



AVAILABLE SPACE

Fully Leased

PROPERTY HIGHLIGHTS

- Located on the Southwest corner of Spring Hill Ln & FM 1825
- Located in the heart of a rapidly growing sub-market
- Close proximity to I-35
- Well trafficked shopping center with a variety of neighborhood goods and services retailers

TRAFFIC COUNT

Pecan St: 34,141 VPD
(TXDOT 2018)

AREA TRAFFIC GENERATORS



CALL FOR
MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	12,933	109,771	250,397
2019 Average HH Income	\$85,415	\$86,037	\$86,867
2019 Daytime Population	8,073	56,016	158,538

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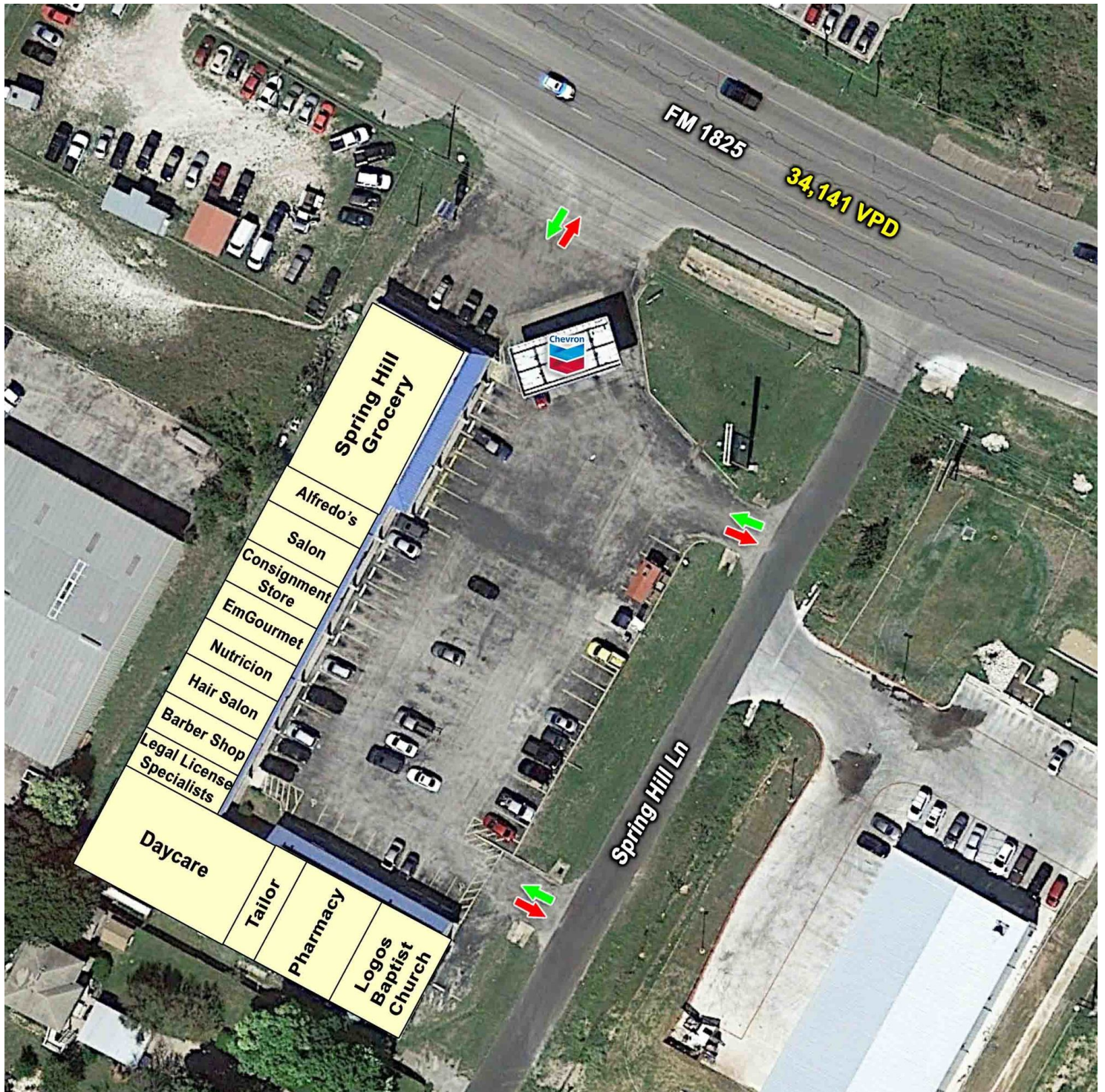
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Pflugerville Plaza

