

# 14179 THE LAKES

14179 The Lakes Blvd  
Pflugerville, TX 78660



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### 14179 The Lakes

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**14179**  
**THE LAKES**

## PROPERTY INFORMATION

*Call for Rate*

### Property Address

14179 The Lakes Blvd  
Pflugerville, TX 78660

### Year Built

2023

### Rentable Area

2,850 Sq. Ft.

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. Neither I nor my clients have verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is yours and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





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Commercial/Residential - Sales & Leasing

## PROPERTY OVERVIEW

Are you looking for the perfect commercial space that offers both ample natural light and a stunning view? Look no further than 2850 square feet of retail space with a side facing 2700 square foot patio overlooking a beautiful water feature. This space is not only aesthetically pleasing, but also strategically located near multiple multi-family living options, single family homes, and large commercial employers.

Imagine your customers being greeted with an abundance of natural light as they enter your store, restaurant or medical/dental spa. Creating the ambiance and welcoming atmosphere needed to make your business pop.

# 14179

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## PROPERTY DETAILS

Welcome to the newest retail destination in town! Your business is poised to capture the attention of a vibrant local market. The spacious 2,850 square foot retail area can accommodate a range of businesses from clothing boutiques to eclectic restaurants, ensuring there's something for everyone. The patio's 2,700 square feet overlooks a water feature increasing the ambiance for your clientele to enjoy while indulging in your culinary delights or signature drinks. Don't miss the opportunity to make this space your new business home and elevate your brand in this bustling area!

### Surrounded by :

- **250 single-family roof tops directly behind The Lakes.**
- **1,000 apartment units adjacent to The Lakes.**
- **1,500 employees working in large corporations within 1 mile radius, as shown below.**

**Join The Lakes Boulevard Shopping Center call today for more information**

Company/Business Name	Company/Business Name
AFP Corrugated	Timmerman Elementary School
Banister Tool Inc	Travis County Esd No 2/Fire Department Station 6
BES	Lakes at Northown Single Family Subdivision
FedEx Distribution Center	Lakes at Techridge Apartments
Rowe Lane Elementary School	Lakewood Apartments
Star Furniture	Home Depot
The Children's Courtyard	Shops at Tech Ridge

