

PFLUGERVILLE WAREHOUSE FOR LEASE

DESSAU BUSINESS PARK
2349 PATTERSON INDUSTRIAL DRIVE
PFLUGERVILLE, TX 78660



FOR LEASE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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PROPERTY SUMMARY

Dessau Business Park
2349 Patterson Industrial Drive | Pflugerville, TX 78660



Design Highlights

Lot Size:	0.48 ac
Building Size:	5,525 SF
Year Built:	2001
Property Type:	Warehouse/Flex
Property Uses:	Light Industrial, Flex, or Service- Oriented

Property Overview

This 5,525 SF stand-alone flex industrial building, constructed in 2001 on approximately 0.48 acres, offers an excellent opportunity for flex/warehouse users in the established Dessau Business Park area along Patterson Industrial Drive. The property provides a functional layout suitable for a variety of light industrial, flex, or service-oriented businesses, with convenient access and surrounding industrial/commercial uses. Well-located for operational efficiency, the site includes space ideal for warehousing, light manufacturing, or showroom uses with potential for yard or parking flexibility typical of properties in this corridor. As a lease opportunity, it delivers an affordable entry point into Pflugerville's thriving industrial market with direct street access and proximity to major transportation routes.

Location Overview

Pflugerville is a rapidly growing suburb in the Northeast Austin metro, offering a strategic location with excellent connectivity via I-35, SH 130, and SH 45. This positions the area as a prime logistics and industrial hub, providing quick access to Austin's workforce, major distribution corridors, and regional markets while benefiting from lower costs and business-friendly infrastructure compared to central Austin. The city boasts strong population growth, a diverse and skilled labor pool, and a robust local economy driven by manufacturing, professional services, and healthcare. Proximity to expanding residential communities and ongoing infrastructure investments make Patterson Industrial Drive an ideal spot for businesses seeking visibility, accessibility, and room to grow in a high-demand Northeast submarket.

PROPERTY PHOTOS

Dessau Business Park

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PROPERTY PHOTOS

Dessau Business Park

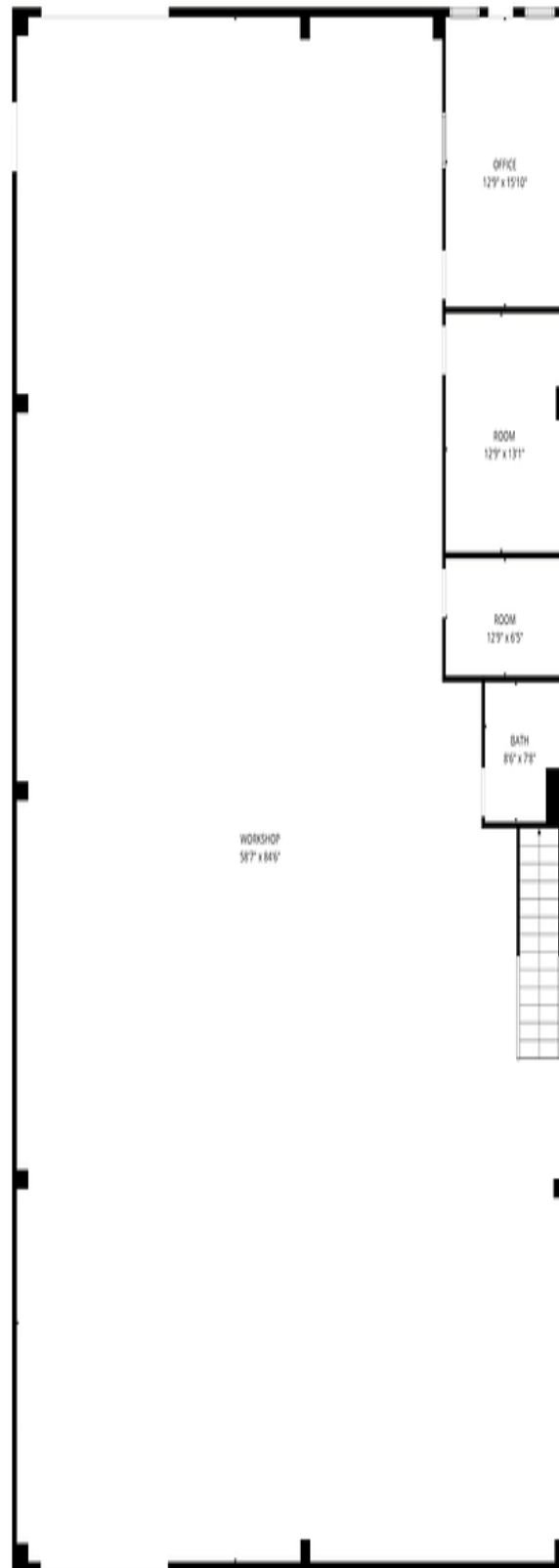
2349 Patterson Industrial Drive | Pflugerville, TX 78660



