



THREE POINTS PLAZA

2700 W. Pecan St., Pflugerville, TX 78660

3,132 - 10,976 SF MEDICAL/RETAIL SPACE - FOR LEASE





PROPERTY HIGHLIGHTS

- High Traffic Volume & High Visibility
- Retail/Office Space Available
- In the Austin ETJ zoning
- High Traffic Count - over 30,000 VPD on West Pecan!
- 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

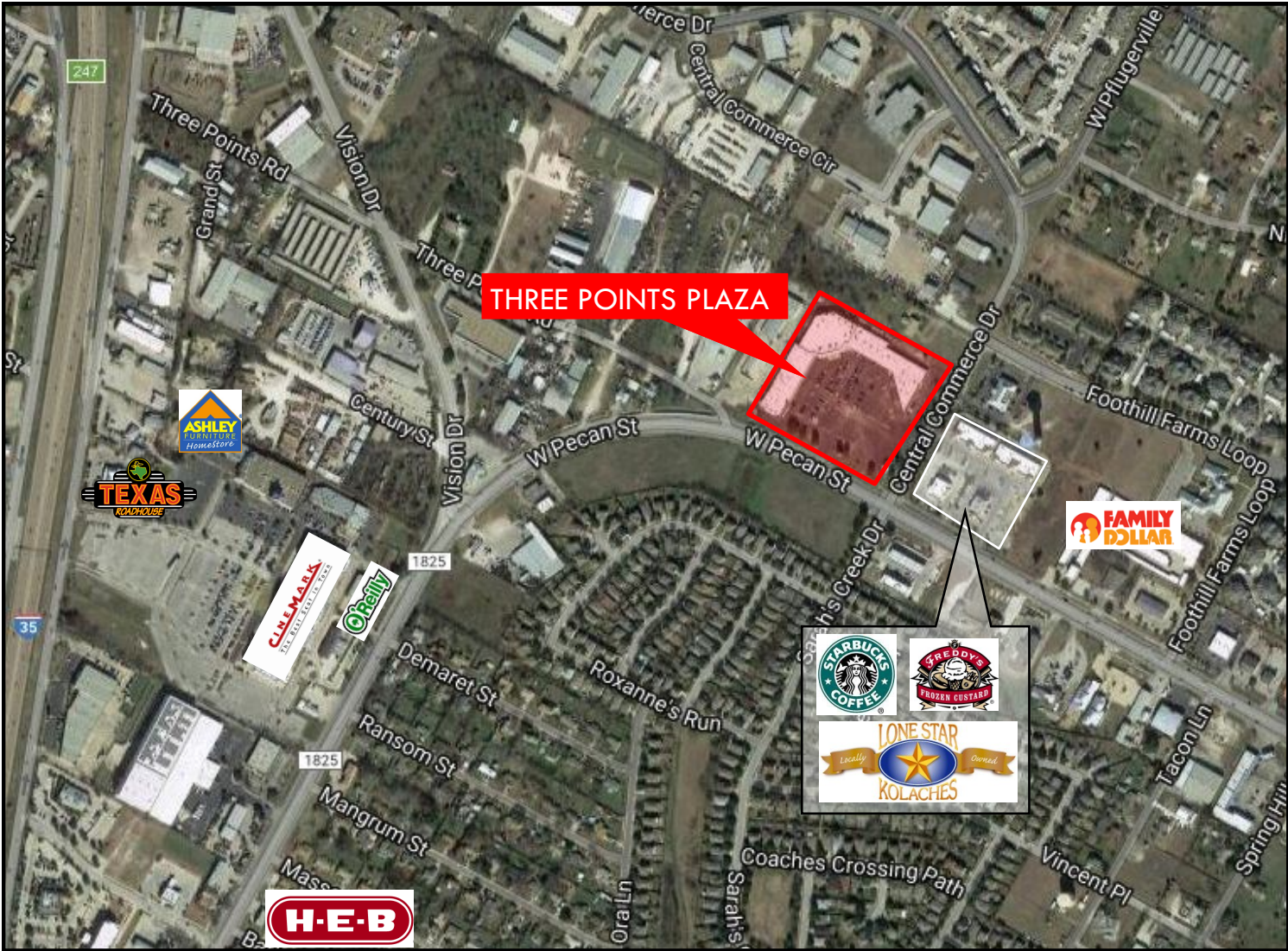
Tel (512) 302-4500

www.tarantino.com



AVAILABILITY	
Suite 102	10,796 SF
Suite 302	3,132 SF





DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Total Population	10,015	115,046	262,395
Total Households	4,000	46,531	104,239
Average HH Income	\$76,459	\$93,483	\$98,715
Employment	6,362	63,589	119,227

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