SWC SPRING HILL LN & FM 1825
15608 SPRING HILL LN | PFLUGERVILLE, TX 78660



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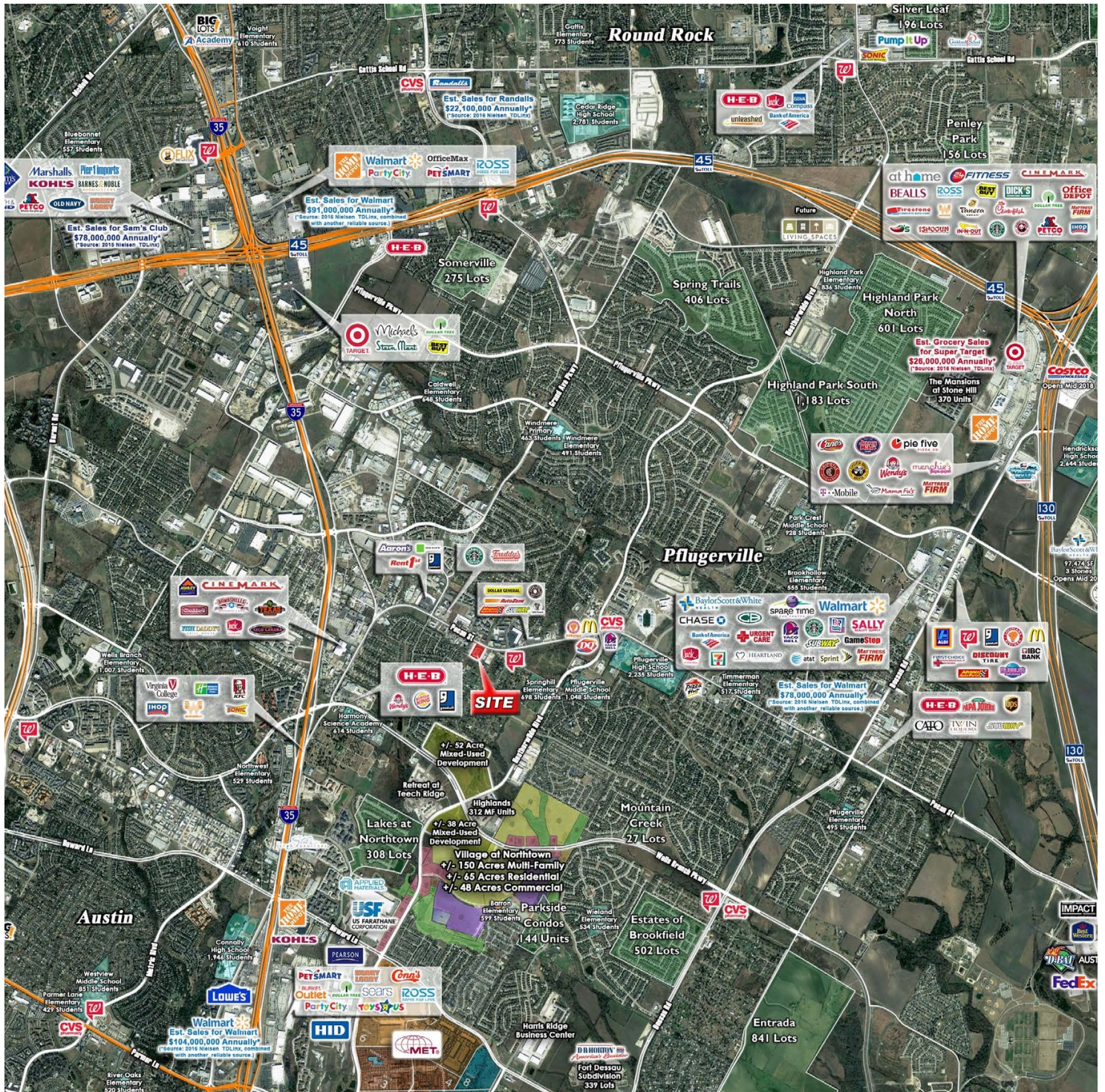
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Pflugerville celebrates ground breaking of new Living Spaces store

Officials gathered in the middle of an active construction site for a ground breaking ceremony for Living Spaces in Pflugerville on Thursday.



The Pflugerville Chamber of Commerce hosted the event with the city of Pflugerville; the Pflugerville Community Development Corp.; Living Spaces; and the construction company, Ryan. The California-based furniture retailer is coming to Texas for the first time.