FLOORPLAN (1ST FLOOR)

Dessau Business Park

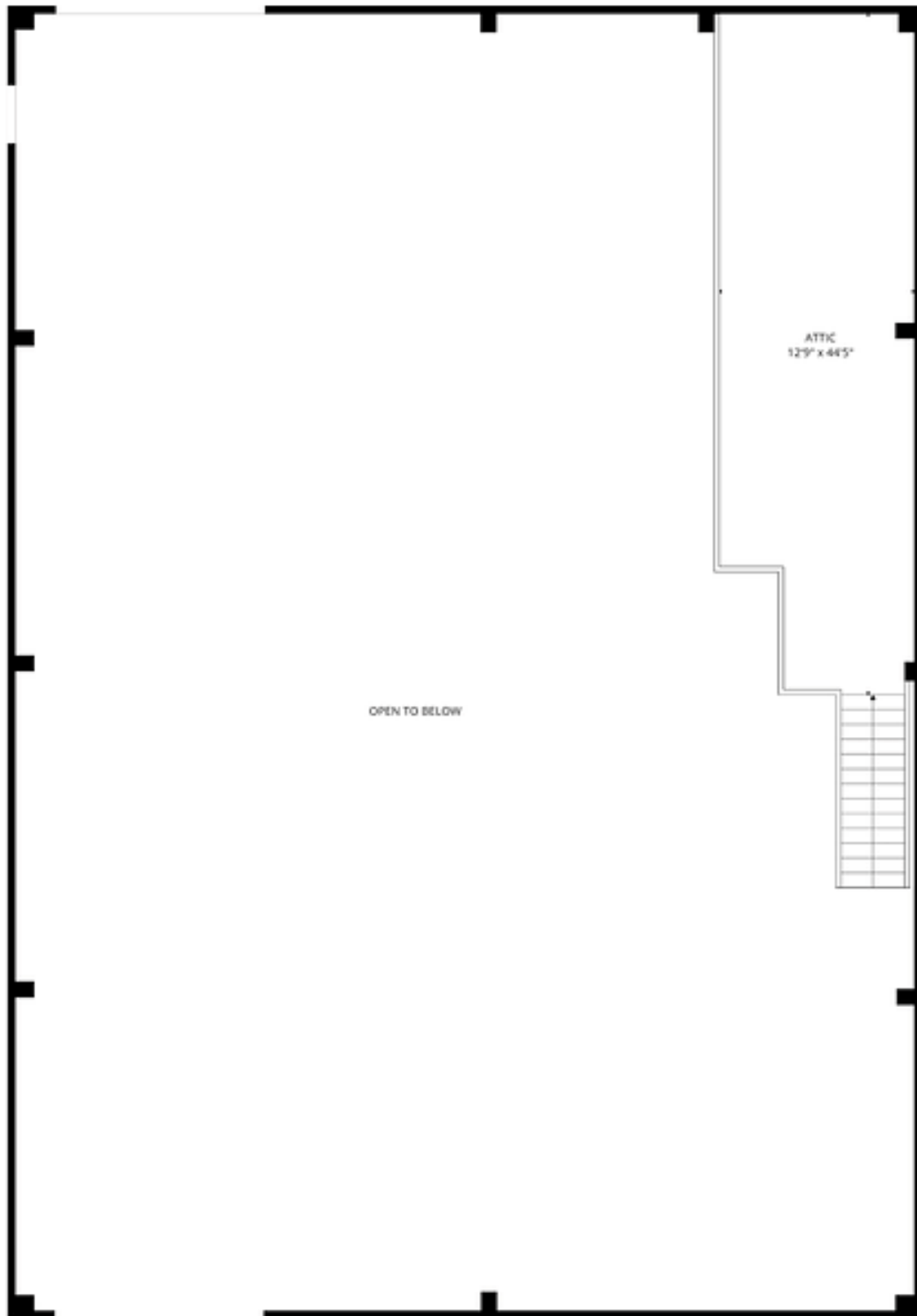
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FLOORPLAN (2ND FLOOR)

