

SELLER FINANCING AVAILABLE • 15-20% DOWN

FOR SALE



Grand Ave Pkwy

W Pflugerville Pkwy

GRAND AVE PLAZA • NORTHEAST AUSTIN / PFLUGERVILLE

114 Grand Ave Pkwy

Pflugerville, TX 78660 • Hard Corner at Lighted Intersection

LOT SIZE

4.06 AC

Retail District zoning

PROPOSED BLDG AREA

19,868 SF

Two buildings • Patio space

USE

Commercial Retail

Investment • Owner-User

CORNER TRAFFIC

45,296 VPD

Combined • Lighted intersection

SELLER FINANCING AVAILABLE • 15-20% DOWN • ANCHOR THE CORNER

THE OPPORTUNITY

Build the Corner. Own the Corridor.

114 Grand Ave Pkwy is a **4.06-acre retail development site** at a hard, lighted corner in one of Northeast Austin's fastest-growing trade areas. The proposed plan delivers nearly 20,000 SF across two buildings with patio space and a CVS-anchored configuration. Buyer to verify all entitlement and utility status independently.

1

Hard Corner, Two Frontages

Visibility on both Grand Ave Pkwy and W Pflugerville Pkwy — a combined **45,000+ vehicles per day** passing the site, with a lighted intersection controlling the turn-in.

2

Density and Demographics

97,000+ households within 5 miles, \$115K+ average household income inside the same ring. National retailers like H-E-B, Walgreens, CVS, and 7-Eleven already trade this corridor.

3

A Corridor With Long-Term Drivers

Demand for retail and small-shop space along this stretch is supported by Apple, Dell, Samsung, and Tesla campuses anchoring Northeast Austin and Pflugerville's continued residential build-out.

4

Investment or Owner-User Flexibility

Site supports a range of approaches — ground-up development for an investor, an owner-user retail anchor, or a build-to-suit pad strategy. Buyer to confirm zoning fit for intended use.

5

Seller Financing Available · 15-20% Down

Seller will consider carrying financing for a qualified buyer with **15-20% down**. Balance of terms negotiable, subject to seller approval and credit review.

BY THE NUMBERS

4.06 AC

TOTAL LOT SIZE
Retail District zoning

19,868 SF

PROPOSED BLDG AREA
17,468 SF + 2,400 SF · Two buildings

45,296 VPD

COMBINED CORNER TRAFFIC
Grand Ave Pkwy + W Pflugerville Pkwy

220K

POPULATION · 5 MILES
\$115K avg HHl within ring

15-20% DOWN

SELLER FINANCING
Terms negotiable · Subject to approval



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Buyer is responsible for conducting independent due diligence on all aspects of the property — including zoning, entitlement status, utility availability, traffic counts, and demographic data — and confirming that the property is suitable for the buyer's intended purpose. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice.

PROPERTY DETAILS

At a Glance.

TOTAL LOT

4.06 AC

BUILDING 1

17,468 SF

ZONING

Retail District

GRAND AVE VPD

23,560

SELLER FINANCING

Available · 15-20% Down

SALE TYPE

Investment

BUILDING 2

2,400 SF

PROPOSED USE

Commercial Retail

W PFLUGERVILLE VPD

21,736

PROPOSED SITE PLAN



PROPERTY HIGHLIGHTS

- **Seller financing available at 15-20% down** · balance of terms negotiable, subject to seller approval.
- ▶ **Hard corner at lighted intersection** with two frontages and full ingress/egress on both streets.
- ▶ Proposed plan delivers **19,868 SF** across two buildings with patio space and CVS-anchored layout.
- ▶ **97,000+ households within 5 miles**
\$115K+ avg HHI · I-35 access in under 5 minutes.
- ▶ **Combined 45,296 VPD** at the corner · I-35 carries 129,244 VPD just minutes west.

THE VISION

A Retail Center, **Tenant-Ready.**

The proposed plan calls for two buildings — a 17,468 SF main retail building and a 2,400 SF pad — anchored by a CVS configuration with shop space, patio dining, and surface parking designed for the corridor's expected daily traffic. Renderings shown for reference.

**FRONT ELEVATION · TENANT STOREFRONTS****TENANT FRONTAGE · PATIO DINING****SHOP SPACE · ANCHOR CONCEPT****PAD SITE · BUILDING 2****17,468**

BLDG 1 (SF)

2,400

BLDG 2 (SF)

2

PATIO AREAS

CVS

ANCHOR CONCEPT

2

CURB CUTS

LOCATION

A Corner that Commands the Corridor.

