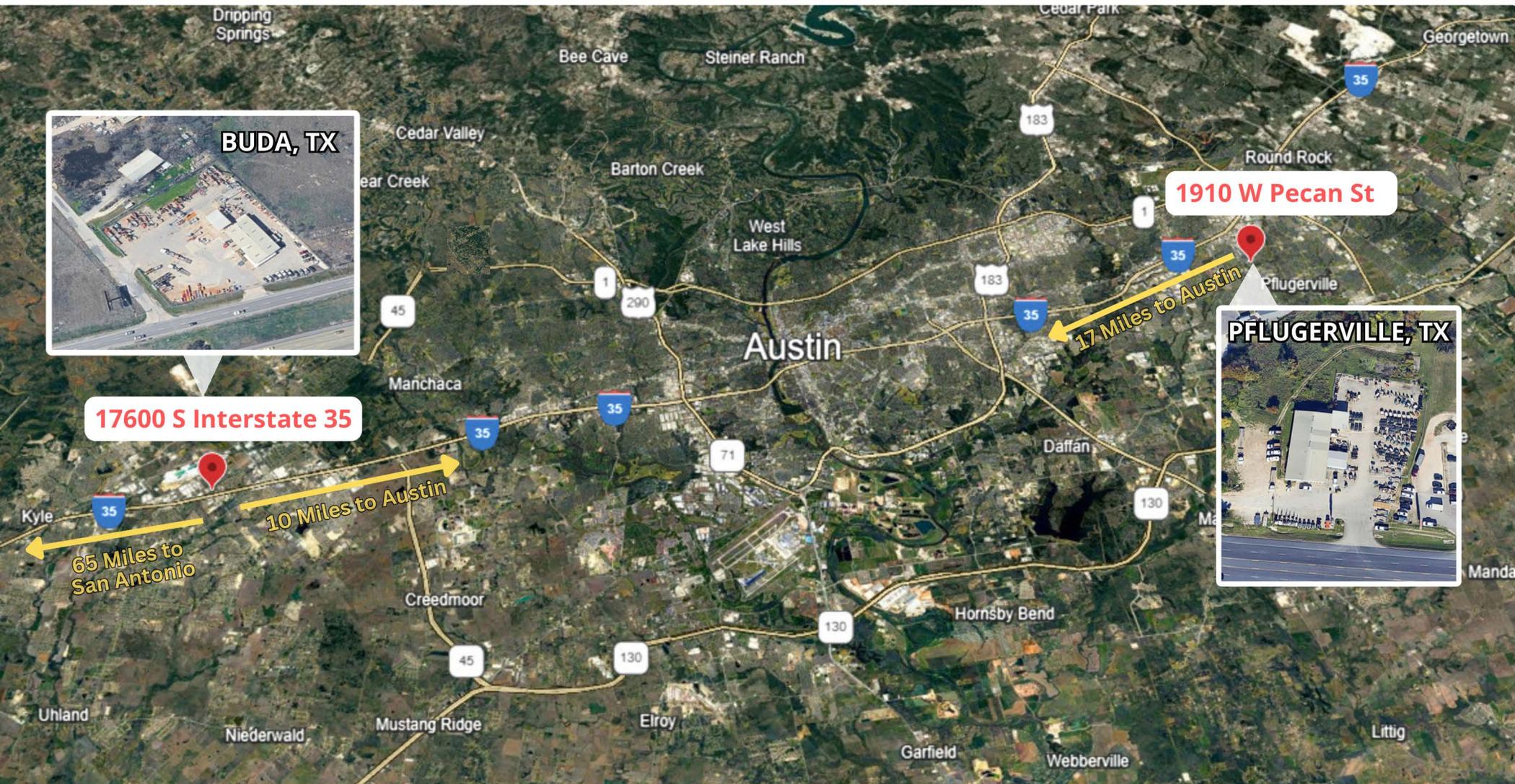


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# AERIAL VIEW



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# AERIAL VIEW

**17600 S Interstate 35  
Buda, TX 78610**



1.996 Acres  
9,029 SF Bldg

Interstate Dr



**1910 West Pecan Street  
Pflugerville, TX 78660**



1.86 Acres  
8,937 SF Bldg

West Pecan St



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**THANK  
YOU.**

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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.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**Taylor Dorris** License No. **503845** Email **tdorris@concord-corp.com** Phone **210-822-8600**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Taylor Dorris** License No. **503845** Email **tdorris@concord-corp.com** Phone **210-822-8600**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Sales Agent/Associate's Name

\_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

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