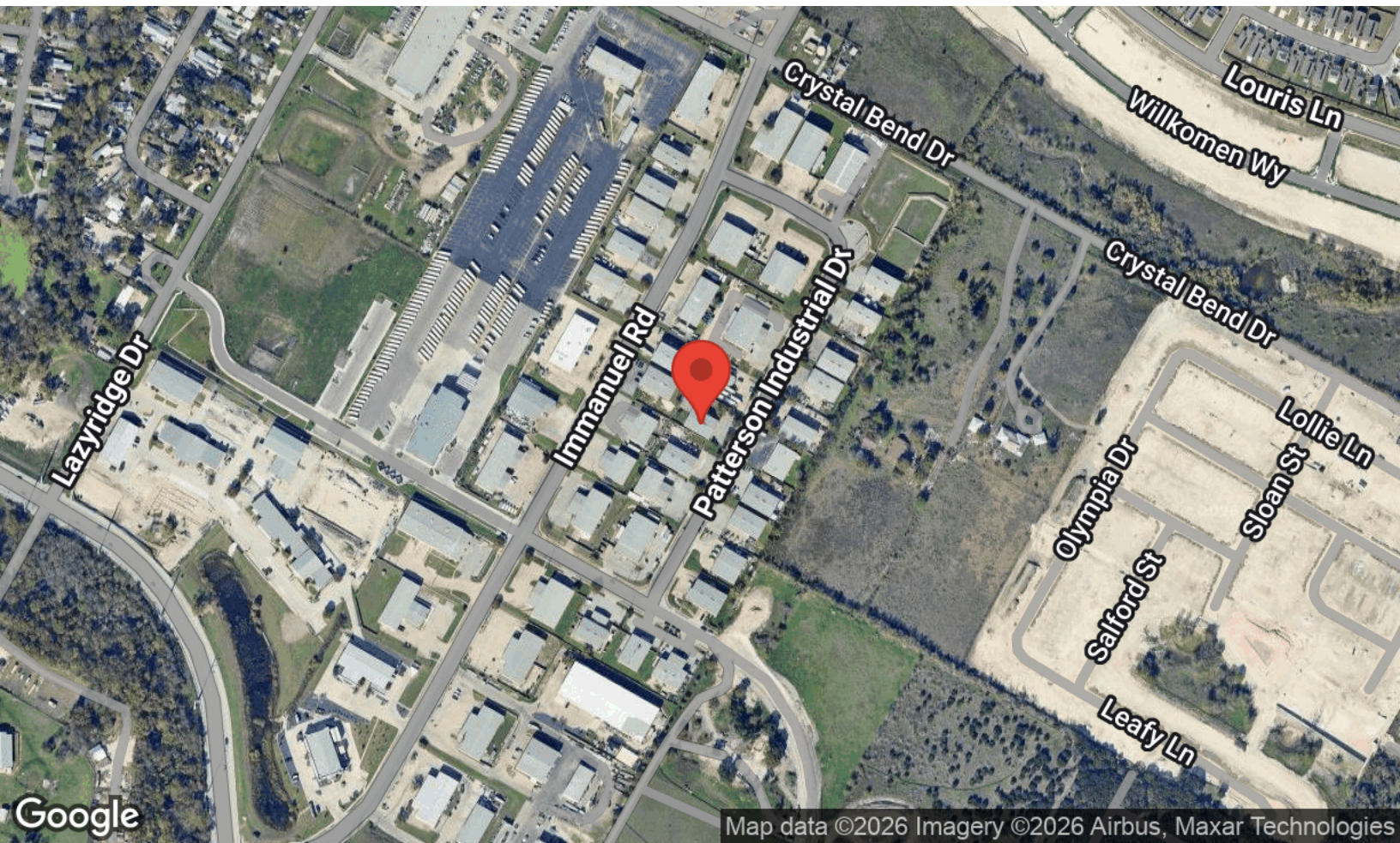
Dessau Business Park