**Call for Rate and Est. NNN amount**

# PROPERTY PHOTOS



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# PROPERTY PHOTOS





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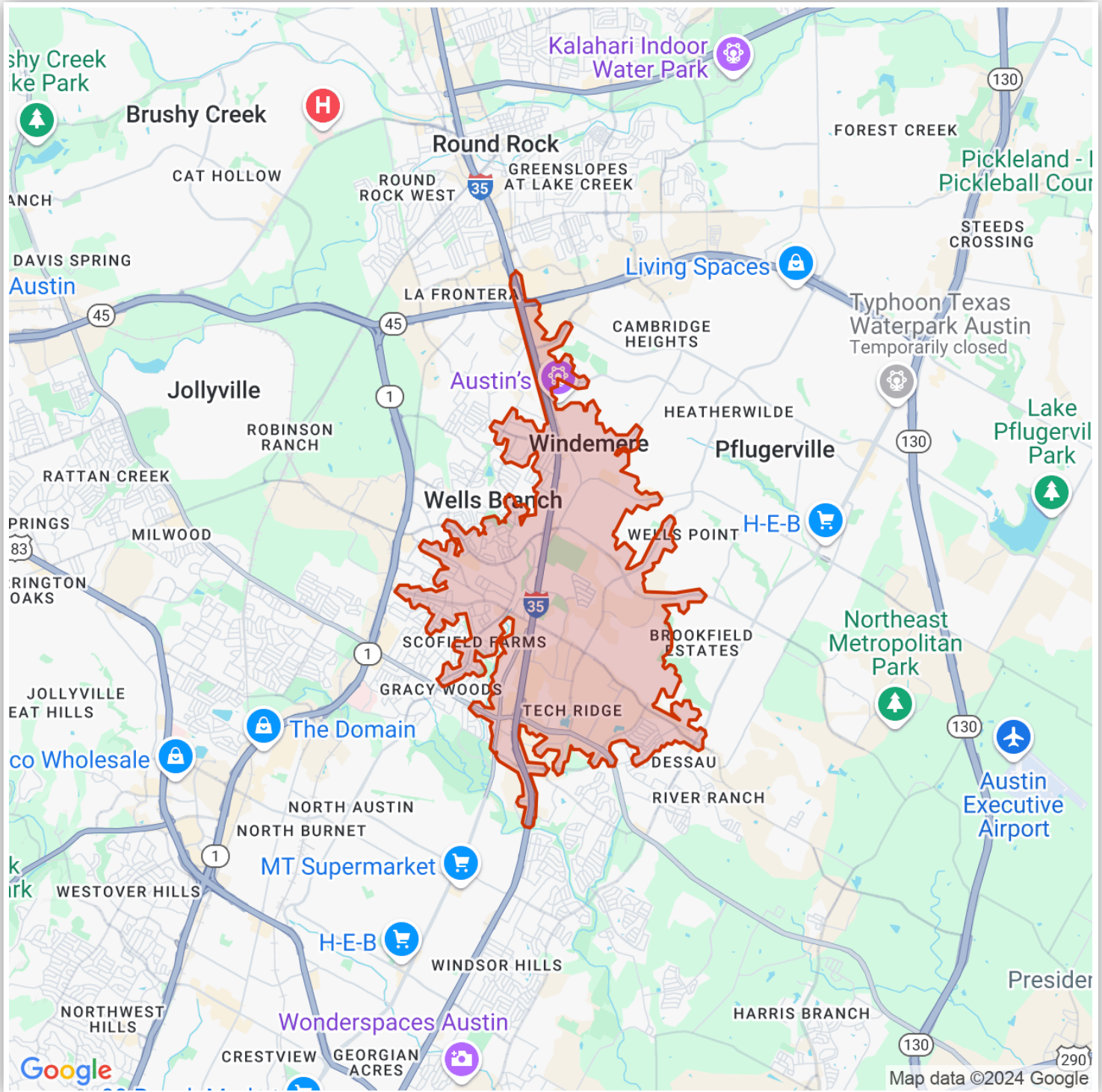


## PROPERTY PHOTOS



## 14179 THE LAKES

## LOCATION/STUDY AREA MAP (DRIVE TIME: 5 MINUTES)



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## INFOGRAPHIC: KEY FACTS (DRIVE TIME: 5 MINUTES)

### KEY FACTS

**22,136**  
Population

**32.2** Median Age

**2.16**  
Average Household Size

**9,368**  
2020 Total Households

### EDUCATION

**6.38%**

No High School Diploma

**18.25%**

High School Graduate

**20.17%**

Some College

**29.35%**

Bachelor's/ Grad

### BUSINESS



**772**

Total Businesses



**12,186**

Total Employees

### EMPLOYMENT

**2,743**

Retail Trade Employees

**635**

Manufacturing Employees

**1,468**

Eating & Drinking Employees

**645**

Finance/Ins/Real Estate Emp

**2%**

Unemployment Rate

### INCOME



**\$76,864**

Median Household Income



**\$43,829**

Per Capita Income



**\$46,629**

Median Net Worth

### Households by Income

The largest group : \$50,000 - \$74,999 (25.55%) ■

The smallest group : \$15,000 - \$24,999 (2.28%) ■

Indicator	Value(%)	
< \$15,000	4.76	■
\$15,000 - \$24,999	2.28	■
\$25,000 - \$34,999	4.71	■
\$35,000 - \$49,999	10.09	■
\$50,000 - \$74,999	25.55	■
\$75,000 - \$99,999	23.62	■
\$100,000 - \$149,999	13.34	■
\$150,000 - \$199,999	9.71	■
\$200,000+	5.93	■



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## INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 5 MINUTES)

