

FOR SALE
1009 W Pecan Street
Suites 201, 203, 205, 207 & 209
Pflugerville, Texas 78660
List Price:
\$1,525,000



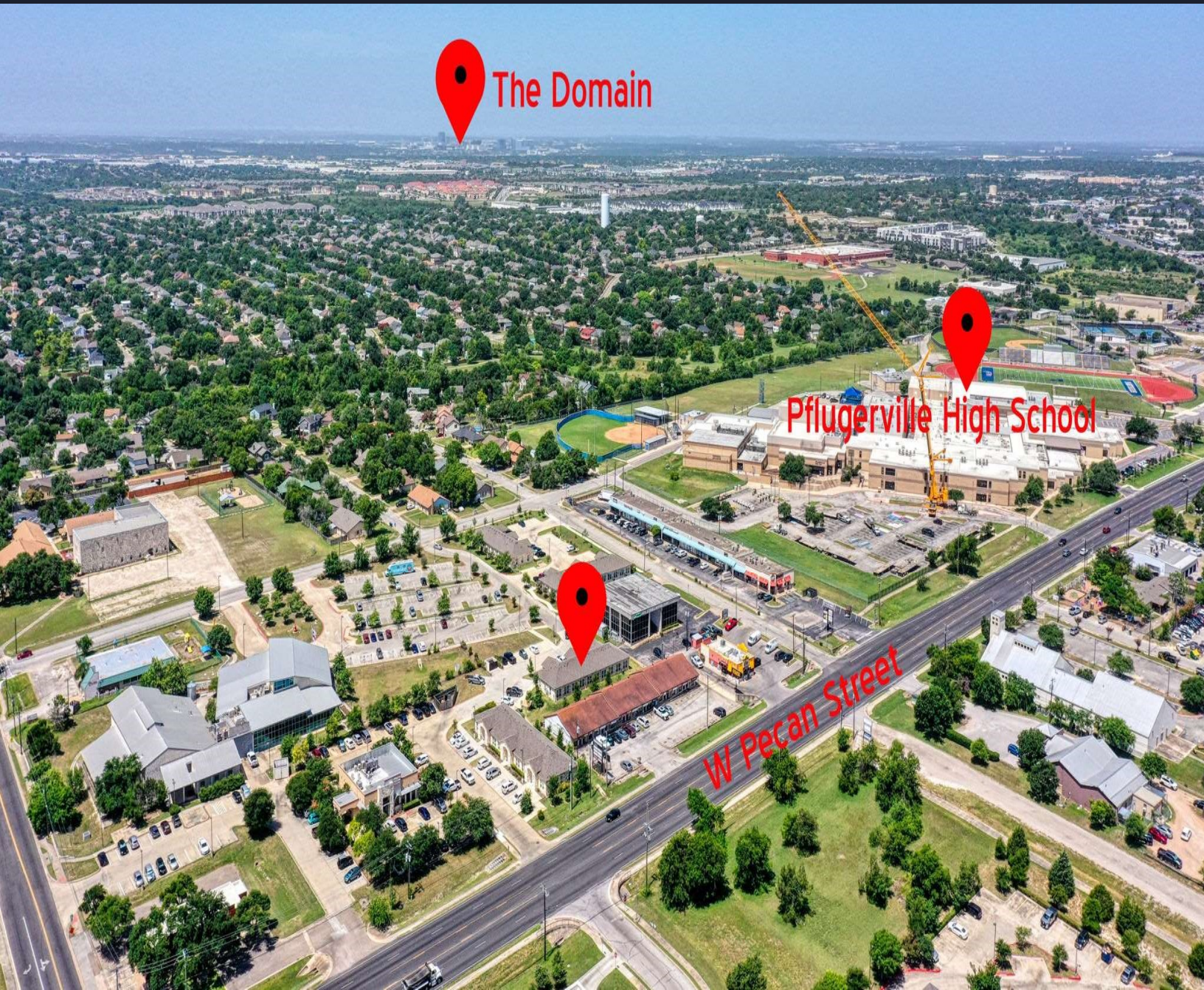
realty texas[®]
THE REAL DEAL

Ben Patterson– 512-373-5786
ben-patterson@realtytexas.com

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Pflugerville, Texas 78660

This property is located in a high traffic area of Pflugerville on W Pecan Street. The