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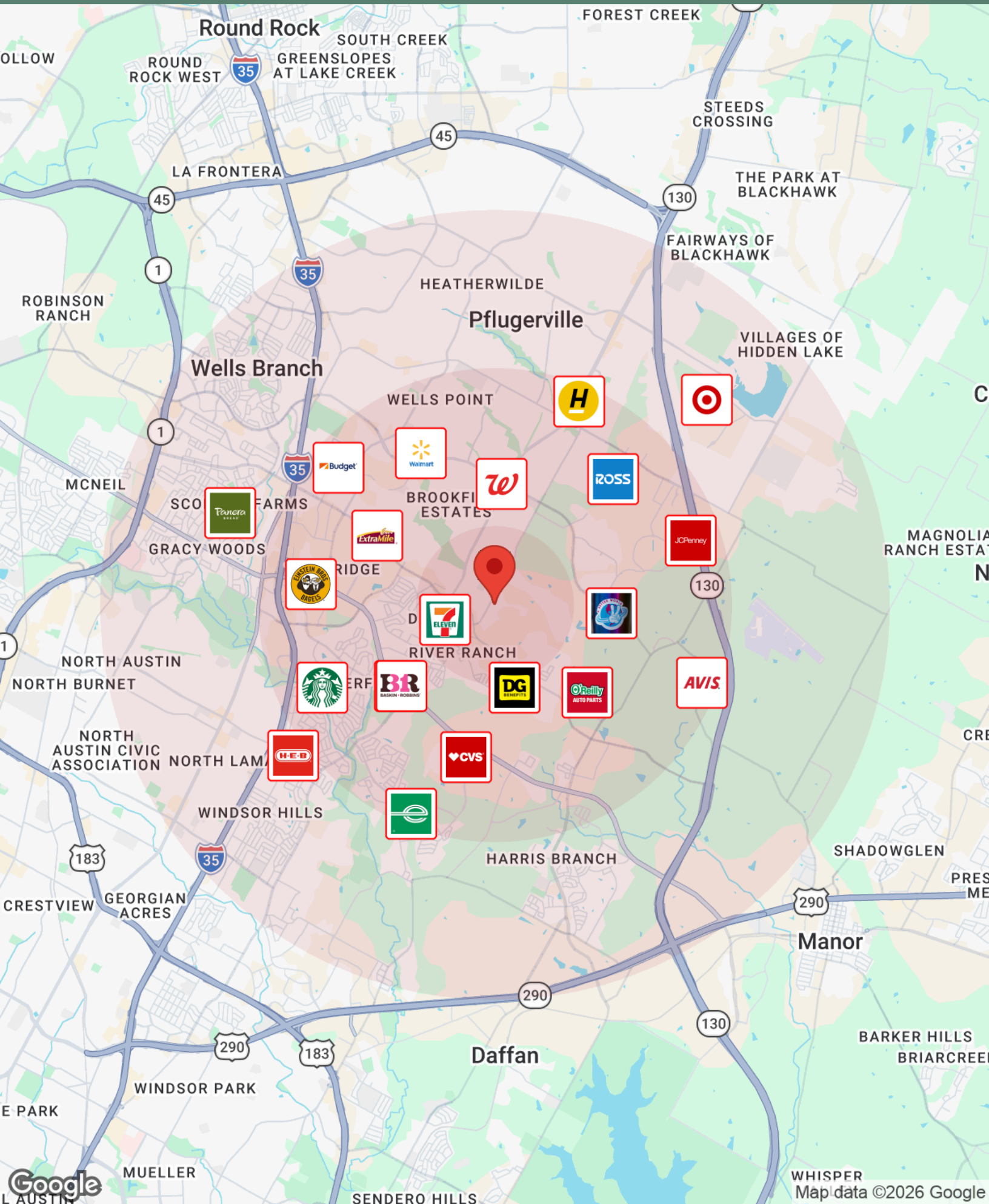
LOCATION MAPS