The lighted intersection of Grand Ave Pkwy and W Pflugerville Pkwy carries a combined 45,296 vehicles per day past the site, with I-35 access and 129,244 VPD just minutes west. CVS already anchors the corner — your building completes the retail node.



23,560

GRAND AVE PKWY VPD
North frontage

21,736

W PFLUGERVILLE PKWY VPD
South frontage

45,296

COMBINED CORNER
Lighted intersection

129,244

I-35 · 5 MIN WEST
Major N-S spine

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TRADE AREA

The Neighbors Are **Already Here.**

National retailers chose this corridor before the site was even on the market. Walmart, H-E-B, Target, Home Depot, Lowe's, Starbucks, CVS, 7-Eleven, AutoZone — all already trading inside the same trade area. Your project plugs into a retail node with proven demand and steady cross-shopping traffic from I-35 (129,244 VPD), SH 45, and the W Pflugerville / Grand Ave intersection.



H-E-B · Walmart · Target

Grocery anchors trading the same corridor — daily traffic generators.

Home Depot · Lowe's

Both big-box home improvement retailers within minutes of the site.

CVS · 7-Eleven · AutoZone

Convenience and pharmacy already established at the corner.

Starbucks · Living Spaces · Rooms To Go

QSR and home-furnishing demand validated by national tenants.



Northeast Austin Pflugerville

One of the fastest-growing trade areas in Texas — anchored by major employers, an expanding residential base, and infrastructure investment that keeps both moving. The next three pages show why this corner belongs on every retail developer's shortlist.

Built for retail.

PFLUGERVILLE · ROUND ROCK · NORTHEAST AUSTIN

TRADE AREA

A retail node that already trades.

CVS, Walgreens, H-E-B, 7-Eleven, QuikTrip and AutoZone all operate within the 3-mile ring. National tenants chose this corridor for a reason — your project plugs into demand that's already proven.

EMPLOYMENT BASE

Major employers nearby.

Dell's global headquarters, Amazon's Pflugerville fulfillment center, and the Parmer Innovation District all sit within minutes of the site — a steady weekday customer base for service retailers.

INFRASTRUCTURE

Three highways, one hard corner.

SH 130, US-290 and I-35 frame the trade area on three sides — and the lighted intersection of Grand Ave Pkwy & W Pflugerville Pkwy puts traffic right in front of the door.

2.47M

METRO POPULATION

Growing to 3.0M by 2030

25K+

DELL JOBS NEARBY

Within 4 miles

3.5%

AUSTIN UNEMPLOYMENT

vs 4.6% national avg

29K

JOBS ADDED LAST YEAR

Austin MSA

YOUR NEIGHBORS

Major Employers **Nearby.**

Grand Ave Plaza sits in a corridor anchored by major Pflugerville and Round Rock employers — that proximity means a steady daytime customer base for tenants operating at this corner.

D

Dell Technologies (HQ)

~13,000 EMPLOYEES · 3.6 MI

Dell's global headquarters and largest Texas private employer in the Round Rock corridor — back to 5-day in-office.

a

Amazon Pflugerville

1,500+ EMPLOYEES · 3.8 MI

A 3.8 million sq ft fulfillment center on W. Pecan Street — one of Amazon's largest Texas operations.

D

Dell Round Rock Campus

~12,000 EMPLOYEES · 3.7 MI

Adjacent campus serving the Dell ecosystem in Round Rock — adds to a combined 25K+ Dell jobs within 4 miles.

P

Parmer Innovation District

MULTI-TENANT · 3.4 MI

Major office node hosting tenants across tech, life sciences, and advanced manufacturing — a steady base of weekday lunch and service demand.

WHAT THIS MEANS FOR THIS CORNER

A built-in customer base — minutes from your door.

Tens of thousands of nearby employees across Dell, Amazon, and the Parmer Innovation District corridor — all within roughly 4 miles. That's a steady daytime customer base for QSR, coffee, urgent care, dental, fitness, and other service retailers — exactly the tenant types this site plan is designed to support.



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RECOGNITION

Rankings & Recognition.

You're investing into one of the most-decorated trade areas in America — with consistent national recognition for quality of life, economic opportunity, and growth potential.