total building is 4,250 sq. ft. There are five (5) total Suites that are each 850 Sq. Ft. This is an ideal location for businesses to grow with easy access to IH-35 Interstate and 130 Toll via Pecan Street. Property is Zoned General Business 1 (GB1).



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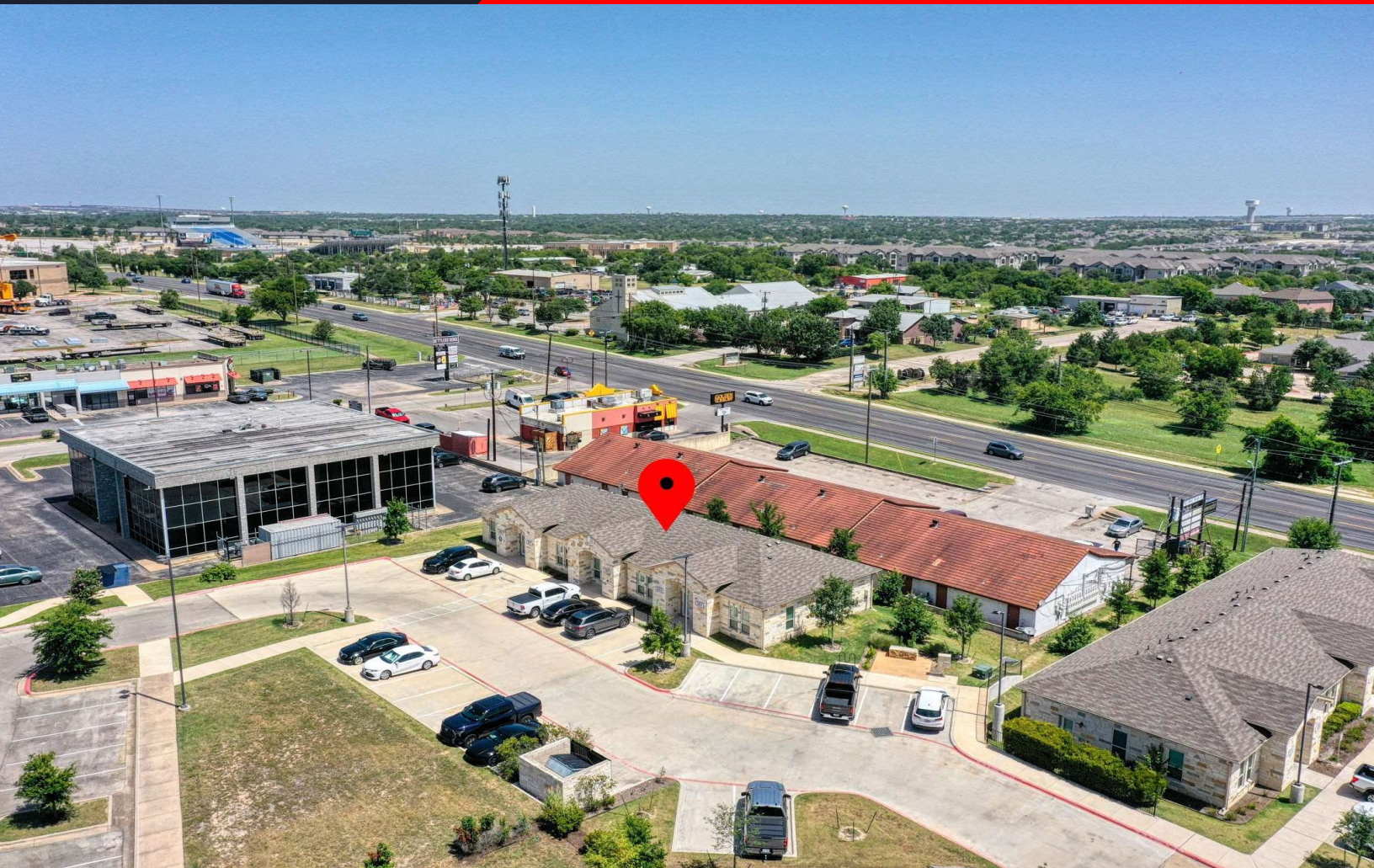
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PROPERTY DETAILS

