

PINNACLE
REAL ESTATE AND MANAGEMENT CO.

**FOR
LEASE**

1601 E. Pflugerville Parkway , Pflugerville Texas 78660
Medical and Professional Offices

PINNACLE
Real Estate and Management Co.
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Investment Overview

1601 E.
Pflugerville Parkway,
Pflugerville, Texas 78660



For **Lease** **\$26/ +NNN. Generous TIF credits. Flex 5-10+ Yr. Terms**

- Premium new Office Buildings situated along the major thoroughfare of Pflugerville Parkway, centered within the Nation's third ranking "Fastest Growing Cities & Towns.
- Pflugerville Parkway Medical and Professional Offices are located in the North Austin area submarket of Pflugerville TX, with quick access to Hwy 130 & 45/IH-35 and Loop 1-Mopac.
- The two story, custom office buildings are situated "inside the loop", South of 45 & West of Hwy 130.
- Architecturally unique and offering modern, energy efficient new construction for the North Austin Professional Office Market.
- Quality construction & flexible, custom designed Office Suites offered For Lease, with full services provided towards Tenant's Specifications for Interior Finishes.
- Conveniently located adjacent to the new 685 Shops at PFLUGERVILLE Business & Shopping district, and a block from the New Baylor Scott & White Medical Center.

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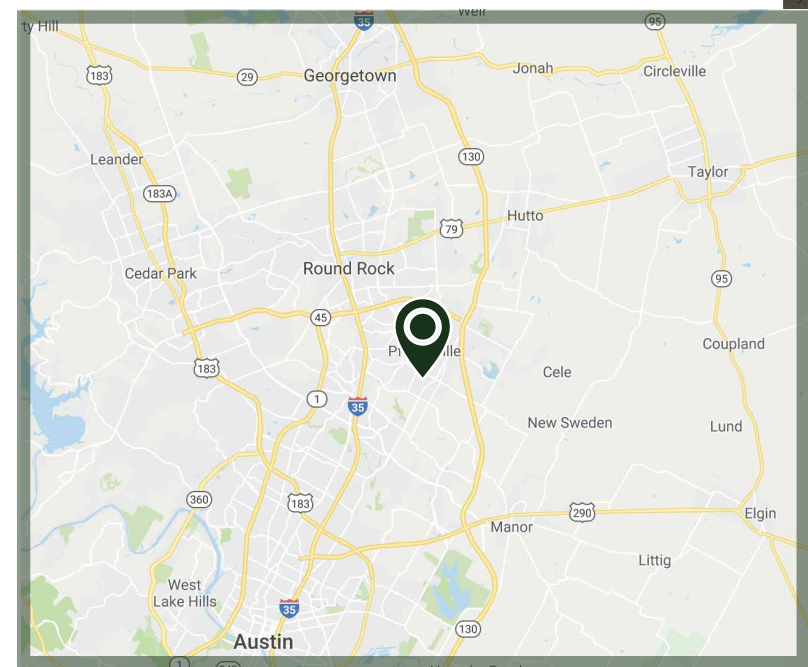
Property Highlights

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- Flex. Office space 2500 SF - 10,000 SF. (BLD. 2) Up to 40,000sqft. (BLD 3) Delivery began (BLD 1) 4th Q. 2018. Delivery (BLD 2) 3rd Q. 2019. Delivery (BLD 3) 4th Q. 2020
- Generous Tenant Interior Finish credits. Energy efficient Suites. Customized Interiors.
- Space planning & Design offered. Build to Suit options. Quality construction.
- Located "inside the Loop". South of SH 45 and West of SH 130.
- A block from the New Baylor Scott and White Medical Center @ Hwy 130

- Walk to Restaurants and Major Shopping. Adjacent to the new FM 685 & Pflugerville Parkway Shopping District.
- Quick convenient egress to all major roadways, with easy access to Hwy 130 & SH 45, Loop 1-Mopac and IH35.
- Lease Rate \$26.00 PSF + \$8.50 NNN Flex TIF credits. Flex 5-10+ Yr. terms. Parking Ratio 5 per 1000 SF. Monument & Building Signage opportunities, fronting Pflugerville Parkway.
- Strong area Demographics and escalating density, has ranked Pflugerville as one of the Nation's Top Expanding Markets.



TRAFFIC COUNTS	VEHICLES PER DAY
FM 685	24,713 VPD
SH 130	29,965 VPD
HWY 45	102,948 VPD



Site

Property Aerial

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Pflugerville Parkway

Amenities Map

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Pflugerville Parkway

Site

Target
ROSS DRESS FOR LESS
DOLLAR TREE
RACK ROOM SHOES
BEST BUY

ULTA
petco
at home
Office DEPOT
DICK'S SPORTING GOODS



CVS pharmacy
Shell

24 HOUR FITNESS
PANDA EXPRESS
WHATABURGER

Panera BREAD
chili's
IHOP
Chick-fil-A
verizon

IN-N-OUT BURGER
CHIPOTLE MEXICAN GRILL
T-Mobile
Jersey Mike's Subs



Starbucks
Sprint
7-ELEVEN
Walgreens

Walmart
Jack in the box
TACO BELL
Bank of America
SUBWAY
AT&T

Baylor Scott & White HEALTH

McDonald's
POPEYES
goodwill

SONIC
Auto Zone



ALDI
ZAXBY'S
Advance Auto Parts

Floor Plan



AREA CALCULATIONS:	
FIRST FLOOR	
COMMON	810 SF
CLINIC	3285 SF
RESEARCH	4280 SF
	8375 SF
SECOND FLOOR	
COMMON	481 SF
COSMETIC	1230 SF
RESEARCH	2171 SF
LEASEABLE	3165 SF
	6947 SF
TOTAL	15322 SF



25 SEP 2017
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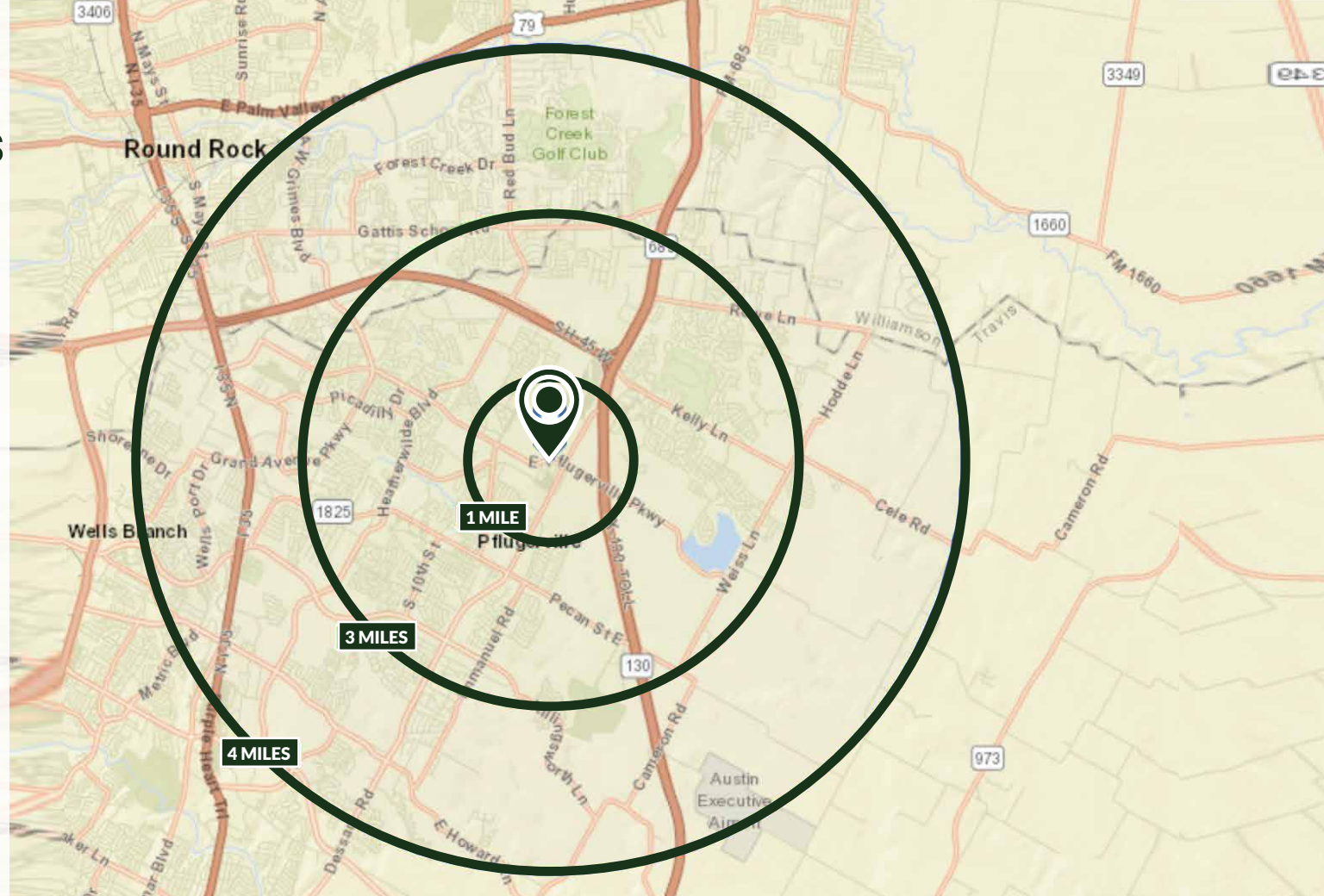
Location Overview



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Pflugerville, located in Central Texas, about 12 miles Northeast of Downtown Austin. Pflugerville, TX was just named 3rd amongst the “fastest growing Cities & Towns” and named “America’s Best Places to Live” by Money Magazine in 2017 for its recreation opportunities, festivals, and affordability. These community characteristics have spurred tremendous growth within all facets of the North Austin community. The City offers dozens of exciting new neighborhoods, prompted by over 1,000 annual Residential housing permits issued by the city consistently for the past three years. Plus an array of Businesses aspiring to expand into Pflugerville to serve this bustling community. Pflugerville’s new Stone Hill Town Center, is one example of a 114 acre recent Planned Development. Located West of SH 130 along FM 685 “Inside the Loop” near the City’s main east & west thoroughfare of PFLUGERVILLE PARKWAY. Retailers recently expanding into the area include; Super Target, Home Depot, St. David’s Healthcare 24 Hour EM., Dick’s Sporting Goods, AT&T, Walgreens, Panera Bread, PetCo, Game Stop, Cane’s, Walmart, Chase Bank, Starbucks, SANOVA Dermatology and Baylor Scott & White Medical Clinic. Pflugerville offers connectivity with ease to the Austin, Round Rock, Georgetown, Cedar Park, Hutto & Manor areas and is a short 24 mile drive down SH 130 to the Austin-Bergstrom International Airport. The City of Pflugerville boasts 28 developed parks, over 40 miles of trails & 500 acres of dedicated park land for its Patrons and is in close proximity to over 30 Universities & area Colleges. The City continues to develop and grow with proactive land acquisitions, offering further opportunities for expanding businesses, employment, education, medical services, as well as, outstanding shopping, family dining, entertainment and affordable housing.

Demographics



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2018 Summary

	1 Mile	3 Miles	5 Miles
Estimate Population City	65,978	80,000	174,500
Estimate Households	7,259	34,340	85,664
Avg. Household Income	\$134,855	\$124,620	\$85,664
Total Consumer Spending	\$208.71M	\$941.08M	\$2.3B

PRESENTED BY

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