

# THE PEARLS AT WELLS BRANCH

801 Wells Branch Parkway | Pflugerville | TX | 78660



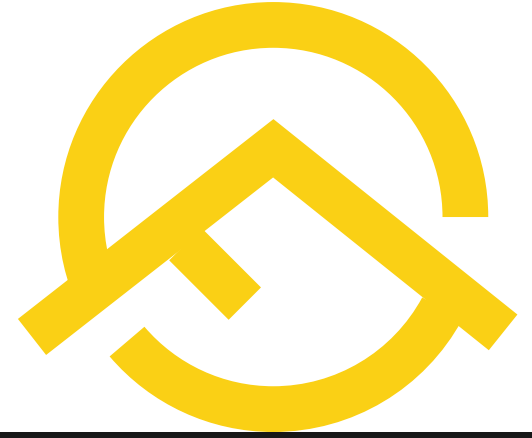
Brand New Multi-Tenant Retail Center | 47.3% Occupancy Rate | Fee Simple Investment | Austin MSA



RENDERED SIGNAGE

**FULL CIRCLE**  
**REAL ESTATE**

**EXCLUSIVELY MARKETED**



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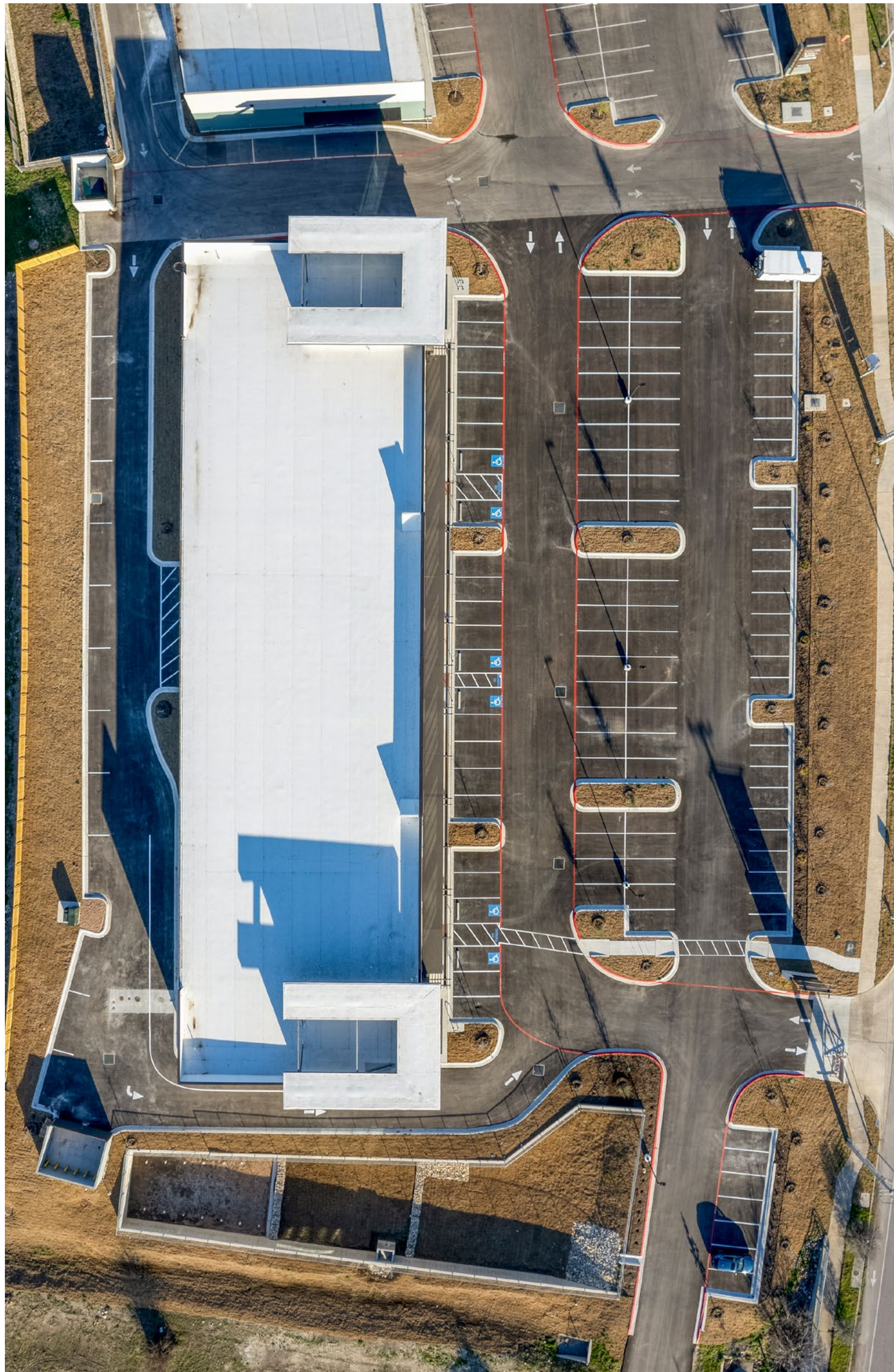