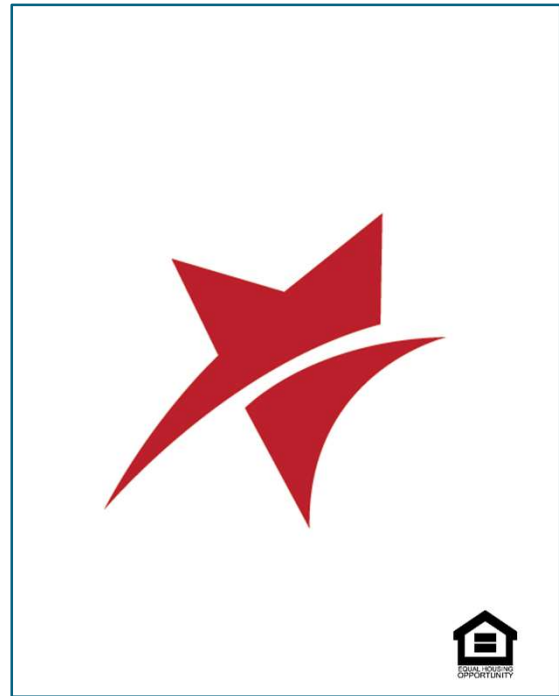
- Prime Location off Pecan Street in Pflugerville!!!
- Built in 2019
- Zoned General Business 1 (GB1)
Pflugerville City Limits
- Total structure is 4,250 sq. ft.. Each suite is 850 Sq Ft.

PROXIMITY to PROPERTY

- Easy access to IH-35 and 130 Toll Road via Pecan Street
- Property is close to HEB shopping center at E Pecan Street and Dessau Road
- Down the street from Pfennig Recreational Park
- Right Next to Pflugerville High School.

