

FOR SALE
1009 W Pecan Street
Suites 201, 203, 205, 207 & 209
Pflugerville, Texas 78660



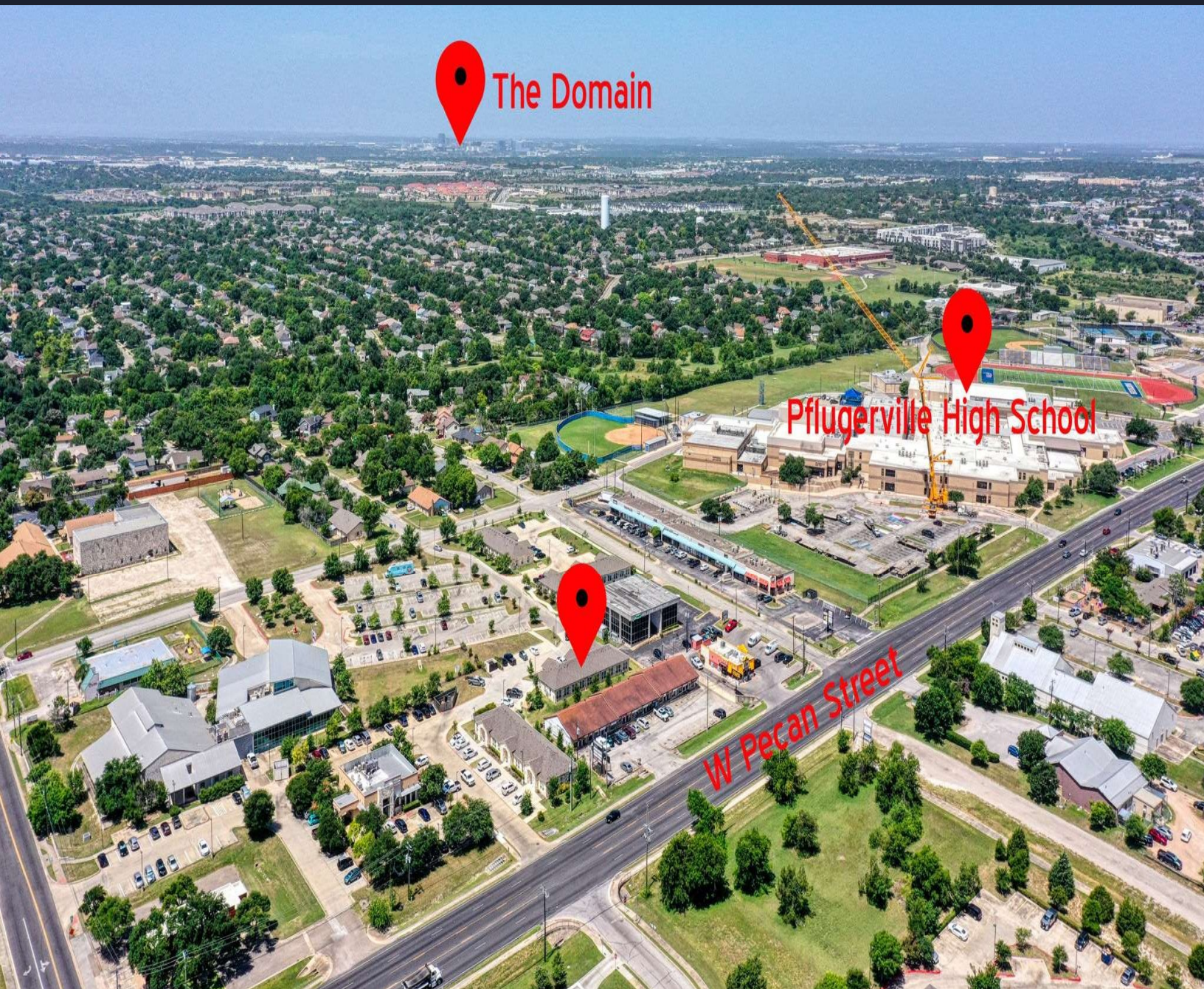
realty texas®
THE REAL DEAL

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

For Sale