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YOUR GO-TO TEXAS REAL ESTATE TEAM

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# EXECUTIVE SUMMARY



## OFFERING

<b>Price</b>	Ask Broker For Details
<b>Proforma NOI</b>	\$682,000
<b>CAP Rate</b>	Market Cap Rate
<b>Tenant</b>	Multi-Tenant (See Rent Roll)
<b>Lease Terms</b>	Ask Broker For Details
<b>Leased Space</b>	47.3%
<b>Lease Type</b>	Triple Net Lease (NNN)

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	801 Wells Branch Parkway, Pflugerville, TX 78660
<b>Rentable Area</b>	22,400 SF
<b>Land Area</b>	2.95 Acres
<b>Year Built</b>	2024
<b>Ownership Type</b>	Fee Simple
<b>Zoning</b>	Commercial
<b>County</b>	Travis County



## NEW MULTI-TENANT RETAIL CENTER

- Home to a diverse tenant mix with  $\pm$  2-3% annual rental increases for most tenants.
- New 10 year leases due to start in September, with annual increases in place.
- Fronting Wells Branch Pkwy, which sees around 23,743 VPD vehicles per day.

## PFLUGERVILLE, TX

- Pflugerville is experiencing significant population growth, with an annual growth rate of approximately 4%. The population has surged to over 65,000 residents as of the latest estimates, reflecting its desirability as a place to live.
- Positioned to serve a trade area of 70,000 people, including a workforce of 20,000 employees within a 10-mile radius (Apple, Dell Technologies, eBay, Legal Zoom, State Farm, AT&T, Healthtronics, and Electronic Arts).
- Pflugerville offers a favorable business climate with various incentives for businesses, including tax abatements and development grants. The city actively supports new and expanding businesses, fostering economic growth.

## BUSTLING SCHOOL DISTRICT

- Pflugerville Independent School District is a premier public school district located in the northeastern part of the Austin metropolitan area.
- The district serves over 25,000 students on 34 campuses, including 21 elementary schools, 7 middle schools, 4 high schools, and 2 alternative schools.

## AUSTIN MSA

- The Austin MSA is one of the fastest-growing regions in the United States, with a population growth rate of approximately 2.5% per year. The population surpassed 2.2 million in recent years.
- Austin boasts a robust economy with a Gross Domestic Product (GDP) growth rate of about 4.3% annually. The region's diverse economy includes thriving sectors such as technology, healthcare, education, and entertainment.
- Known as "Silicon Hills," Austin is a major tech hub with a high concentration of technology companies, including headquarters and regional offices for industry giants like Apple, Google, Dell, and Tesla. This has driven job creation and economic stability.