Dessau Business Park
2349 Patterson Industrial Drive | Pflugerville, TX 78660



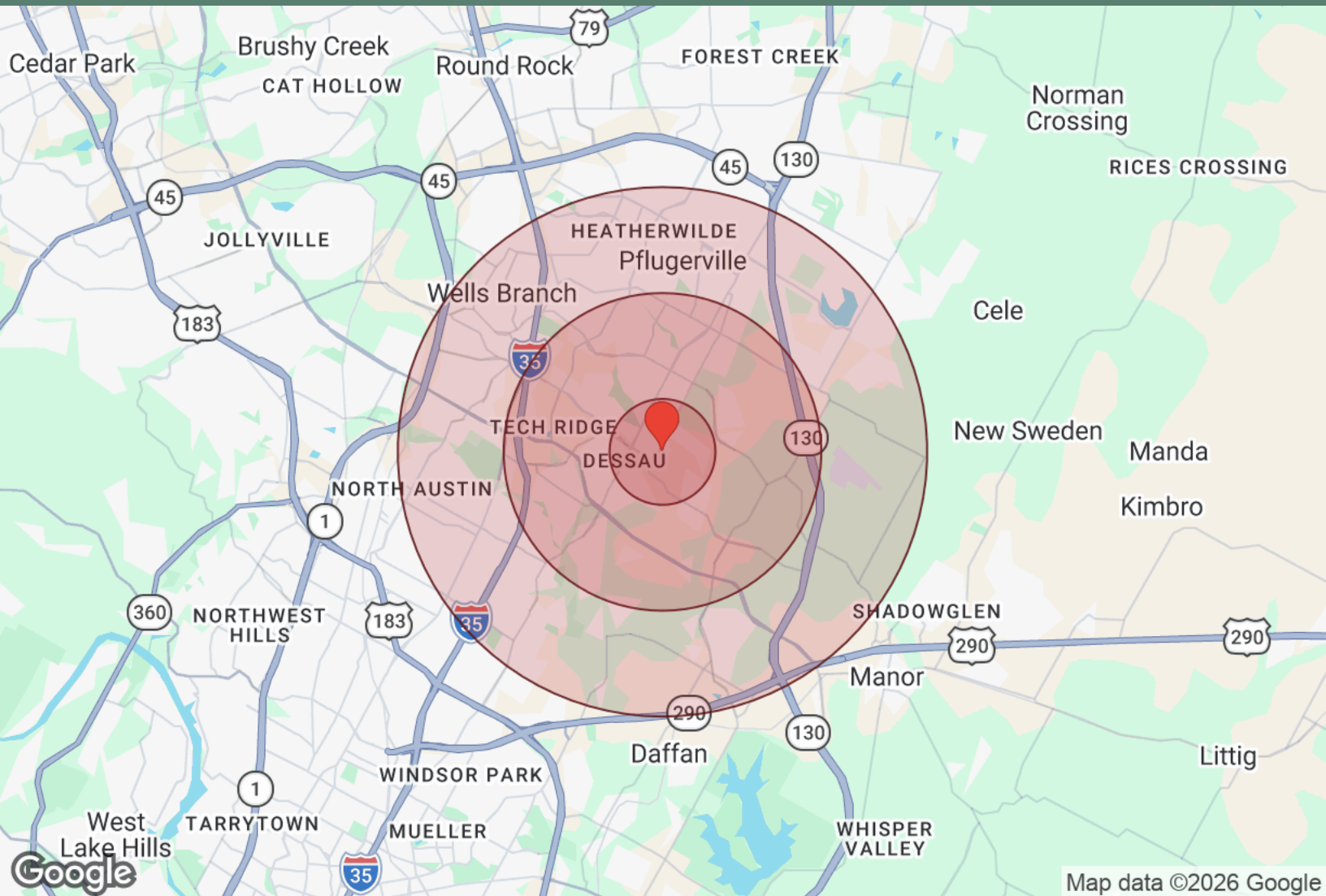
BUSINESS MAP

Dessau Business Park
2349 Patterson Industrial Drive | Pflugerville, TX 78660



DEMOGRAPHICS

Dessau Business Park
2349 Patterson Industrial Drive | Pflugerville, TX 78660



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	7,594	45,265	114,847
Female	7,224	45,043	112,605
Total Population	14,818	90,309	227,452

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,714	30,371	82,588
Black	2,283	13,122	31,821
Am In/AK Nat	22	117	296
Hawaiian	6	45	114
Hispanic	5,260	32,755	80,654
Asian	2,159	11,749	26,703
Multiracial	286	1,815	4,640
Other	87	334	637

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,189	41,567	111,340
Occupied	5,223	34,989	93,415
Owner Occupied	3,320	17,914	44,036
Renter Occupied	1,903	17,075	49,379
Vacant	966	6,578	17,925

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,811	17,199	40,738
Ages 15 - 24	1,840	11,352	26,571
Ages 25 - 54	7,703	44,892	115,500
Ages 55 - 64	1,400	9,089	22,500
Ages 65+	1,064	7,777	22,143

Income	1 Mile	3 Miles	5 Miles
Median	\$98,480	\$91,633	\$93,550
Under \$15k	122	1,699	5,043
\$15k - \$25k	187	1,675	3,630
\$25k - \$35k	155	1,492	4,040
\$35k - \$50k	469	3,799	8,863
\$50k - \$75k	832	5,401	15,289
\$75k - \$100k	901	5,152	13,265
\$100k - \$150k	1,257	7,453	18,434
\$150k - \$200k	388	3,586	10,793
Over \$200k	912	4,731	14,059



Will Connery
Commercial Broker
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William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.

In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.

2-10-2025



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.



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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER:

Date:

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