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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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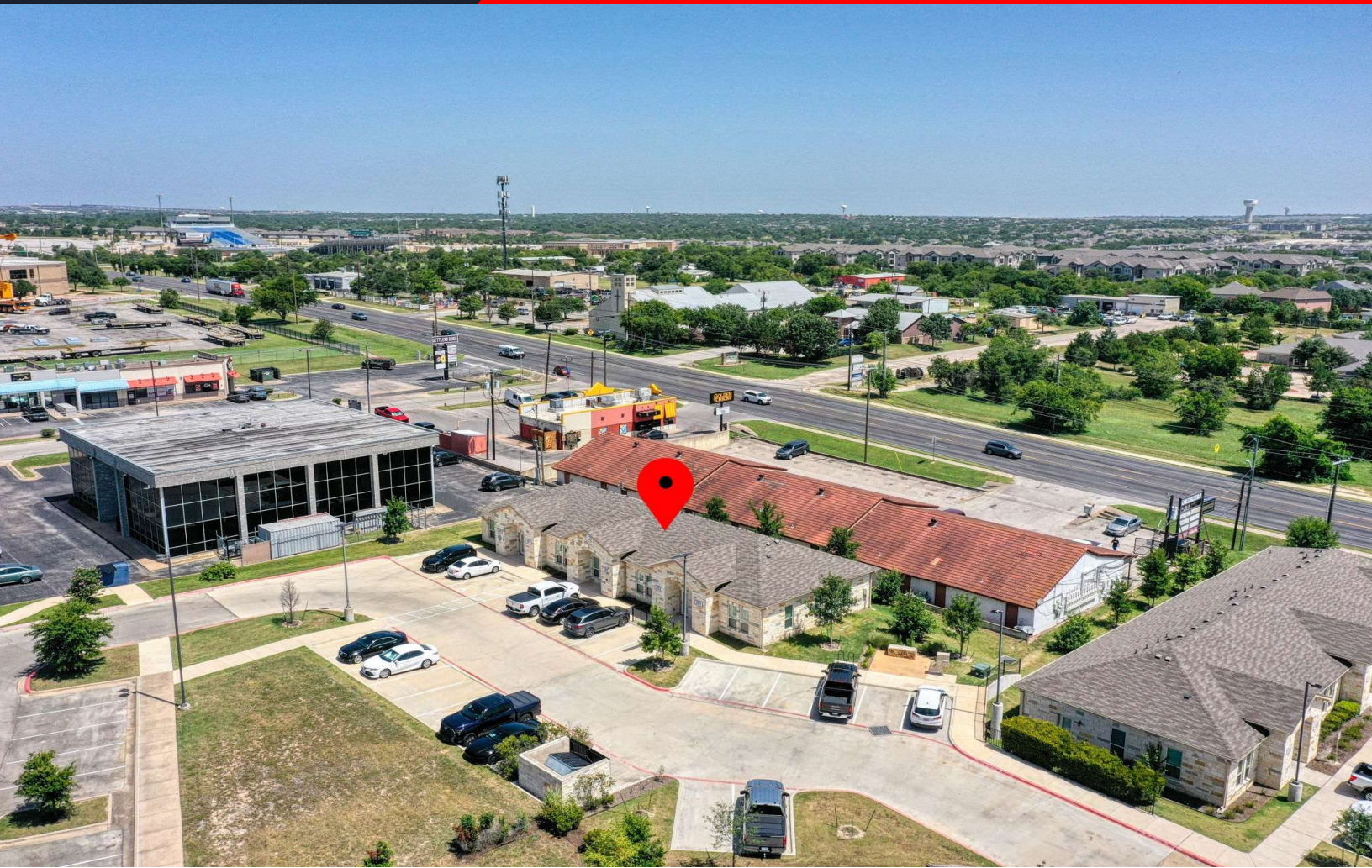
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PROPERTY DETAILS