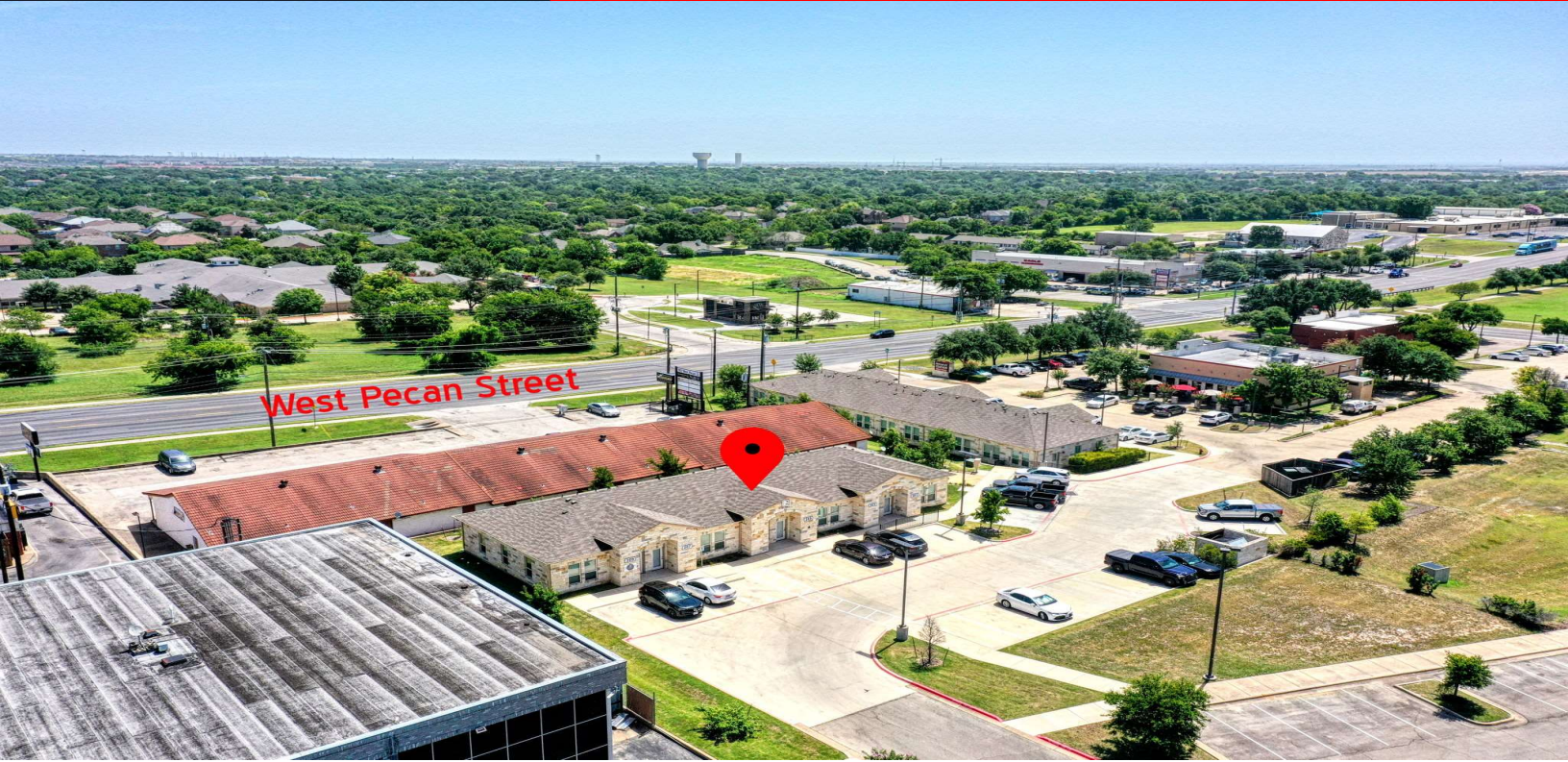
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Median Household Income
\$101,728