# RENT ROLL



TENANT INFO				LEASE TERMS			LEASE SUMMARY			
SUITE NO	TENANT	SF	G.SF %	RENT / SF	TERM		RENT INCREASES	FREE RENT	NNN ESTIMATE	LEASE TYPE
100*	MAMA BRO'S RESTAURANT	4,800	21.4%	27*	SEPT 2024	AUG 2034	2%	4 MONTHS	\$12/SF	NNN
101	MAMA BRO'S BANQUET HALL	2,400	10.7%	27*	SEPT 2024	AUG 2034	2%	4 MONTHS	\$12/SF	NNN
102	MAMA BRO'S MEAT MARKET	1,800	8%	32	SEPT 2024	AUG 2034	3%	3 MONTHS	\$12/SF	NNN
103	TRND SETTERS BARBER SHOP	1,600	7.14%	34	SEPT 2024	AUG 2033	3%	2 MONTHS	\$12/SF	NNN
104	VACANT	8,000	35.7%	-	-	-	-	-	\$12/SF	-
105	VACANT	1,800	8%	-	-	-	-	-	\$12/SF	-
106	VACANT	2,000	9.06%	-	-	-	-	-	\$12/SF	-

\* - YEAR 2 Rent jumps to \$30/SF



# TENANT OVERVIEW



## MAMA BRO'S

Mama-Bro's is an Indian bar, bakery, restaurant, and drive-thru that offers a unique dining experience that combines the flavors of Indian cuisine with the convenience of quick service.



## TRND SETTERS




TRND Setters is a modern barbershop that combines classic grooming with the latest trends. Their skilled barbers provide precision haircuts and expert beard trims in a welcoming atmosphere, ensuring every client looks and feels their best.






RENDERED SIGNAGE

# SALE COMPARABLES



SALE COMPARABLES	ADDRESS	PRICE	CAP	BLDG SF	PRICE/SF
	Enclave at Mayfield Ranch 3100 FM 1431, Round Rock, TX 78681	\$5.25M	6.18%	10,540 SF	\$522/SF
	Velsa Ranch 12301 W Parmer Ln, Cedar Park, TX 78613	\$12.8M	6.00%	32,035 SF	\$400-\$410/SF
	Ronald Reagan Crossing 15121 Ronald Reagan Blvd, Leander, TX 78613	\$4.8M	6.00%	10,999 SF	\$436/SF

ACTIVE COMPARABLES	ADDRESS	PRICE	CAP	BLDG SF	PRICE/SF
	Shops at Hero Way 11620 Hero Way W, Leander, TX 78641	\$12.7M	6.00%	23,566 SF	\$542/SF
	Shops on University Blvd 1900 University Blvd, Round Rock, TX 78665	\$11.8M	6.00%	22,256 SF	\$532/SF
	The Point at 620 17420 N RR 620, Round Rock, TX 78681	\$7.8M	6.25%	15,000 SF	\$521/SF