### Community Profile



**22,136**  
Population  
Total

**1.33%**  
Population  
Growth

**2.16**  
Average  
HH Size

**32.2**  
Median  
Age

**88.2**  
Diversity  
Index

**\$76,864**  
Median HH  
Income

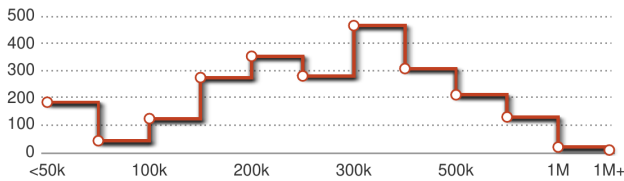
**\$306,250**  
Median Home  
Value

**19.96%**  
Under 18

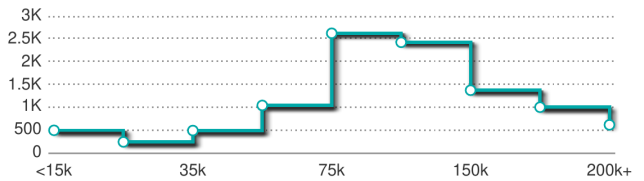
**74.15%**  
Ages 18  
to 65

**5.9%**  
Aged 66+

HOME VALUE



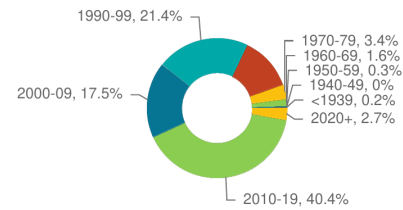
HOUSEHOLD INCOME



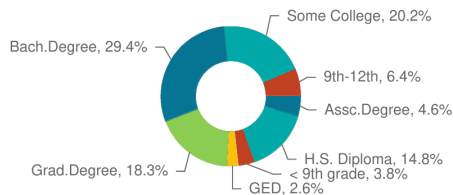
HOME OWNERSHIP



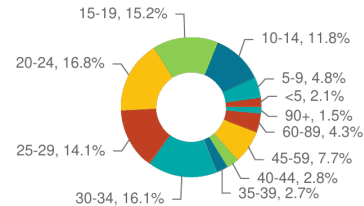
HOUSING: YEAR BUILT



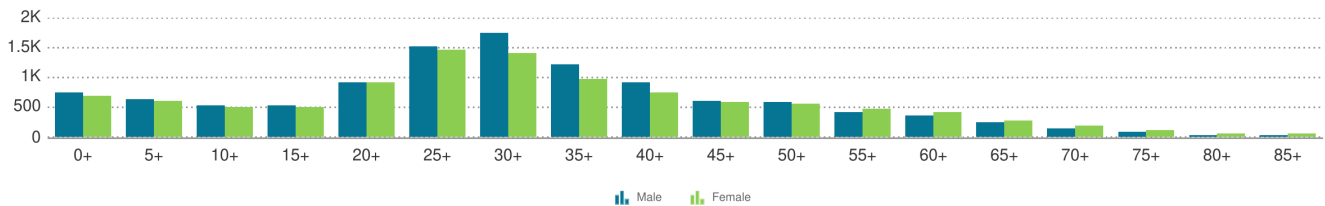
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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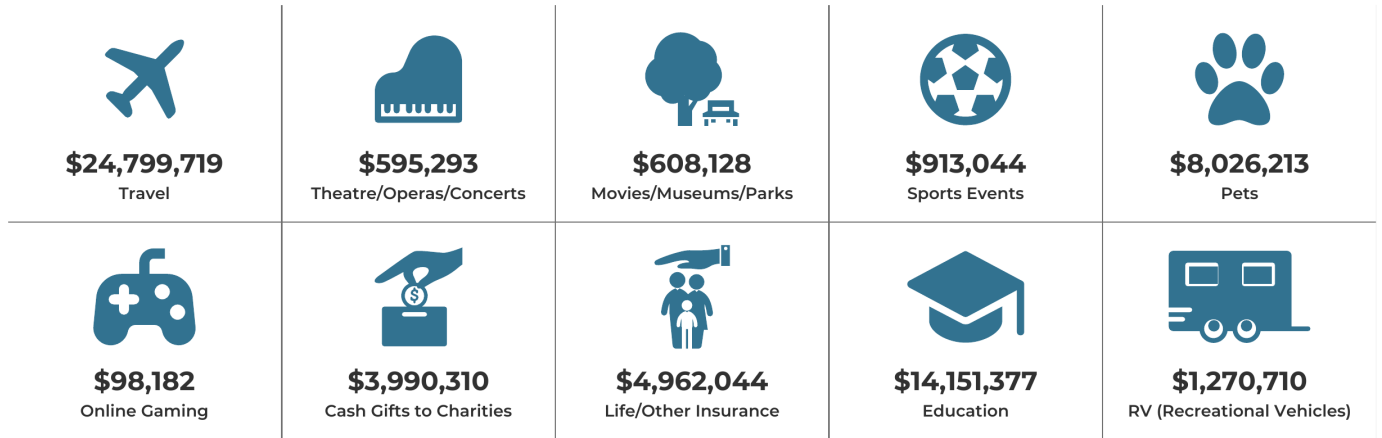
## INFOGRAPHIC: LIFESTYLE / TAPESTRY (DRIVE TIME: 5 MINUTES)