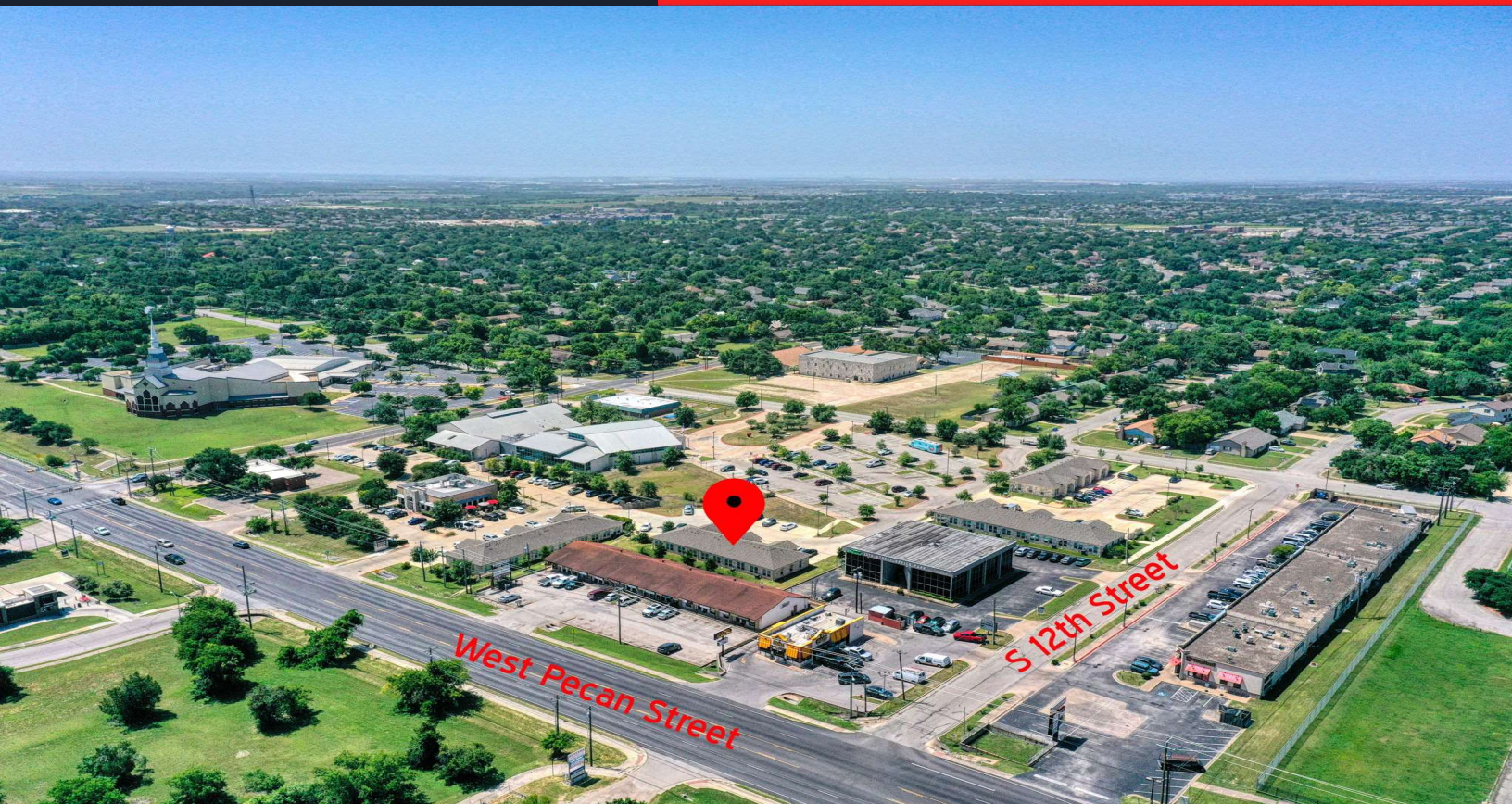
Median Age
34.2

Total Population
124,047

Top Tapestry Segments	Up and Coming Families	Boomburbs	Workday Drive	Urban Edge Families	Bright Young Professionals
% of Households	19,640 (44.9%)	12,458 (28.5%)	4,304 (9.8%)	3,194 (7.3%)	1,298 (3.0%)
% of Travis County	61,681 (11.0%)	36,830 (6.6%)	15,859 (2.8%)	19,013 (3.4%)	31,320 (5.6%)
Lifestyle Group	Sprouting Explorers	Affluent Estates	Family Landscapes	Sprouting Explorers	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Urban Periphery	Urban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family; Multi-Units
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.05	3.15	2.88	3.08	2.38
Median Age	32.3	34.5	37.5	33.5	34.1
Diversity Index	81.6	72.4	62.1	88.5	75.5
Median Household Income	\$91,700	\$137,000	\$108,600	\$64,600	\$67,200
Median Net Worth	\$186,900	\$512,800	\$363,200	\$108,600	\$75,000
Median Home Value	\$311,300	\$467,300	\$358,100	\$258,200	\$286,200
Homeownership	74.7 %	83.5 %	85.4 %	65.1 %	46.8 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	Bachelor's Degree	Bachelor's Degree	High School Diploma	Some College No Degree

