

9,400 SF RETAIL SHELL

CBRE

# PFLUGERVILLE DOWNTOWN EAST

NEC Pecan St & FM 685



# PROPERTY OVERVIEW

The City of Pflugerville and master developer Griffin Swinerton are underway with a public-private partnership (P3) to develop the Pfluger Tract, 29-acres located at the northwest corner of FM 685 and E Pecan Street, to include a new City Hall, Recreation Center, Civic Plaza, and mixed-use development.

The 19 project goals established for the Downtown East project come together to support an economically and socially vibrant extension of Pflugerville's downtown that includes the facilities needed to continue providing the high-quality services the community expects and deserves for generations to come.

Features of the \$82.5 million recreation center include:

- First floor: child watch room, indoor turf, multi sport gym including 4 high school basketball courts, pool, retail space
- Second floor: open fitness area with free weights and aerobic machines, track, and fitness studios for classes
- Third floor: community space, 300-person multiuse space, classrooms for cooking or art classes, an outdoor patio
- 466-stall parking structure across the street from the 9,400 SF of retail

130,000 SF  
RECREATION CENTER

9,400 SF  
RETAIL SHELL  
DIVISIBLE

104,00 SF  
CITY HALL

"WE ARE CREATING A PLACE THAT FEELS LIKE THE HEART OF PFLUGERVILLE, WHERE WE CAN GATHER, CELEBRATE, AND CONNECT."

- MAYOR VICTOR GONZALES



# SITE PLAN

## PHASE 1

### PARCEL

1	Parking Structure (465 Stalls)
2	City Hall
3	Parking Lot
4	Recreation Center & Retail

### PARCEL

5	Priority Development Parcel
6	TBD
7	TBD



# CONCEPTUAL SITE PLAN

FULL BUILD OUT

## PARCEL

- 1 Parking Structure with ground floor retail
- 2 City Hall
- 3 Retail
- 4 Recreation Center & Retail