### Lifestyle and Tapestry Segmentation Infographic

#### LIFESTYLE SPENDING



#### ANNUAL LIFESTYLE SPENDING



#### TAPESTRY SEGMENTS



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## INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 5 MINUTES)

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



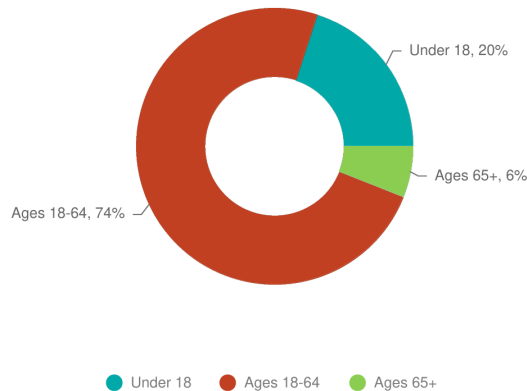


## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### POPULATION TRENDS AND KEY INDICATORS 5Minute Drive Time

<b>22,136</b> Population	<b>10,237</b> Households	<b>32.2</b> Median Age
<b>2.16</b> Avg Size Household	<b>\$76,864</b> Median Household Income	<b>\$306,250</b> Median Home Value
<b>55</b> Wealth Index	<b>92</b> Housing Affordability	<b>88.2</b> Diversity Index

### POPULATION BY AGE



### POPULATION BY GENERATION

<b>1.06%</b> Greatest Gen: Born 1945/Earlier	<b>8.53%</b> Baby Boomer: Born 1946 to 1964	<b>16.2%</b> Generation X: Born 1965 to 1980
<b>41.24%</b> Millennial: Born 1981 to 1998	<b>22.66%</b> Generation Z: Born 1999 to 2016	<b>10.31%</b> Alpha: Born 2017 to Present

