



THREE POINTS PLAZA

2700 W. Pecan St., Pflugerville, TX 78660

RETAIL SPACE - FOR LEASE





PROPERTY HIGHLIGHTS

- 330 SF up to 10,029 SF Available
- High Traffic Volume and High Visibility
- Retail/Medical/ Office Space Available
- In the Austin ETJ zoning
- High Traffic Count - over 35,000 Vehicles per Day
- Huge pylon signage
- Easy access to IH-35
- Abundant parking
- Come join Well Med and Planet Fitness
- At lighted hard corner intersection
- **Call for a tour today!**

AREA RETAILERS



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, Fax (512) 302-4109



AVAILABILITY

PAD 1 - 330 SF

Unit 301 - 1,085 SF

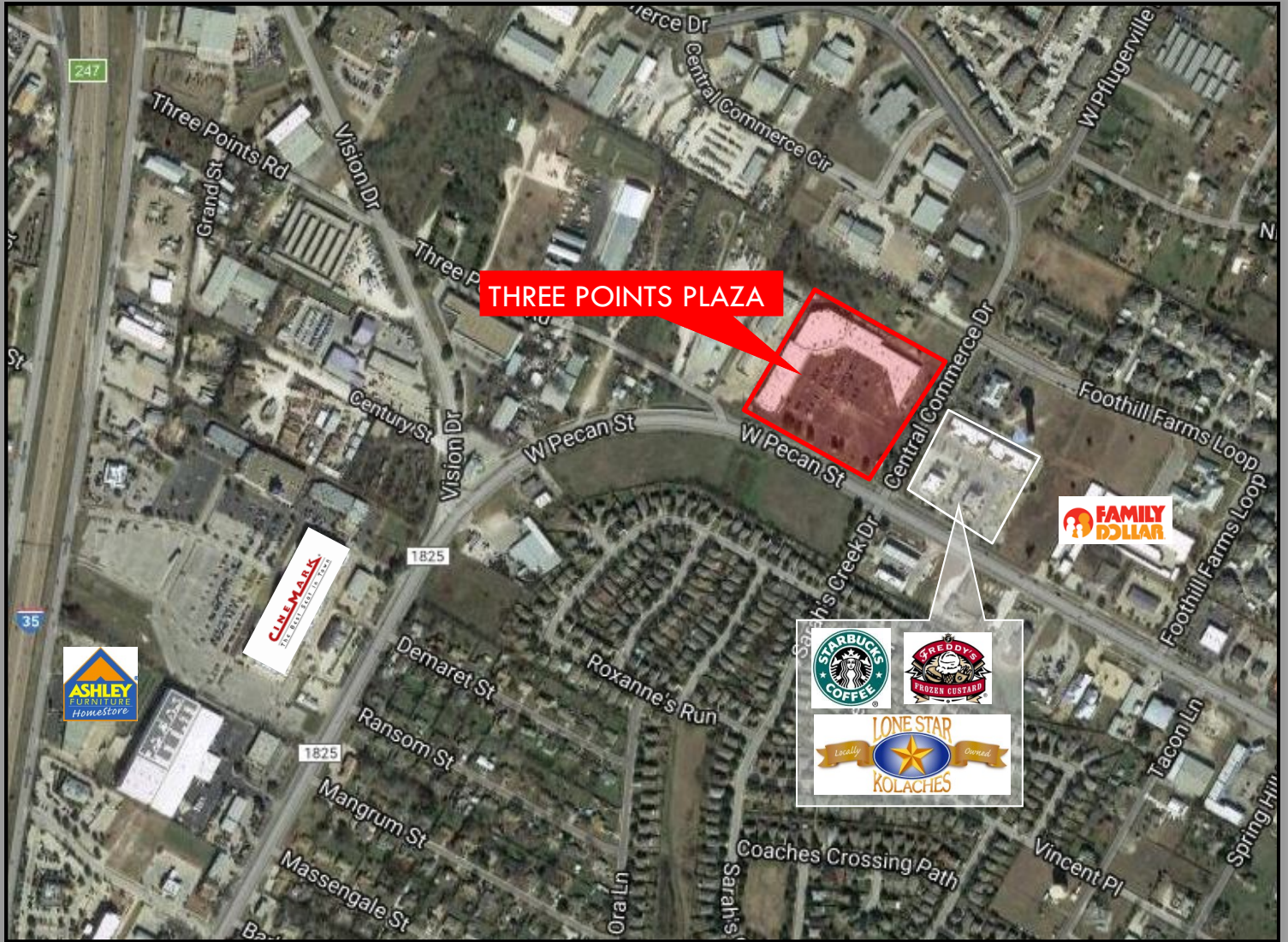
Unit 450 - 10,029 SF

Unit 570 - 3,854 SF

Unit 750 - 1,987 SF

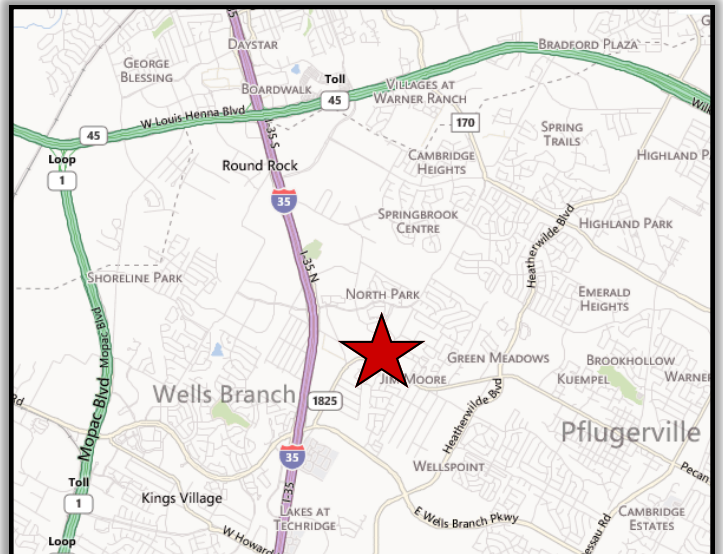
*Pad Site - Up to 15,000 SF
build to suit or ground lease*





DEMOGRAPHICS (2017)

MILE(S)	1	3	5
Total Population	10,352	102,830	233,800
Total Households	4,062	39,747	90,953
Average HH Income	\$56,545	\$68,010	\$69,349
Daytime Employees	6,956	58,753	115,226



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, Fax (512) 302-4109