



# Office Space for Lease

PFLUGERVILLE, TEXAS

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# EXECUTIVE SUMMARY

| 203 N RAILROAD AVE | PFLUGERVILLE, TX

COMMERCIAL  
MARKET EXCHANGE



## OFFERING SUMMARY

Building Size:	3,583 SF
Available SF:	805 SF
Lot Size:	9,499 SF
Number of Units:	2
Price / SF:	\$0.00

## PROPERTY OVERVIEW

Single-story office configuration with multiple entry points. Limestone facade with metal roof; well-maintained exterior. High visibility in a growing corridor with steady traffic flow

## LOCATION OVERVIEW

Located in the heart of Pflugerville, the area surrounding the property offers a bustling and dynamic community ideal for office tenants. With several popular dining options such as Hanover's Draught Haus and Taste of Ethiopia, tenants have access to a diverse culinary scene. Additionally, the property is within proximity to beautiful parks such as Lake Pflugerville Park, providing plenty of opportunities for outdoor recreation. Nearby conveniences include a range of business services, from banks to fitness centers, making this location both practical and inviting for professionals. The vibrant community and range of amenities make the area surrounding the property an attractive choice for office tenants.

## PROPERTY HIGHLIGHTS

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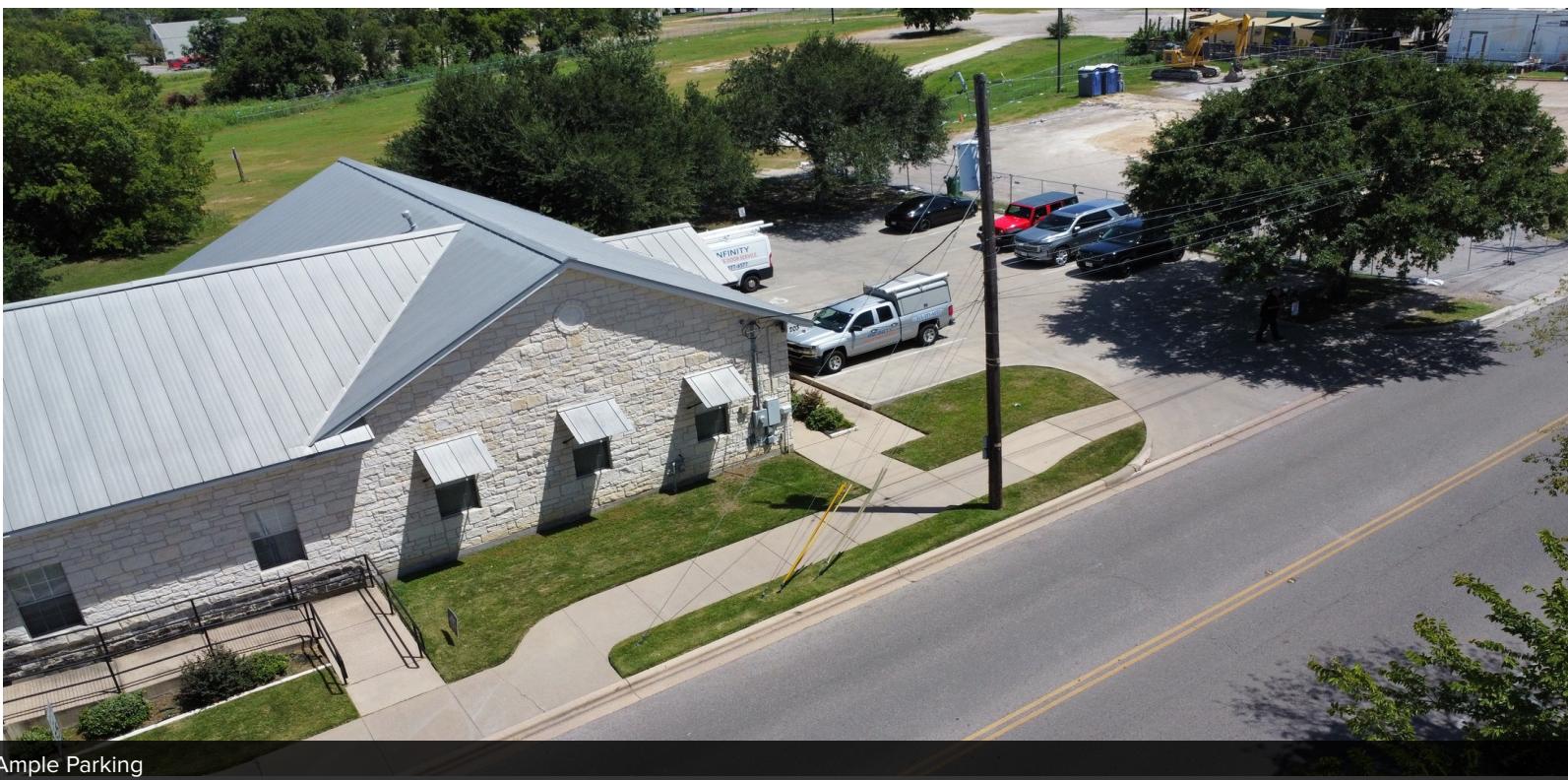
# ADDITIONAL PHOTOS