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**1.33%**



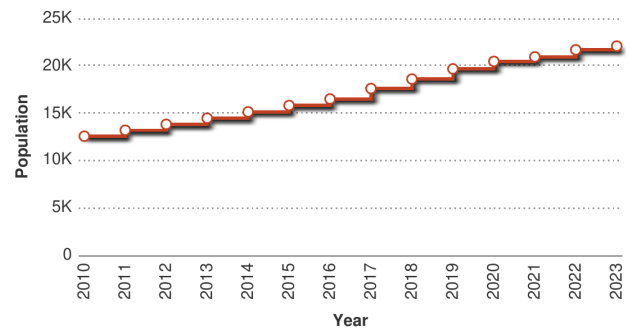
2024-2029  
Forecasted  
Growth Rate

**-0.1%**



Household  
Population  
**22,037**

Population  
Density  
**3,828**



### DAYTIME POPULATION



**23,711**  
2024 Total Daytime Population



**7,538**  
2024 Daytime Pop: Residents

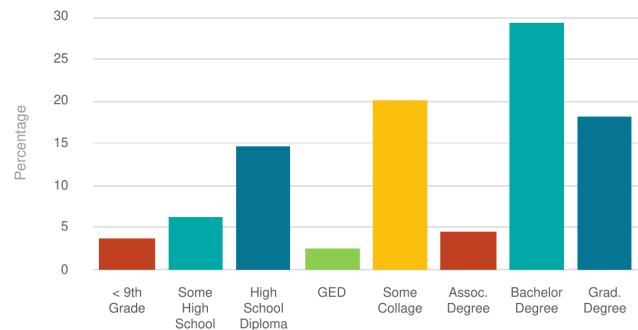


**16,173**  
2024 Daytime Pop: Workers