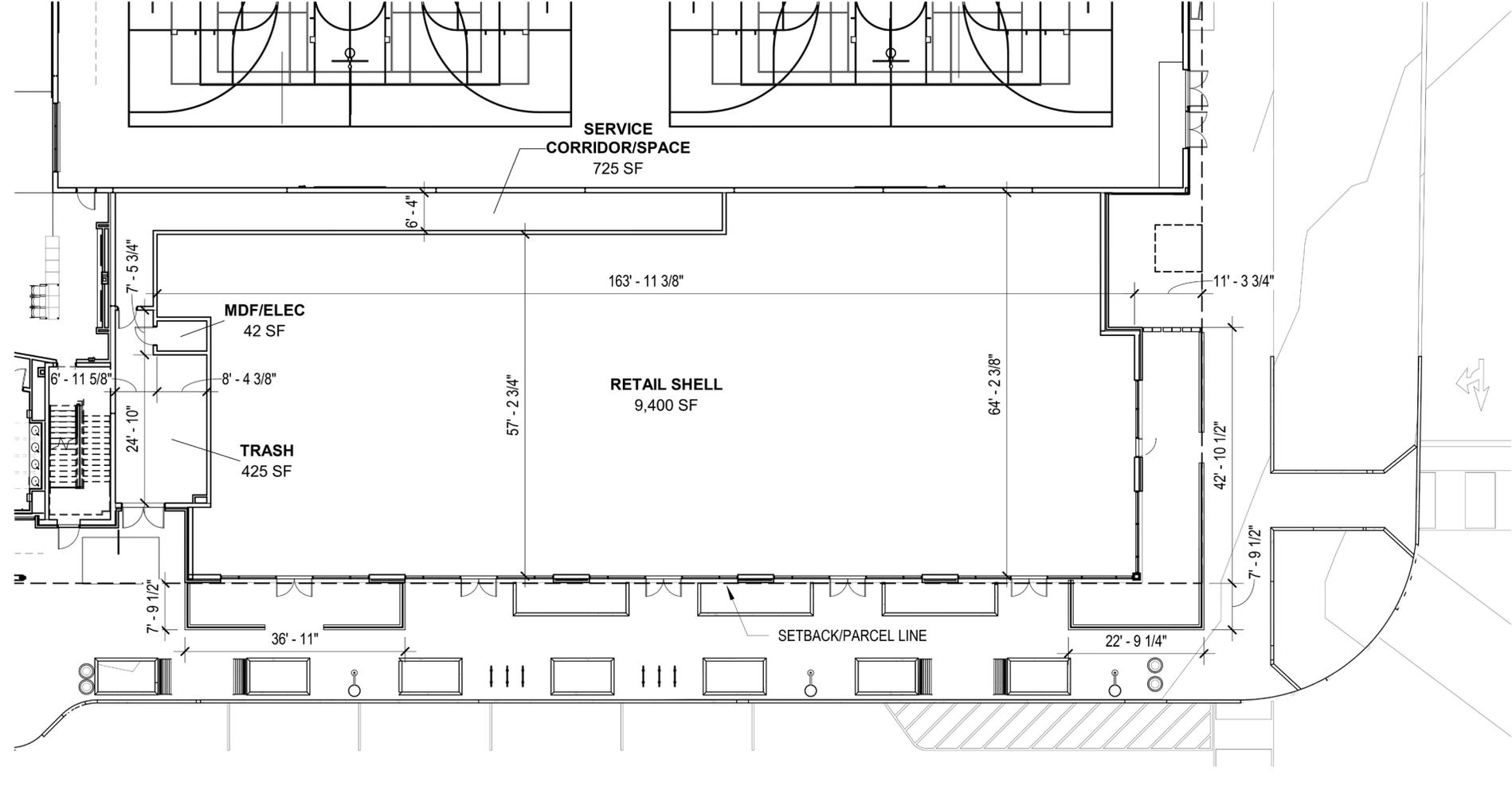
## PARCEL

- 5 Retail & District Parking Garage
- 6 Flexible Mixed Use (Multifamily, Live-work, Office)
- 7 Multifamily
- TBD Office (100,000 SF)