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Private Entrance



Ample Parking

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# LEASE SPACES

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## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 750 SF Lease Rate: Contact Broker

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B1, B2, B3	Available	730 SF	NNN	Contact Broker	-

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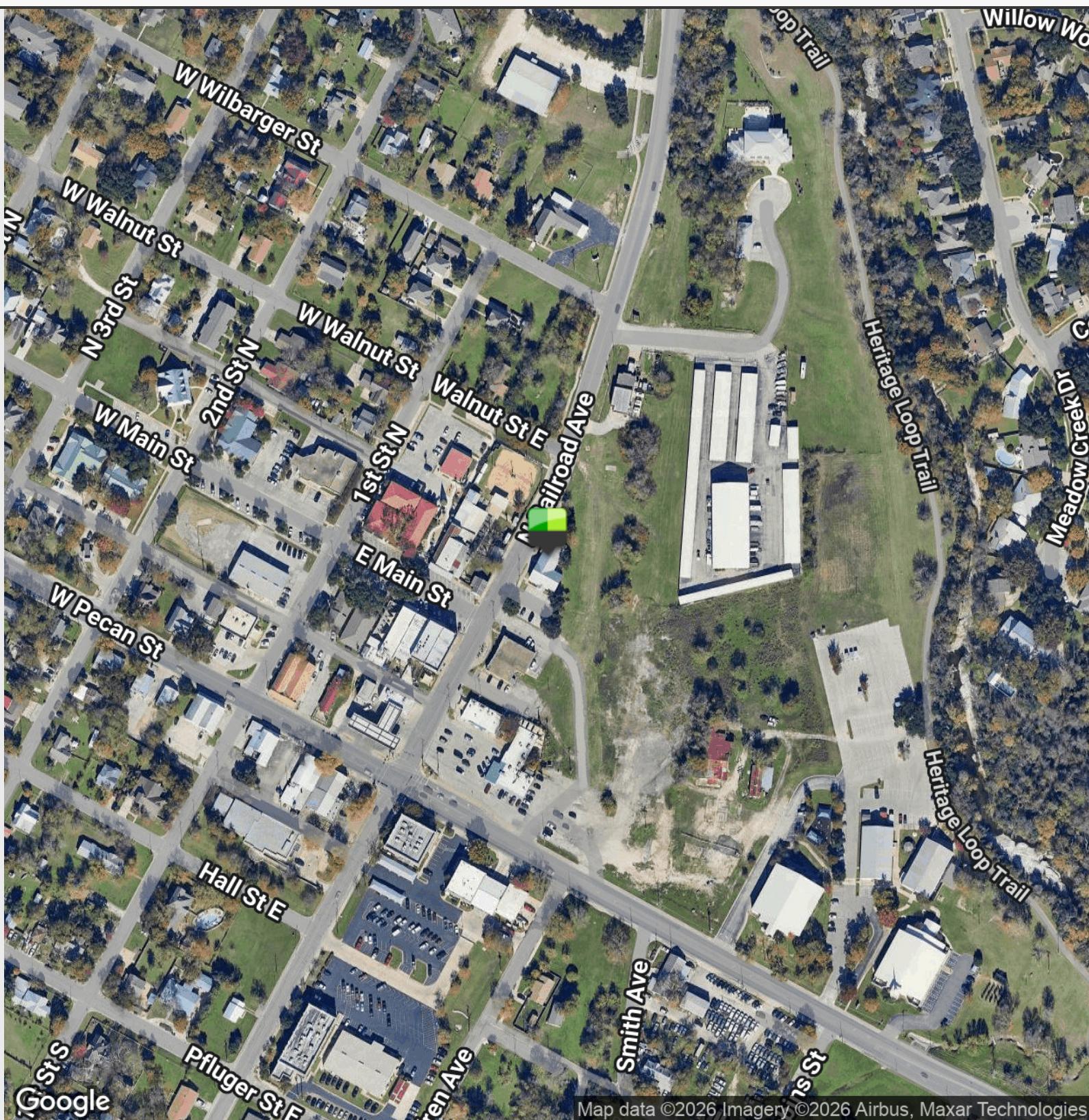
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# LOCATION MAP

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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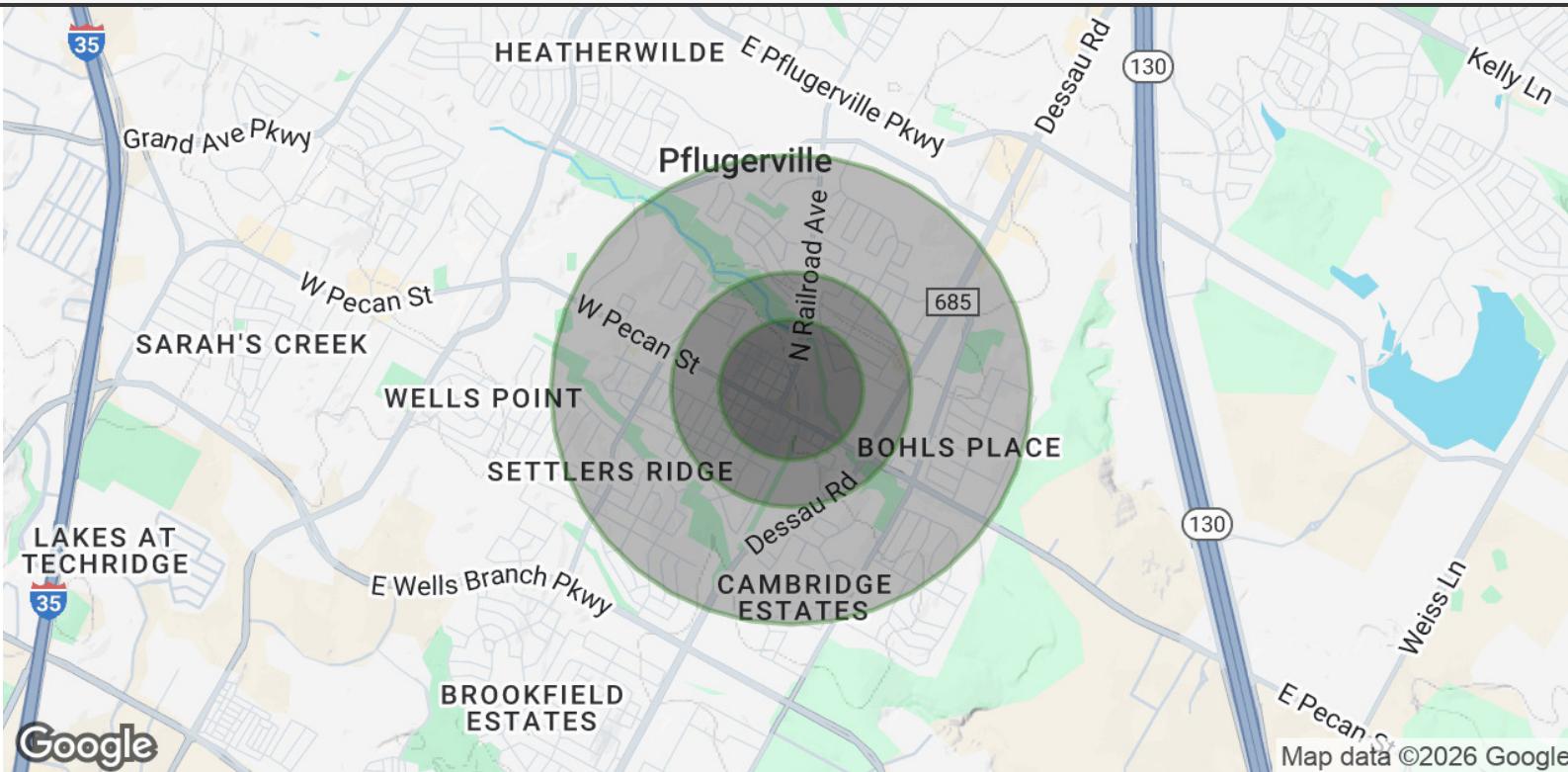
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	685	2,337	10,104
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	883	3,696
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$134,644	\$135,722	\$136,089
Average House Value	\$394,425	\$398,265	\$375,715

Demographics data derived from AlphaMap

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## Information About Brokerage Services

*Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date