**4,106**  
2024 Daytime Pop Density

### POPULATION BY EDUCATION



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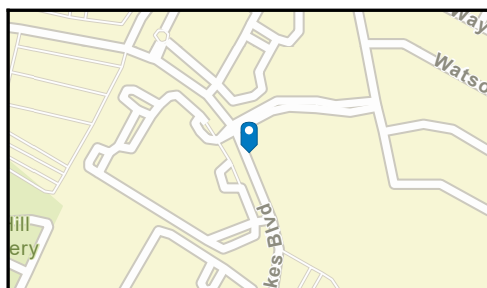
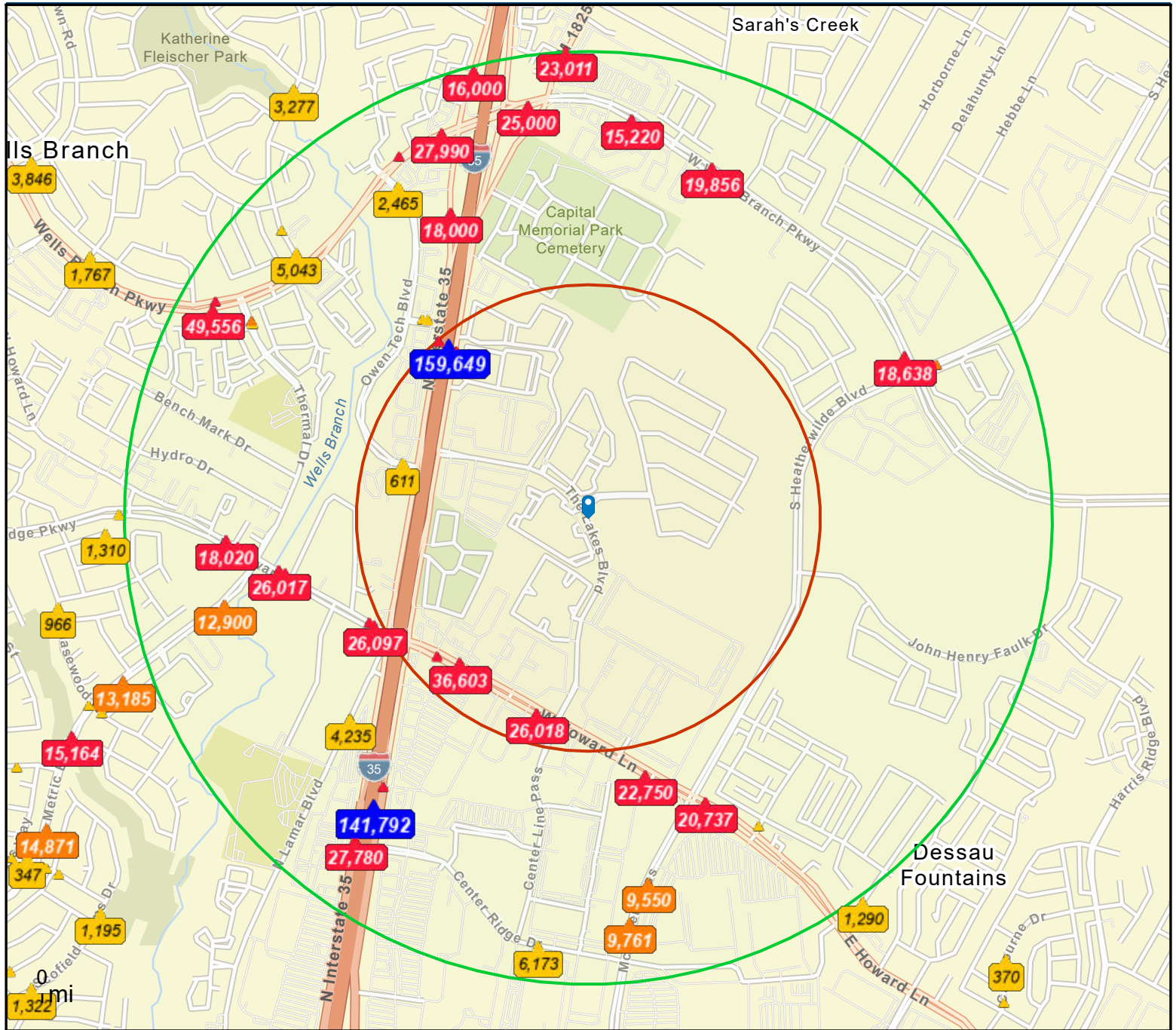
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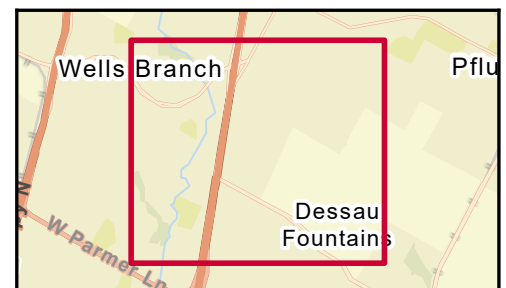
14179 The Lakes Blvd, Pflugerville, Texas, 78660 3  
 14179 The Lakes Blvd, Pflugerville, Texas, 78660  
 Rings: 0.5, 1 mile radii