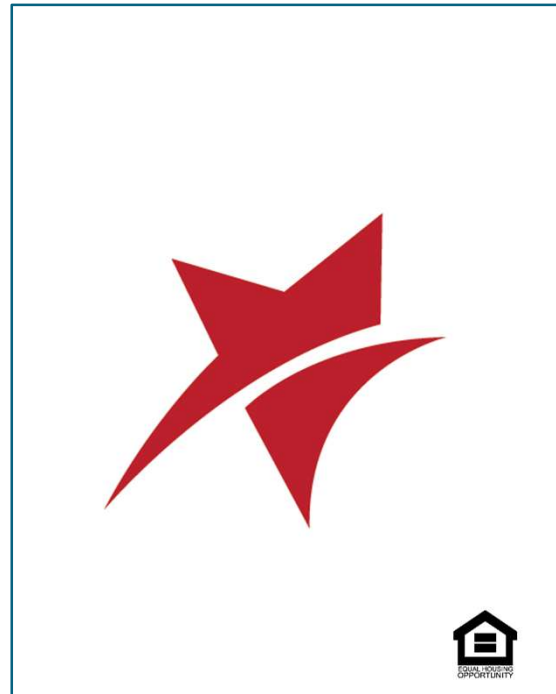
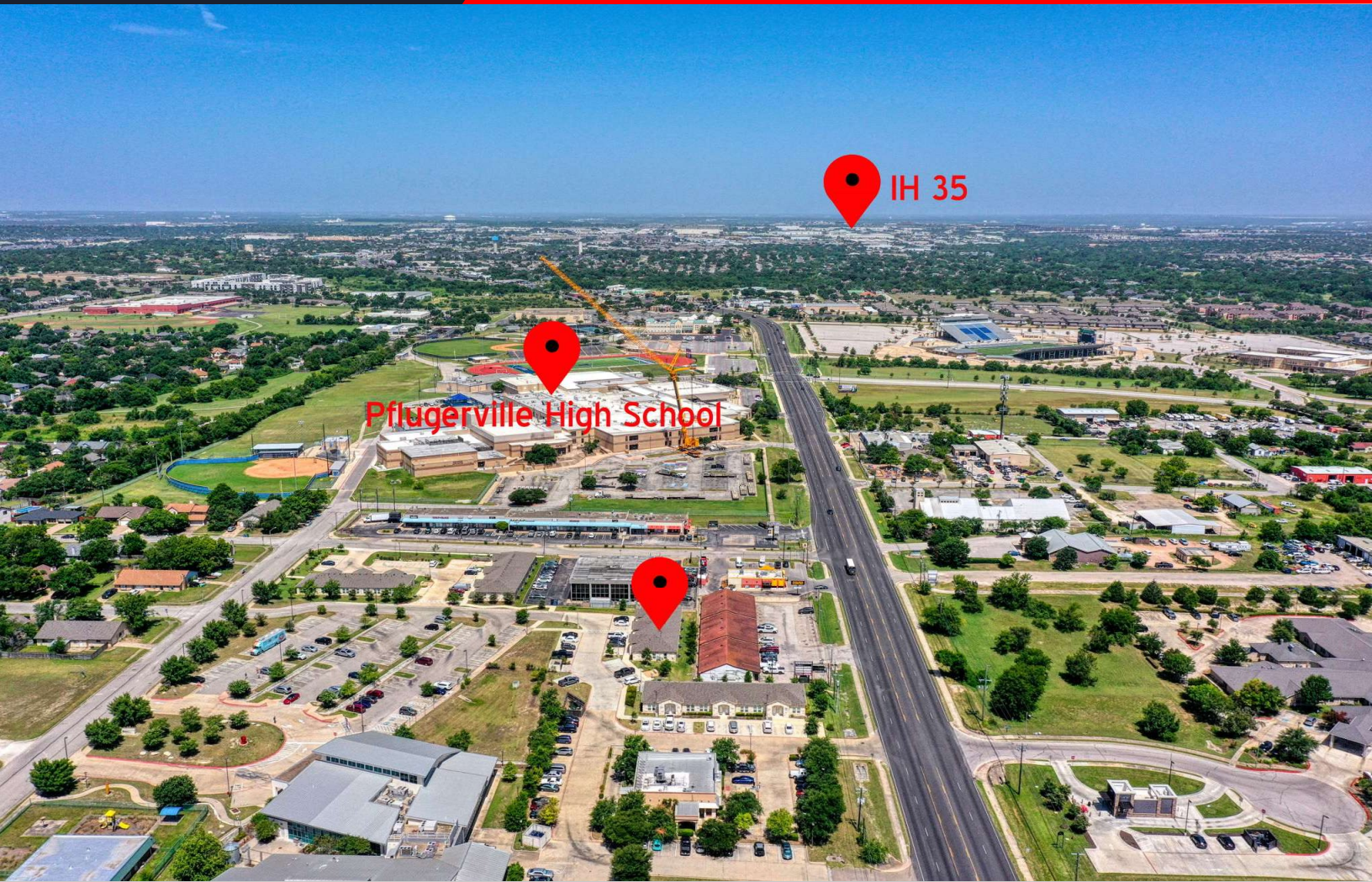
- Prime Location off Pecan Street in Pflugerville!!!
- Built in 2019
- Zoned General Business 1 (GB1)
Pflugerville City Limits
- Total structure is 4,250 sq. ft.. Each suite is 850 Sq Ft.