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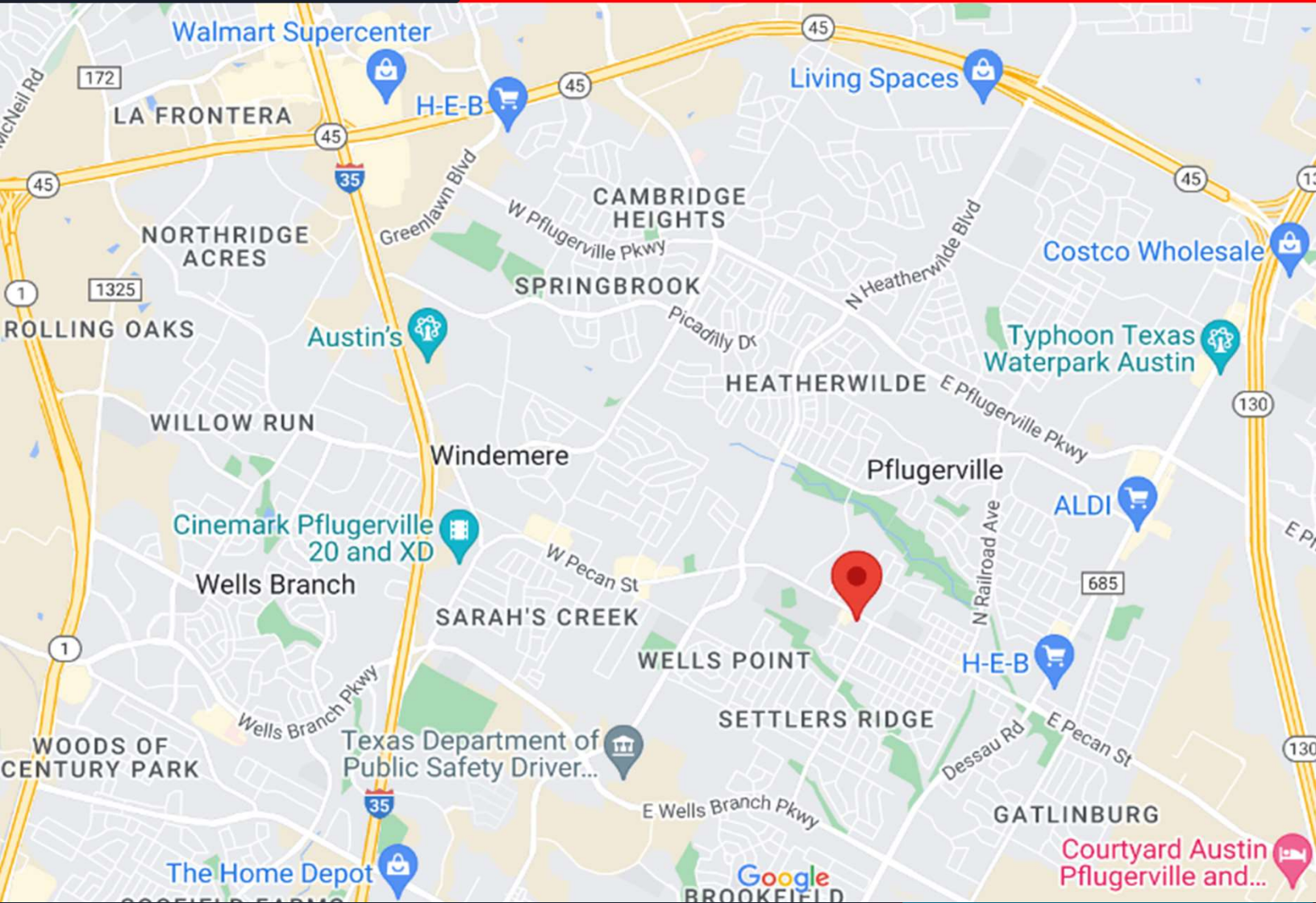
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