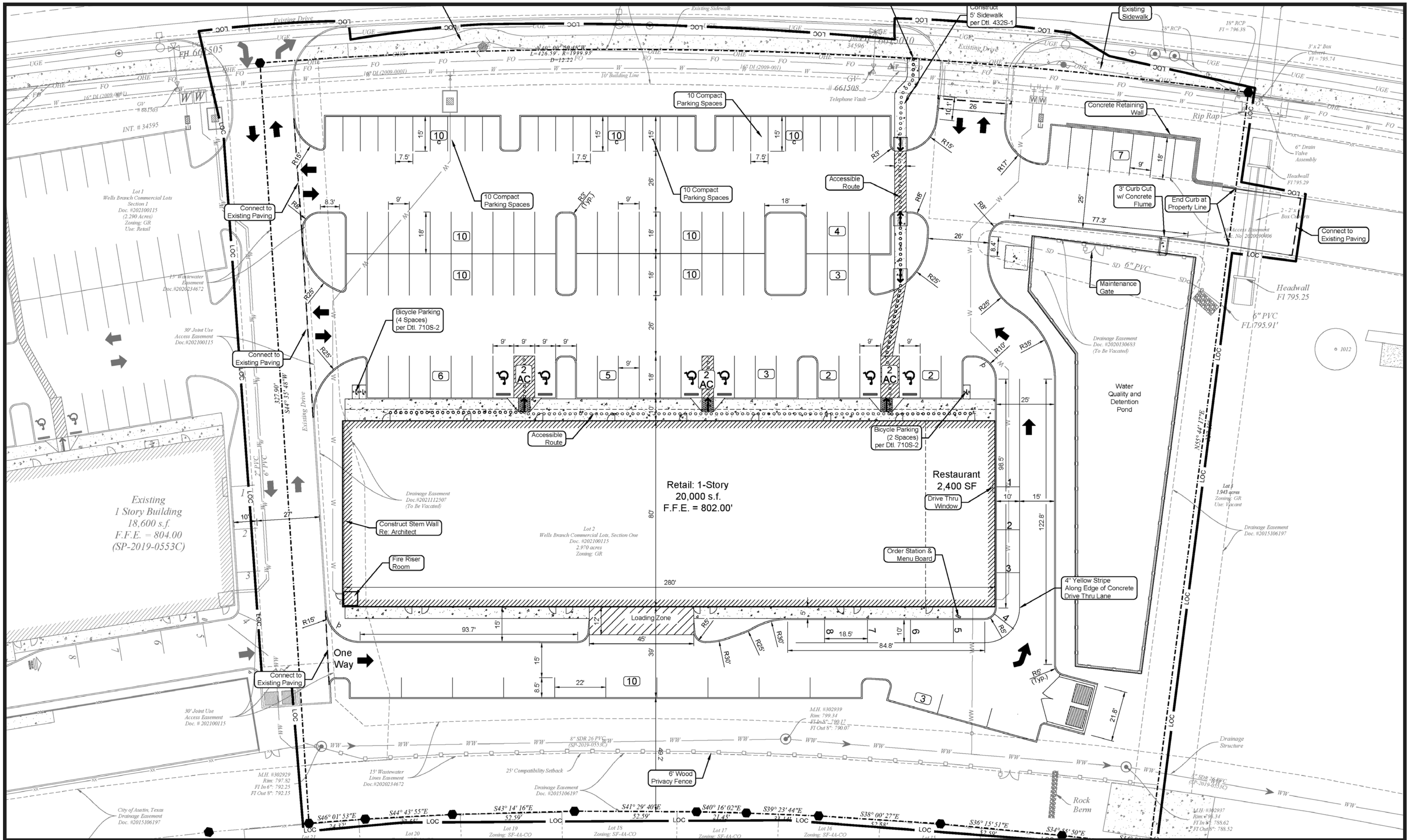
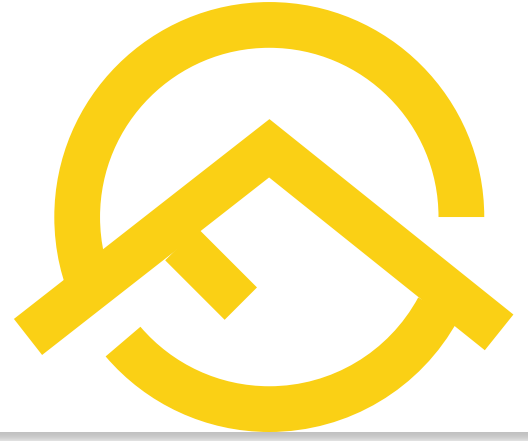
# LEASE COMPARABLES



LEASE COMPARABLES	ADDRESS	LEASE PRICE	BLDG SF
	<p>La Frontera 2601 La Frontera Blvd, Round Rock, TX 78681</p>	<p>\$28 - \$32/SF</p>	<p>Triple Net Lease (NNN)</p>
	<p>Wells Branch Retail Center 801 Wells Branch Pkwy, Pflugerville, TX 78660</p>	<p>\$30 - \$34/SF</p>	<p>Triple Net Lease (NNN)</p>
	<p>Countryside Place 1420 Wells Branch Pkwy, Pflugerville, TX 78660</p>	<p>\$30 - \$34/SF</p>	<p>Triple Net Lease (NNN)</p>
	<p>The Lakes 14179 The Lakes Blvd, Pflugerville, TX 78660</p>	<p>\$38 - \$45/SF</p>	<p>Triple Net Lease (NNN)</p>
	<p>The Ridge 1111 E Howard Ln, Austin, TX 78753</p>	<p>\$30 - \$35/SF</p>	<p>Triple Net Lease (NNN)</p>