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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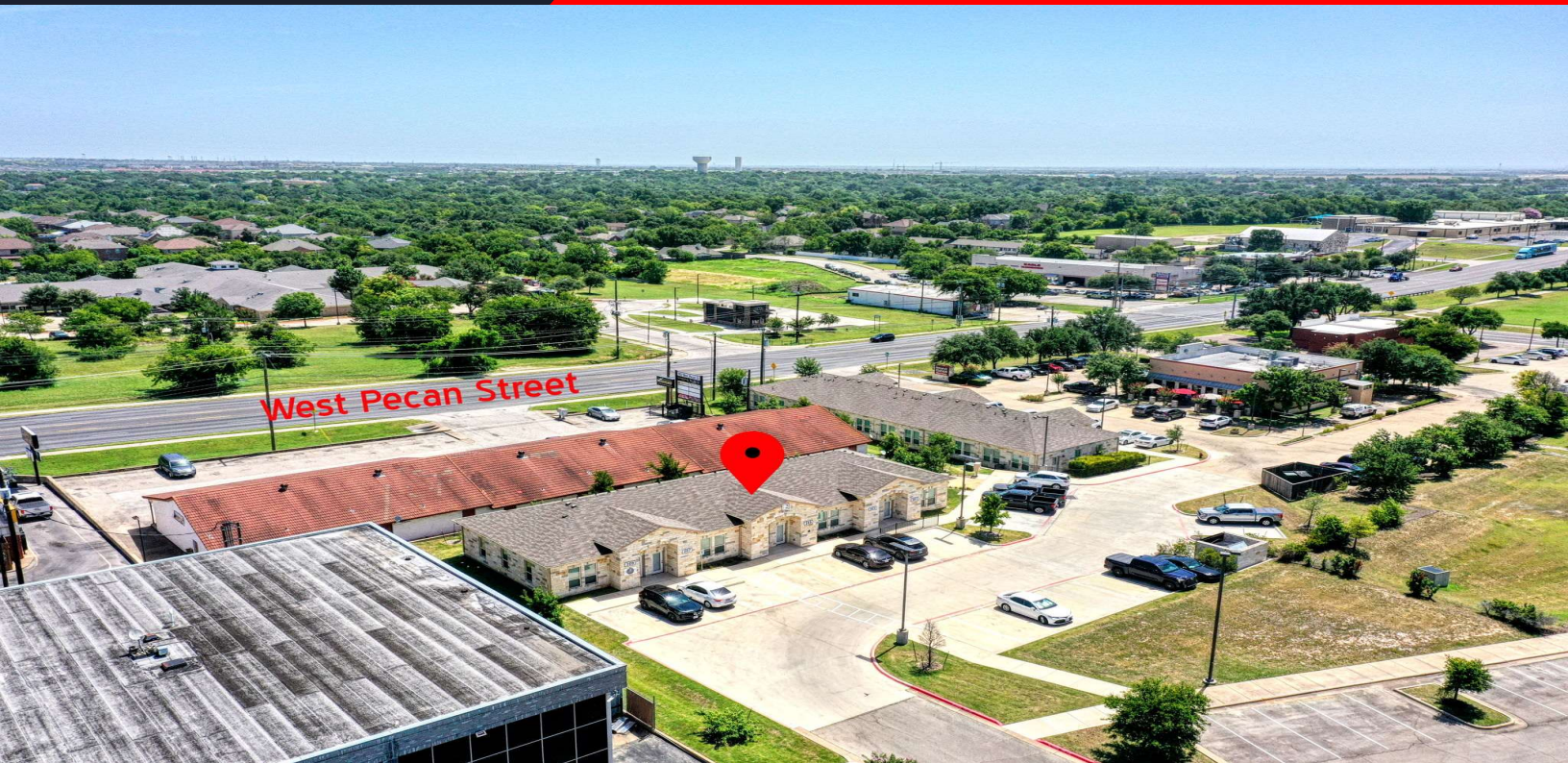