Prepared by Esri  
 Latitude: 30.42813  
 Longitude: -97.66468



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

May 02, 2024



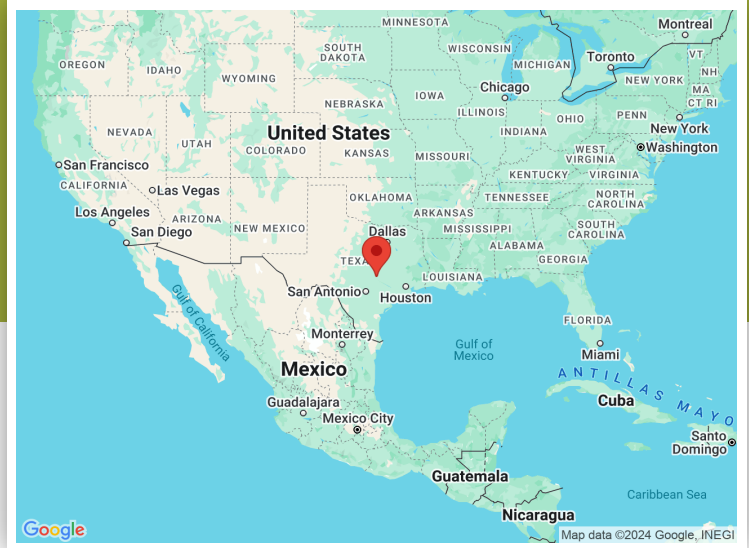
## AREA LOCATION MAP



**14179**

**THE LAKES**

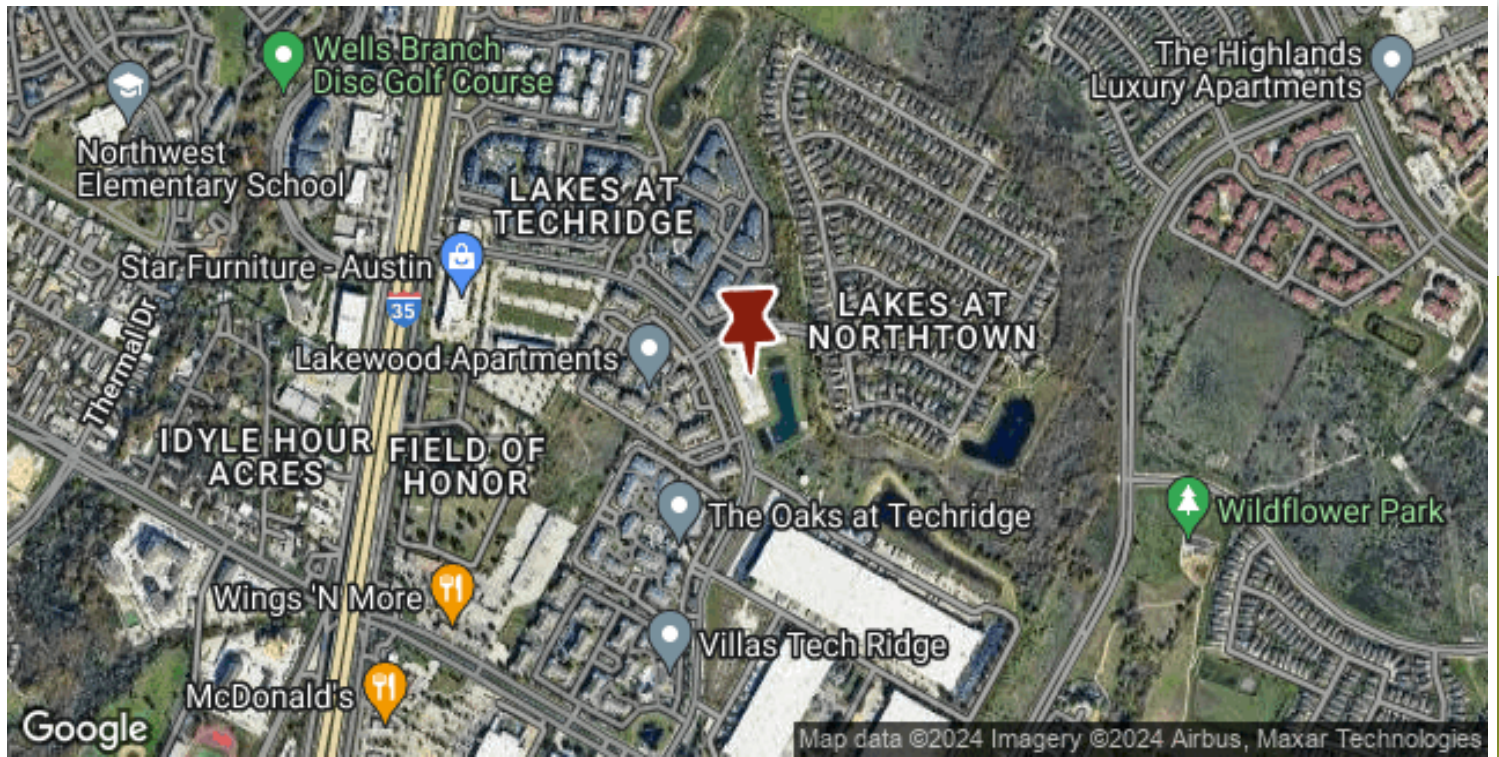
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## AERIAL ANNOTATION MAP



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# Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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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<b>SALLY DECELIS</b> Sales Agent/Associate's Name	<b>596816</b> License No.	<b>sally@sallydrealtor.com</b> Email	<b>(512)791-7419</b> Phone

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

\_\_\_\_\_  
Date

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TXR-2501

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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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