#2

Best Place to Live in Texas

PFLUGERVILLE

Travel + Leisure, 2025

#3

Best Big City in America

AUSTIN

U.S. News & World Report, 2025

#1

Trail Capital of Texas

PFLUGERVILLE · 56+ MI

City of Pflugerville

#15

Best Place to Live in America

PFLUGERVILLE

U.S. News, 2025–26

#15

America's Best Cities Overall

AUSTIN

Resonance Consultancy, 2025

3.5%

Austin Unemployment

VS 4.6% NATIONAL

BLS, mid-2025

PRIMARY TRADE AREA · AUSTIN MSA

2.47M

METRO POPULATION (2025)

▲ Projected 3.0M by 2030

Austin–Round Rock–Pflugerville is one of the fastest-growing major metros in the U.S. — 29,000 jobs added in the most recent year.

LOCAL TRADE AREA · 5-MILE RING

220K

POPULATION, 5 MILES

▲ 97,000+ households · \$115K+ avg HHI

\$125K+ avg HHI inside the 3-mile ring · 94,000 residents within the same ring · all spending into the same retail corridor.

\$435K

AUSTIN MSA MEDIAN HOME PRICE

29,000

JOBS ADDED MOST RECENT YEAR

45,296

COMBINED VPD AT CORNER

Sources: U.S. News & World Report; Travel + Leisure 2025; Resonance "America's Best Cities" 2025; City of Pflugerville; U.S. Census & BLS data.



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EVERYTHING NEARBY

Anchors, Amenities & Access.

Pflugerville's flagship retailers are already trading this corridor — H-E-B, Walgreens, CVS, QuikTrip, 7-Eleven, AutoZone — anchored by Stone Hill Town Center and Tech Ridge. Direct access to SH 130, US-290, and I-35 puts the entire Austin metro at your front door.

SHOPPING & RETAIL

Stone Hill Town Center**~5 MIN · 196-ACRE MASTER-PLANNED CENTER**

Target, Marshalls, JCPenney, Best Buy, Ulta — over 1M sq ft of retail. The #2 most-visited center within a 50-mile radius.

Tech Ridge / North Austin**~10 MIN · I-35 CORRIDOR**

Established retail and office node along I-35 — H-E-B, Walmart, Sprouts, hotels, and Class-A office product.

The Domain**~18 MIN · PARMER LANE**

Austin's premier mixed-use destination — ~2 million sq ft of luxury retail, dining, and Class-A office.

Typhoon Texas Waterpark**ADJACENT · STONE HILL**

25-acre regional waterpark drawing significant tourist and family traffic through the corridor each summer.

HIGHWAY ACCESS & INDUSTRY

SH 130 / Toll 130**3 MAIN LANES EACH DIRECTION**

Direct connection to Tesla Gigafactory, AUS Airport, and the Samsung Taylor fab — the spine of Pflugerville's growth.

I-35 · 129,244 VPD**~5 MIN · MAJOR NORTH-SOUTH SPINE**

One of the highest-traffic interstate segments in Texas — anchors Tech Ridge and the Round Rock retail corridor.

Project Charm & Living Spaces**SH 130 INDUSTRIAL CORRIDOR**

3.8M + 650K sq ft of new logistics — together adding 1,000+ jobs to the local industrial base.

HEALTHCARE, SCHOOLS & AMENITIES

HEALTHCARE**Baylor Scott & White****HEALTHCARE****St. David's North Austin****SCHOOLS****Pflugerville ISD****SCHOOLS****28 Universities Within Commute**

READY TO TAKE THE NEXT STEP?

Tour the site · Run the numbers · Build the corner.

Seller financing available · 15-20% down. Ask about terms.

**Penny Chung, CCIM****(512) 785-0137**penny@ltcommercialgroup.com

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12516 WALNUT PARK
CROSSING
#200 AUSTIN TX 78753

www.LTCommercialGroup.com

(512) 490-6666



Penny Chung, CCIM
SALES AGENT
(512) 785-0137
penny@ltcommercialgroup.com

INVEST. LEVERAGE. TRUST
REAL ESTATE



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.

LT Commercial Group LLC Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9007504 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Tram H Le Designated Broker of Firm	650951 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Tram H Le Licensed Supervisor of Sales Agent / Associate	650951 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Phuong Chung Sales Agent / Associate's Name	686632 License No.	penny@ltcommercialgroup.com Email	512-490-6666 Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1



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