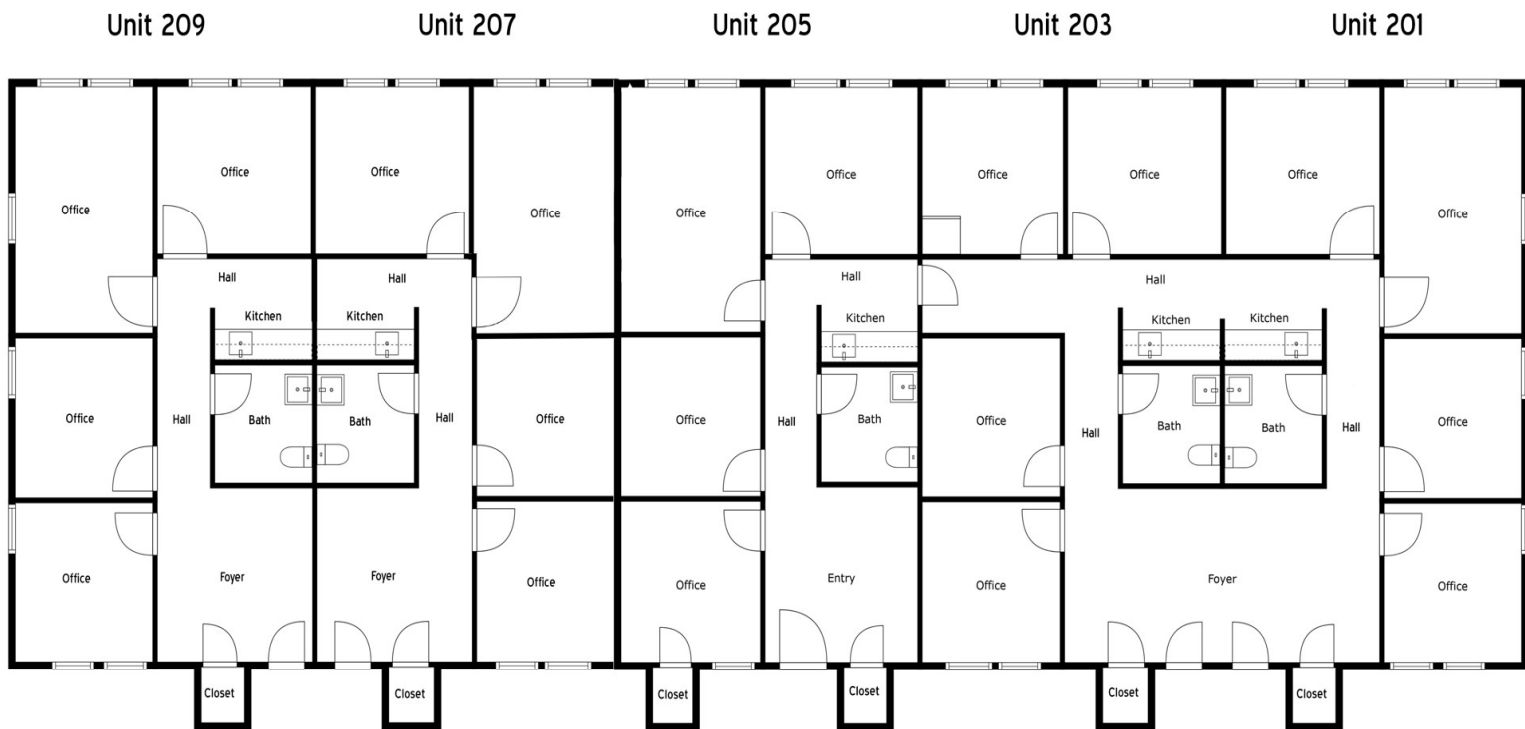
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1009 W Pecan Street, Pflugerville, TX
Building 2