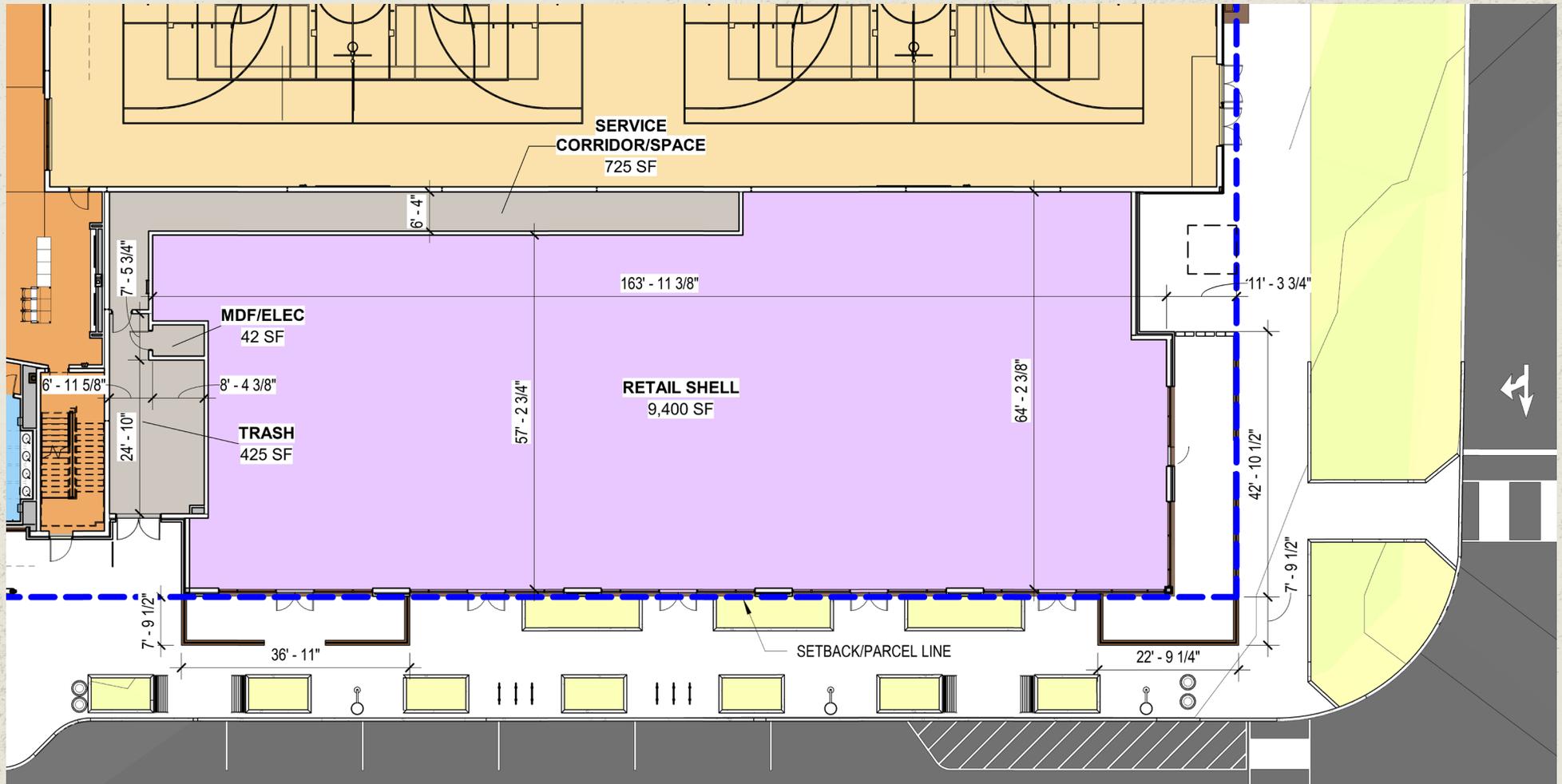
# RETAIL FLOOR PLAN

9,400 SF DIVISIBLE



# RETAIL FLOOR PLAN

9,400 SF DIVISIBLE



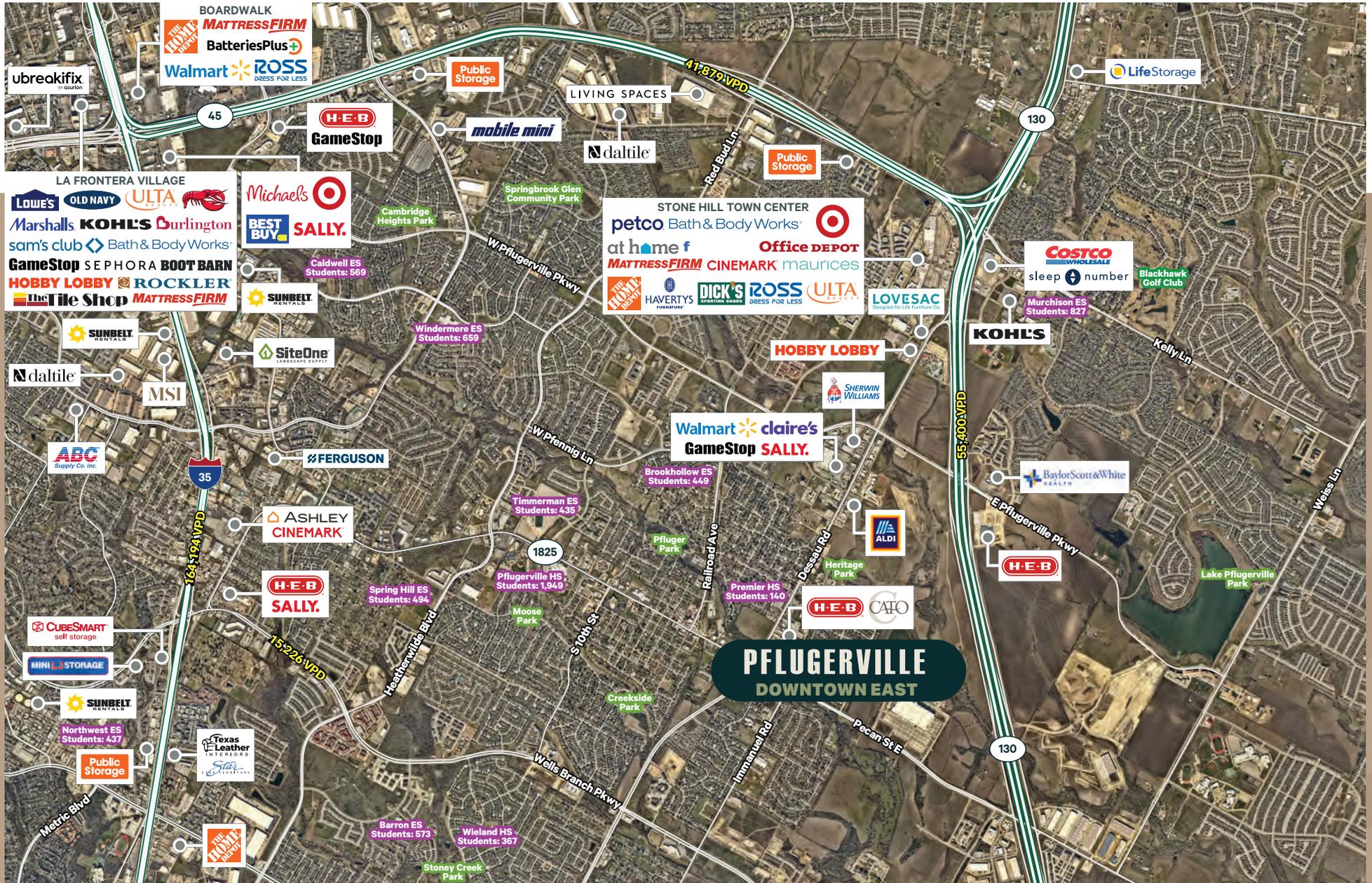
# AREA MAP

## Intersection



# AREA MAP

## Four-Mile Aerial



2024

# DEMOGRAPHICS

MILES	1	3	5
Population	9,460	90,981	244,469
Daytime Population	8,237	65,249	195,790
Businesses	430	2,025	5,631
Employees	3,786	18,383	63,436
Median Age	42.6	35.8.	35.0
Average HH Income	\$135,691	\$128,224	\$126,992
Average HH Size	2.56	2.77	2.6

## TRAFFIC COUNTS

FM 685	30,703 VPD
W Pecan St	13,469 VPD
HWY 130	55,460 VPD

Source:  
Dimension



9,400 SF SF FOR LEASE

# PFLUGERVILLE

## DOWNTOWN EAST

AUSTIN, TX 78735

**WILL MAJORS**  
Senior Vice President  
+1 512 482 5597  
will.majors@cbre.com

**CARSON HAWLEY**  
Vice President  
+1 512 482 5601  
carson.hawley@cbre.com

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