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Median Household Income
\$101,728

Median Age
34.2

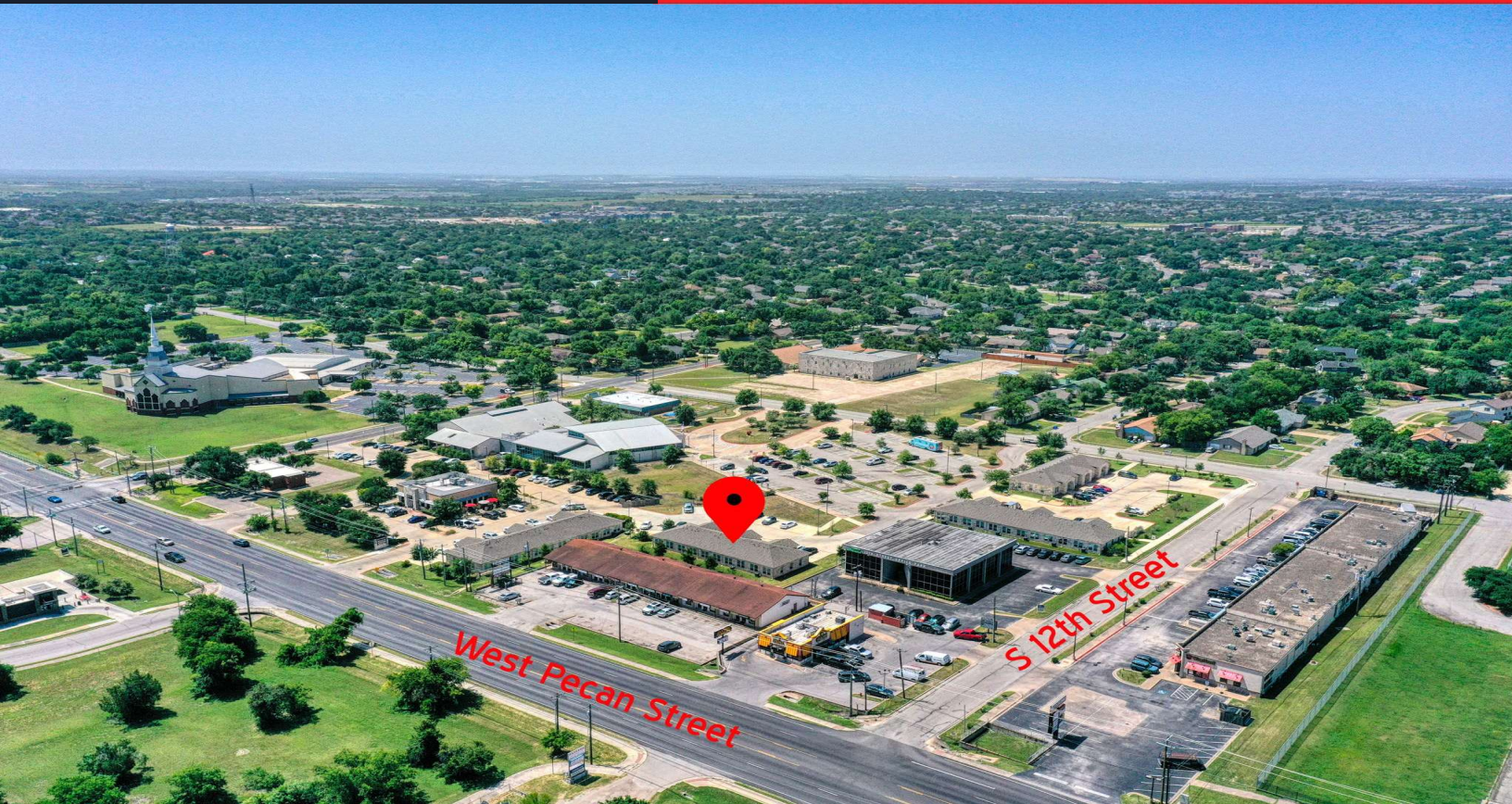
Total Population
124,047

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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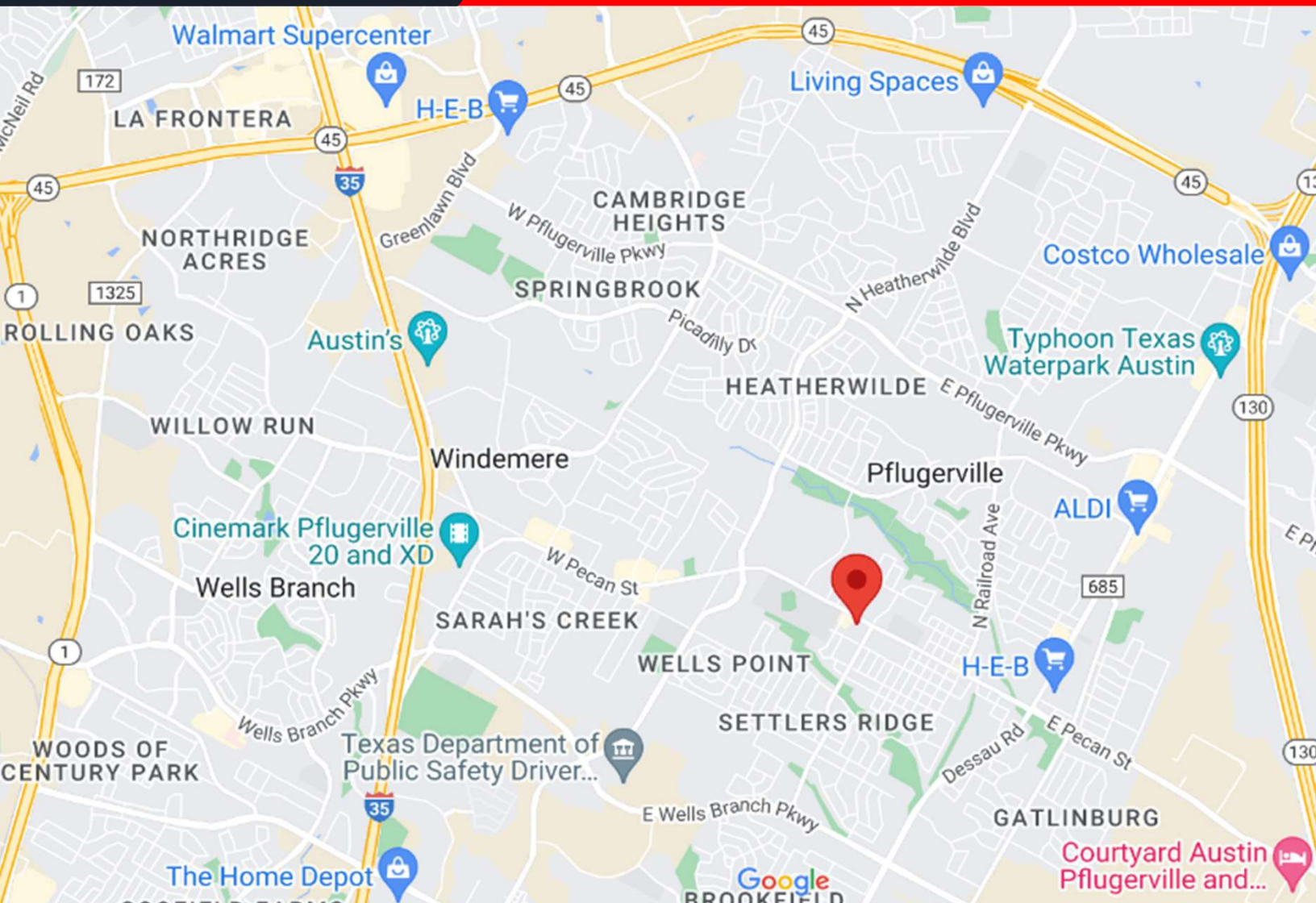
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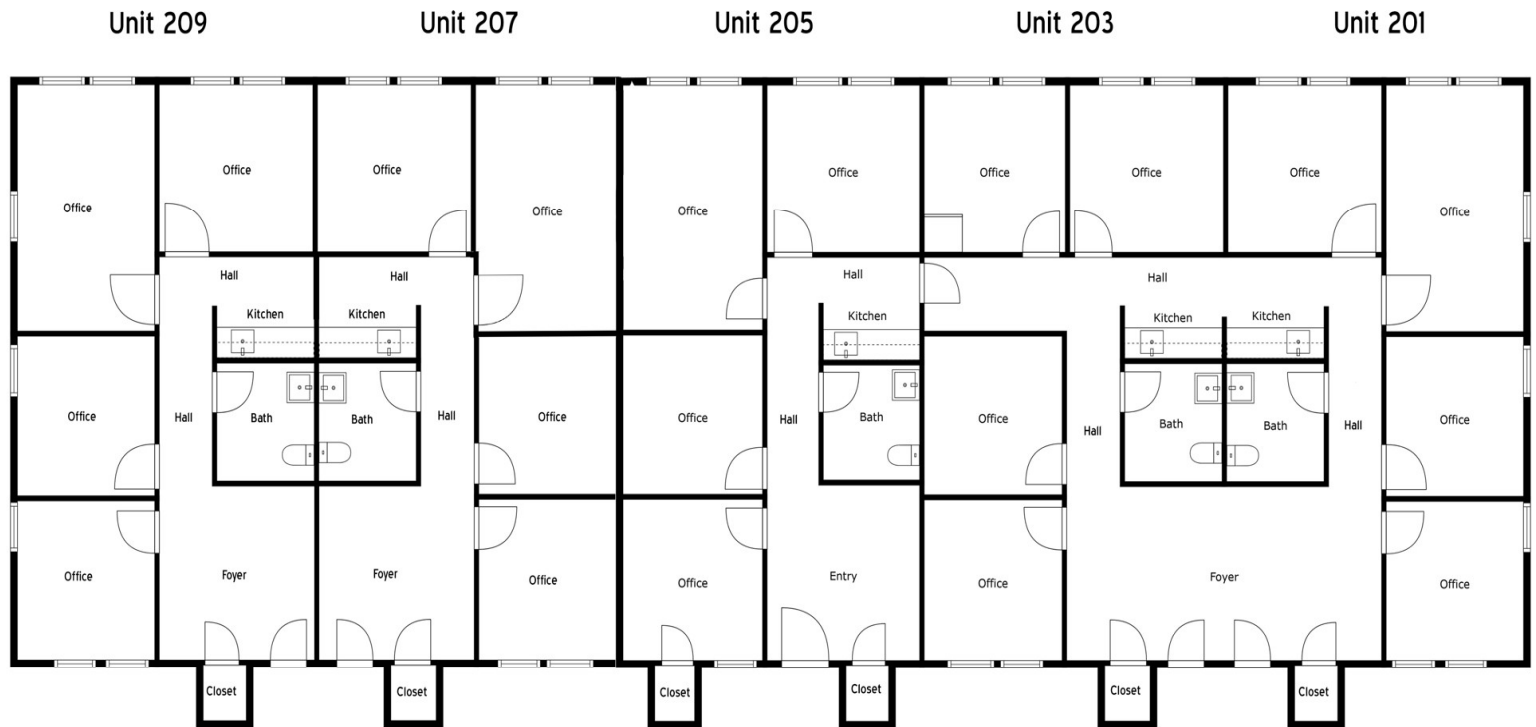


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1009 W Pecan Street, Pflugerville, TX
Building 2





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.

<u>Realty Texas LLC</u>	<u>9005703</u>	<u>jack@realtytexas.com</u>	<u>800-660-1022</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Jack Stapleton</u>	<u>576129</u>	<u>jack@realtytexas.com</u>	<u>512-264-5115</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Leisa Ormsbee</u>	<u>580626</u>	<u>leisa@realtytexas.com</u>	<u>512-590-1833</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Ben Patterson</u>	<u>705767</u>	<u>ben-patterson@realtytexas.com</u>	<u>512-373-5786</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov