

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



114,399
2022 POPULATION
3 MILE RADIUS



65,681
2022 DAYTIME POPULATION
3 MILE RADIUS



\$79,853
2022 AVERAGE INCOME
3 MILE RADIUS



160,975 VPD
I-30

FOR LEASE

Call for Pricing

AVAILABLE SPACE

Ground Lease or
Build to Suit Opportunity 1 Acre

PROPERTY HIGHLIGHTS

- Located in Austin ETJ; no zoning requirements. Smoking allowed
- Owner offering build to suit opportunity for retail, restaurant, flex, and light industrial.
- Two apartment complexes and two office/warehouse complexes in immediate vicinity of location.

TRAFFIC COUNT

I-35: 160,975 VPD
Grand Ave: 25,533 VPD
(TXDOT 2022)

AREA TRAFFIC GENERATORS



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Davis Paone
dpaone@resolutre.com
512.474.5557

www.resolutre.com

Plaza at Grand Avenue

NWC GRAND AVENUE PKWY & CENTRAL COMMERCE DR
1700 GRAND AVENUE PKWY
PFLUGERVILLE, TX 78660



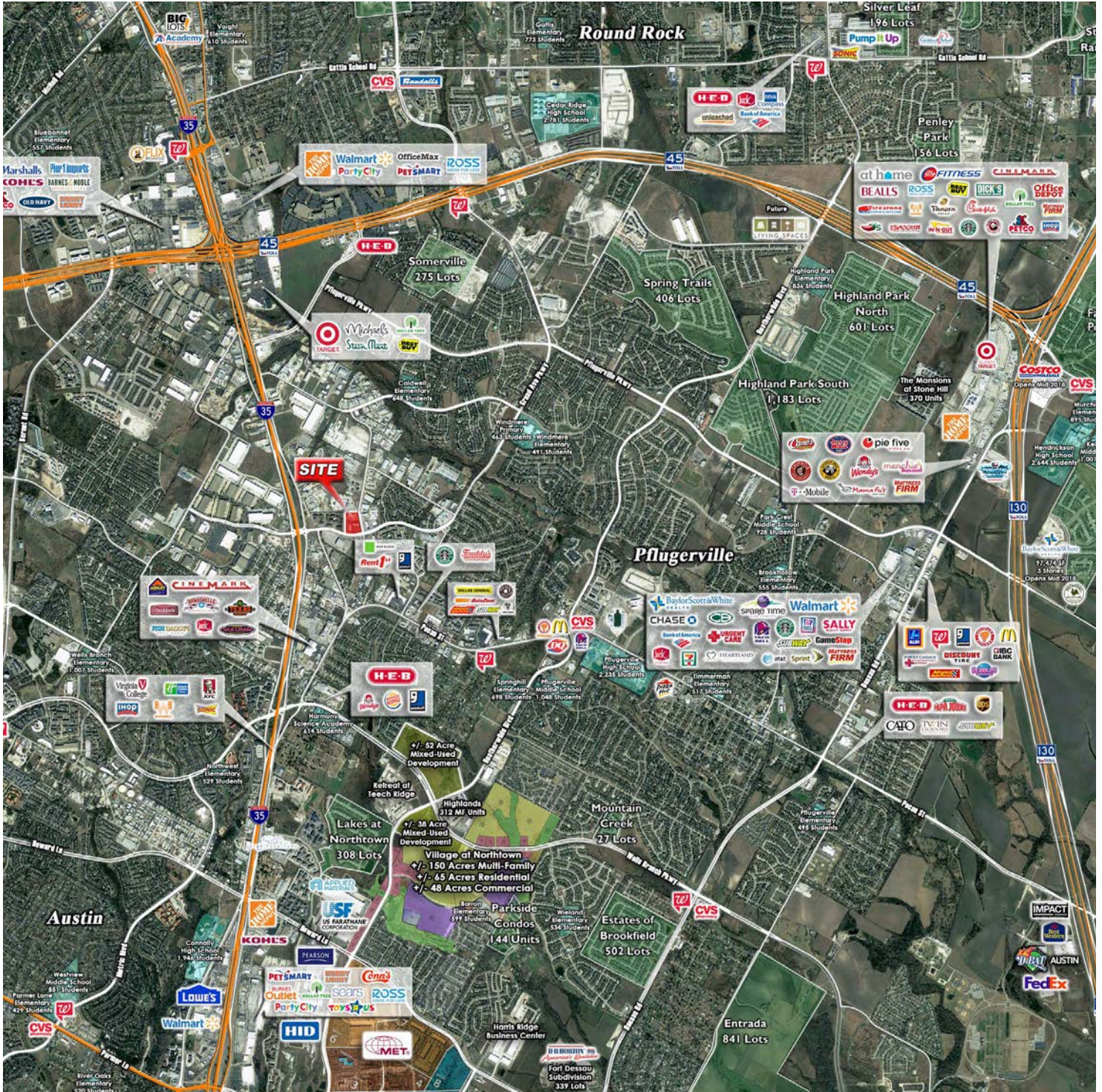
Davis Paone
dpaone@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Plaza at Grand Avenue

NWC GRAND AVENUE PKWY & CENTRAL COMMERCE DR
 1700 GRAND AVENUE PKWY
 PFLUGERVILLE, TX 78660



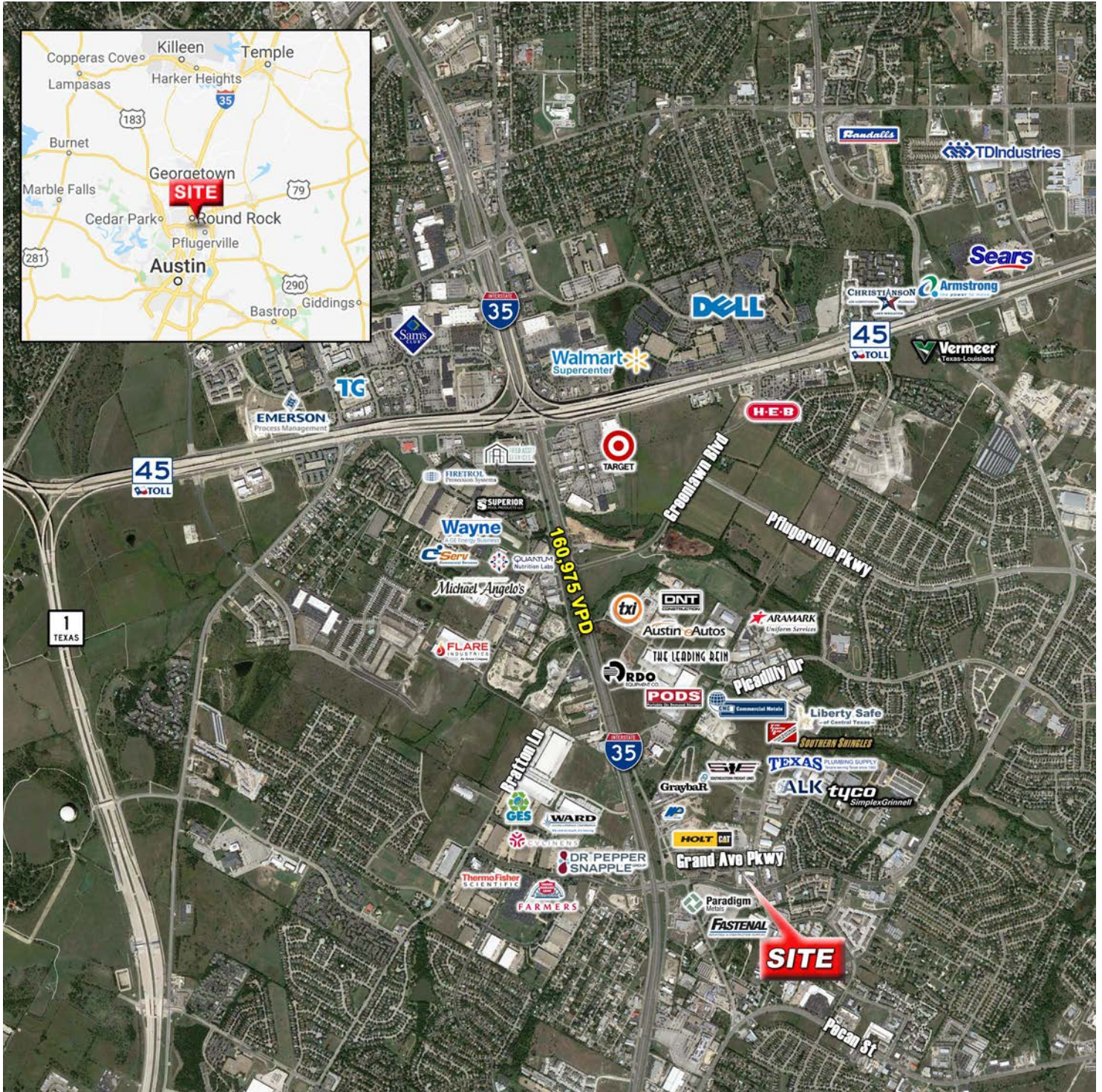
Davis Paone
dpaone@resolutre.com
 512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Plaza at Grand Avenue

NWC GRAND AVENUE PKWY & CENTRAL COMMERCE DR
 1700 GRAND AVENUE PKWY
 PFLUGERVILLE, TX 78660

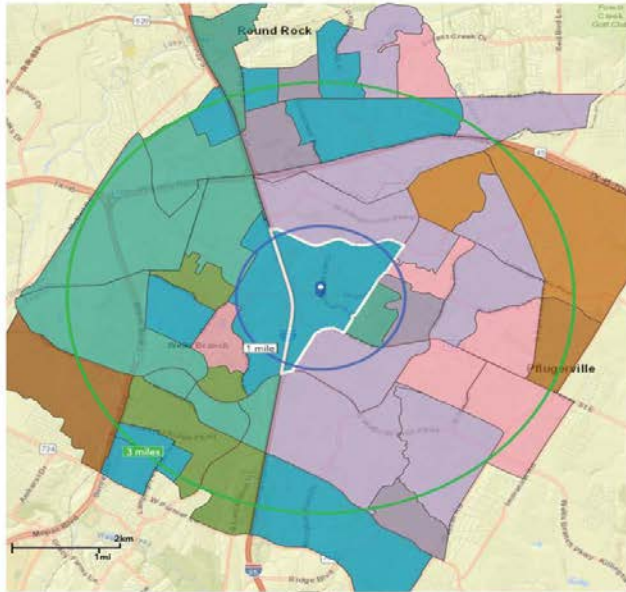


Davis Paone
dpaone@resolutre.com
 512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Plaza at Grand Tapestry Segmentation



Dominate Tapestry Segmentation		
5 Min Drive Time		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Bright Young Professionals	53.8%	53.8%
Metro Fusion	24.9%	78.7%
10 Mins Drive Time		
Up and Coming Families	29.3%	29.3%
Young and Restless	19.2%	48.5%

8C Bright Young Professionals

Household Married Couples: 32.6
Housing Single Family, Multi-Units: 25.4
Households: 2,678,779

Prof/Svcs
College Degree
White

- Go to bars/dubs; attend concerts
- Own US savings bonds; bank online
- Eat at fast food, family restaurants
- Rent DVDs from Redbox or Netflix
- Well connected via latest technology

11C Metro Fusion

Household Singles: 29.3
Housing Multi-Unit Rentals, Single Family: 33.6
Households: 1,753,500

Svcs/Admin/Prof
HS Diploma Only/GED
White/Black

- Shop at discount grocery stores, Family Dollar, Walmart
- Dress to impress; are fashion conscious
- Football, weight lifting popular activities
- Listen to R&B, rap, Latin, urban music
- Watch MTV, BET, Tru TV

7A Up and Coming Families

Household Married Couples: 31.4
Housing Single Family: 37.4
Households: 2,901,200

Prof/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contact for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

11B Young and Restless

Household Singles: 29.8
Housing Multi-Unit Rentals: 34.0
Households: 2,131,500

Svcs/Prof
College Degree
White/Black

- Text, redeem coupons from cell phone
- Bank online
- Go dancing; play pool; buy organic food
- Listen to hit radio, jazz, rap, hip-hop, dance music
- Buy from eBay



NewsTalk Texas

NewsTalk Texas is our database of news stories on real estate deals both big and small from all over the Lone Star State. Updated each business day, the database includes stories covering real estate, apartments, housing, statistics, retail, office, industrial, medical, military, and storage units.

A sea of rooftops to Pflugerville (<https://www.recenter.tamu.edu/news/newstalk-texas/?Item=20108>) May 22, 2018

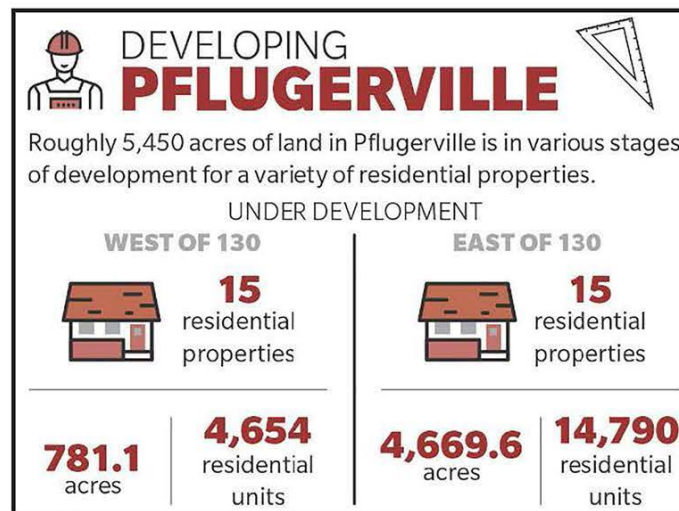
PFLUGERVILLE – City officials estimate that 2,071 residential units will be completed in 2018 with 1,446 of those units within city limits and 625 in the extraterritorial jurisdiction (ETJ).

In 2019, even more residential units are anticipated to be complete—1,397 in city limits and 688 in the ETJ.

Most of the properties under development to the east of SH 130 are single-family subdivisions, with one apartment complex and a condominium property.

To the west of the highway, one-third under development is single-family subdivisions, another third is multifamily housing and the remainder is made up of condominiums and one mixed-use development.

At the rate the city is growing, city officials expect to see Pflugerville's population rise to 114,655 residents by 2030.



Read more at the **Community Impact Newspaper** (<https://communityimpact.com/austin/round-rock-pflugerville-hutto/development-construction/2018/05/10/residential-development-filling-gaps-in-pflugerville/>)

Davis Paone
dpaone@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