Earlier this year, AHV Communities acquired the site located on the San Gabriel River adjacent to San Gabriel Park for Park on San Gabriel that will include 92 luxury single-family detached residences exclusively for rent.

The site will include the 150,000-square-foot store, another 380,000 square feet of warehouse space, a restaurant and pads for three additional businesses at the southwest corner of Heatherwilde Boulevard and SH 45 N.

More facts from Thursday's ceremony:

- The store will be the size of nine football fields, a measuring method popular with Texans, according to the city of Pflugerville.
- According to the city, an estimated 12,000 homes are proposed to be built in the city's jurisdiction with 953 built in 2016 and another 494 built so far in 2017.
- City leaders said the destination retail store will be similar in tax revenue to the soon-to-be-built Costco store in Pflugerville, which is similar to all of the Stone Hill Town Center stores.
- The \$40 million construction project on 60 acres will provide 100 full-time positions in skilled warehousing and retail merchandising.
- The one-story building will have a footprint of approximately 12 acres.
- The store is expected to be ready to open late 2018.

Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/city-county/2017/07/20/pflugerville-celebrates-ground-breaking-new-living-spaces-store/>

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Austin region population boom not slowing, latest Census data shows

While the Austin region cracked 2 million residents last year, Georgetown was the fastest-growing city in the nation, the U.S. Census Bureau reports. New Braunfels and Pflugerville weren't far behind in the countrywide ranking.

According to city-level population estimates released Thursday morning, Georgetown, just north of Austin, is the fastest-growing U.S. city with more than 50,000 residents. It grew by 7.8 percent from mid-2014 through mid-2015, adding 4,611 residents and raising its population from 59,105 to 63,716.

San Marcos, which had the fastest growth in the U.S. for the past three years, slipped down the ranking this time. It grew by 2.4 percent from 2014-2015, adding 1,453 residents to increase its population to 60,684.

Meanwhile, the city of Austin grew at a slower clip than its suburban neighbors between 2014 and 2015, expanding by 2.1 percent with the addition of 19,117 residents to rise to a population of 931,830.

But that percentage growth statistic doesn't tell the entire story. Those 19,117 new residents represent the eighth-largest numerical increase in population out of any U.S. city with more than 50,000 residents. It also outnumbers the 17,397 who moved into San Marcos, Cedar Park, Pflugerville, Georgetown, Kyle and Leander combined.

"People, I think, forget that metro Austin is rocking and rolling because of the city of Austin, primarily," said Ryan Robinson, Austin's city demographer, in an interview with Austin Business Journal. "The reason Austin is No. 1 on so many lists is because of what is happening inside the city of Austin."

Further, while the Austin region's population estimate moved past 2 million between 2014 and 2015, the Central Texas region saw an average overall gain of 157.2 new residents (births, deaths and migration) per day last year. And 52.4 of those new daily residents landed — by plane, train or birth — inside Austin's city limits.

Round Rock, north of Austin in Williamson County, grew by 2.8 percent, adding 3,213 residents to grow to 115,997 residents between 2014 and 2015.

A few miles south of Austin along I-35, New Braunfels was the second-fastest growing U.S. city. It grew by 6.6 percent between 2014-2015 to a population of 70,543.

Closer to Austin, Pflugerville was ranked the 11th-fastest-growing mid-size-or-larger city in the U.S., adding 2,350 residents to grow by 4.4 percent to a population of 57,122.

Pflugerville Community Development Corp. director Amy Madison said Wednesday that those numbers actually understate the amount of growth in the immediate area of Pflugerville and other cities.

"For almost every house we see going up in city limits, we have another one going up in one of the [municipal utility districts], said Madison. "The impact of that on our local [municipal utility district] and how it impacts our commercial and industrial businesses and workforce is significant."

Austin's suburbs have been the focus of tremendous growth since the end of the Great Recession. Since 2010, the entire Austin metro area population has grown by 15.8 percent, with much of that activity coming from the suburbs, particularly north and south of Austin along I-35.

But once you include smaller suburban cities, Leander emerges as the fastest-growing city in the Austin-area between 2014-2015, adding 3,702 residents to raise its population to 37,889 — a 10.8 percent growth rate.

Indeed, Leander's population has expanded more than any other Central Texas city over the past five years, growing by 42 percent from 26,678 residents in 2010.

Kyle, another smaller Austin-area city, grew by 8.7 percent between 2014-2015, adding 2,863 new residents to rise to a population of 35,733.

Cedar Park grew at a 3.6 percent rate, adding 2318 residents to grow its population to 65,945.

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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date