# SITE PLAN



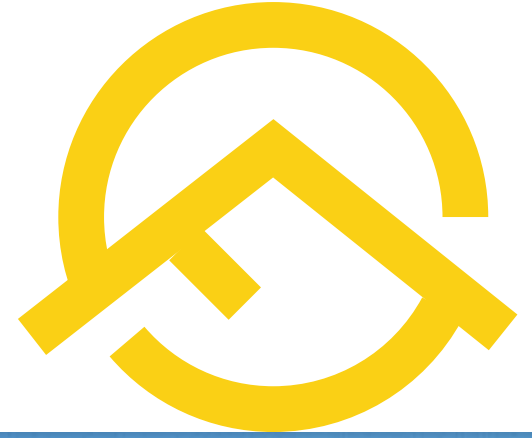
# PROPERTY PHOTOS



RENDERED SIGNAGE



# AERIAL RETAIL



DOWNTOWN AUSTIN  
20 MIN DRIVE



JOHN B CONNALLY  
HIGH SCHOOL



**SUBJECT  
PROPERTY**

**WELLS BRANCH PKWY  
23,743 VPD**

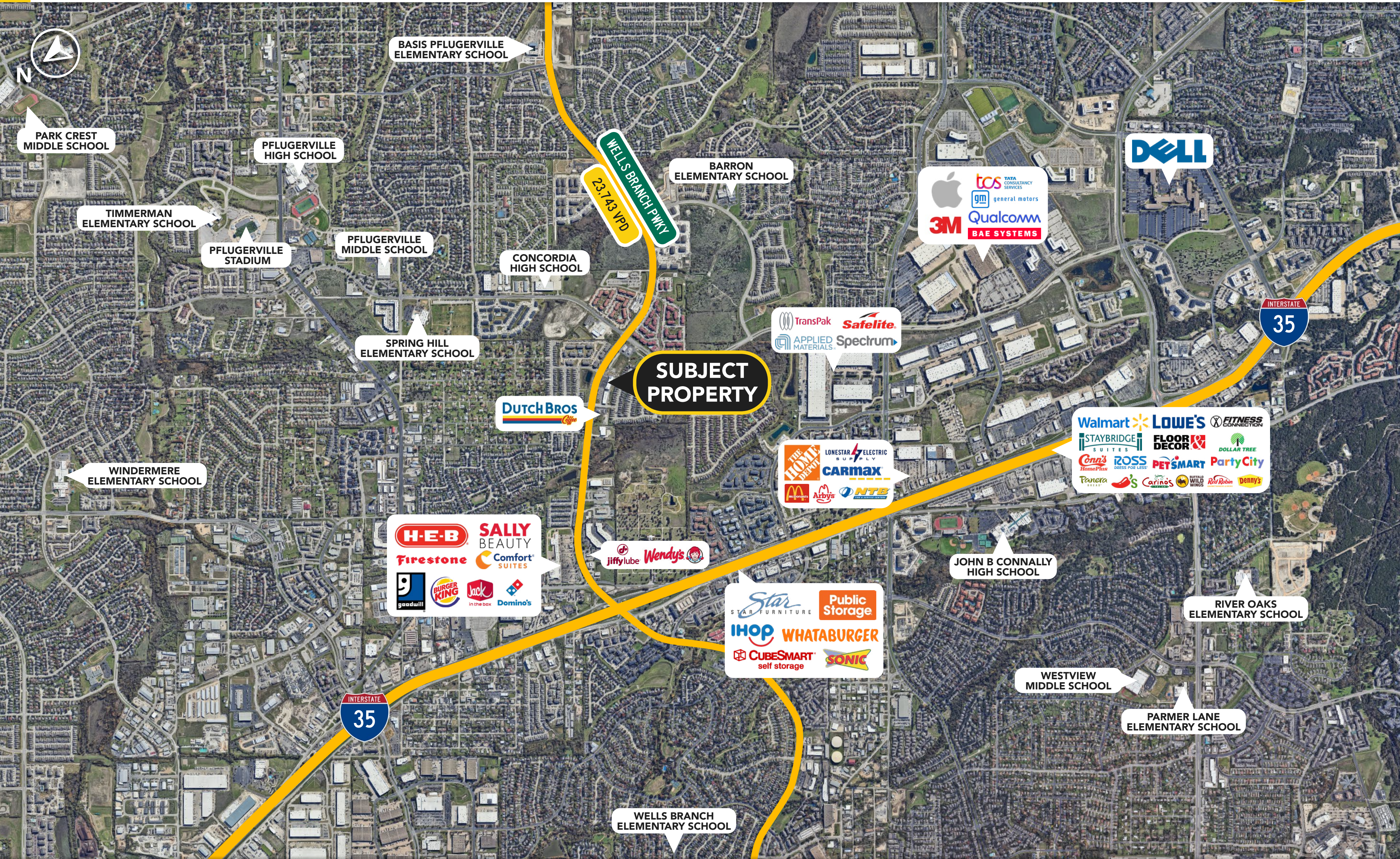
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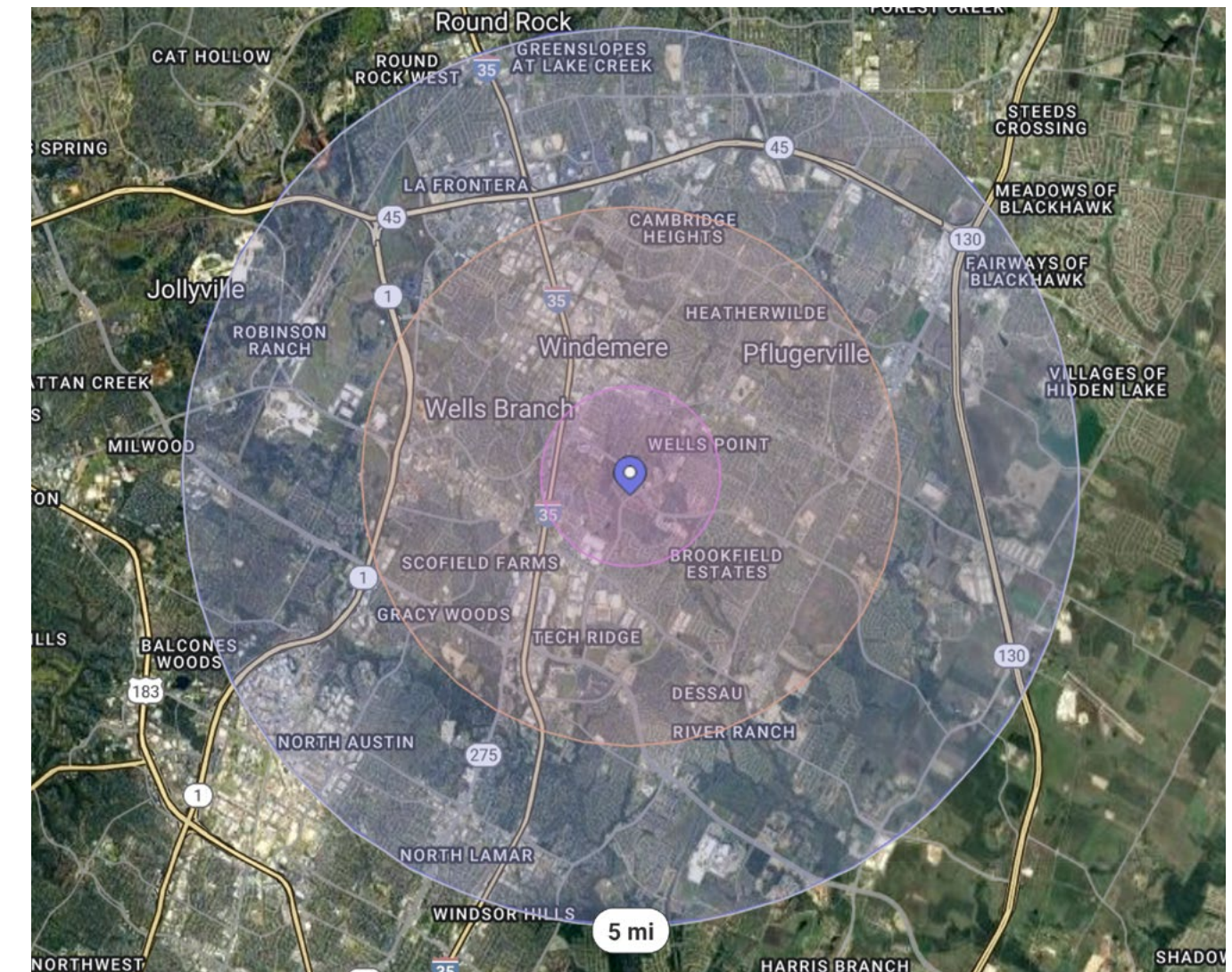
# TRADE AREA



# AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2022 CENSUS POPULATION	11,403	113,397	251,699
2022 POPULATION DENSITY PER SQ MILE	3,758	4,168	3,192
2017 CENSUS POPULATION	10,449	106,033	220,321
<b>HOUSEHOLD &amp; GROWTH</b>			
2022 HOUSEHOLDS	4,885	46,060	104,981
2022 FAMILY HOUSEHOLDS	2,497 (51.1%)	27,884 (60.5%)	61,193 (58.3%)
2022 PERSONS PER HOUSEHOLD	2.33	2.46	2.4
<b>INCOME</b>			
2022 AVERAGE HOUSEHOLD INCOME	\$87,457.99	\$99,673.43	\$102,989.01
2022 MEDIAN HOUSEHOLD INCOME	\$74,255.52	\$81,696.3	\$84,498.1
2022 PER CAPITA INCOME	\$38,406.57	\$40,811.94	\$43,274.42
<b>HOUSING</b>			
2022 MEDIAN HOUSE VALUE	\$317,016.15	\$307,638.25	\$322,576.04
2022 OCCUPIED HOUSING UNITS	4,885 (94.8%)	46,060 (94.7%)	104,981 (94.8%)





## PFLUGERVILLE, TEXAS

Pflugerville, Texas, located just north of Austin, is experiencing significant growth and presents a robust opportunity for real estate investment. With a population that has surged to over 65,000 residents, Pflugerville's market is bolstered by its strategic location within the Austin-Round Rock metropolitan area, which continues to attract major employers and a skilled workforce.

The city's median home value has appreciated by approximately 8% year-over-year, reaching \$340,000, reflecting strong demand in the housing sector. Additionally, Pflugerville boasts a diverse economic base, with a low unemployment rate of 3.2%, and a projected job growth rate of 45% over the next decade. The local real estate market benefits from a combination of affordable property prices compared to Austin, excellent school districts, and ongoing infrastructure developments, making it an attractive option for investors seeking stable returns and long-term capital appreciation.

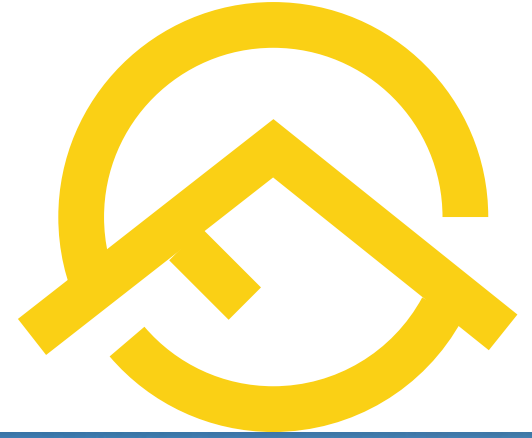


## AUSTIN MSA

Austin, Texas, stands out as one of the most dynamic real estate markets in the United States, driven by its booming economy and rapid population growth. With a current population surpassing 950,000, Austin has seen its housing market flourish, evidenced by a median home price of \$560,000, reflecting a 10% year-over-year increase. The city's robust job market, characterized by an unemployment rate of just 2.7%, is fueled by the presence of major tech companies and startups, earning it the nickname "Silicon Hills."

Over the next decade, Austin is projected to experience a job growth rate of 47%, further solidifying its position as an economic powerhouse. The city's vibrant cultural scene, top-ranked educational institutions, and ongoing infrastructure developments make it a highly attractive location for real estate investors seeking strong returns and long-term capital appreciation.

# LISTING TEAM



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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

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

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