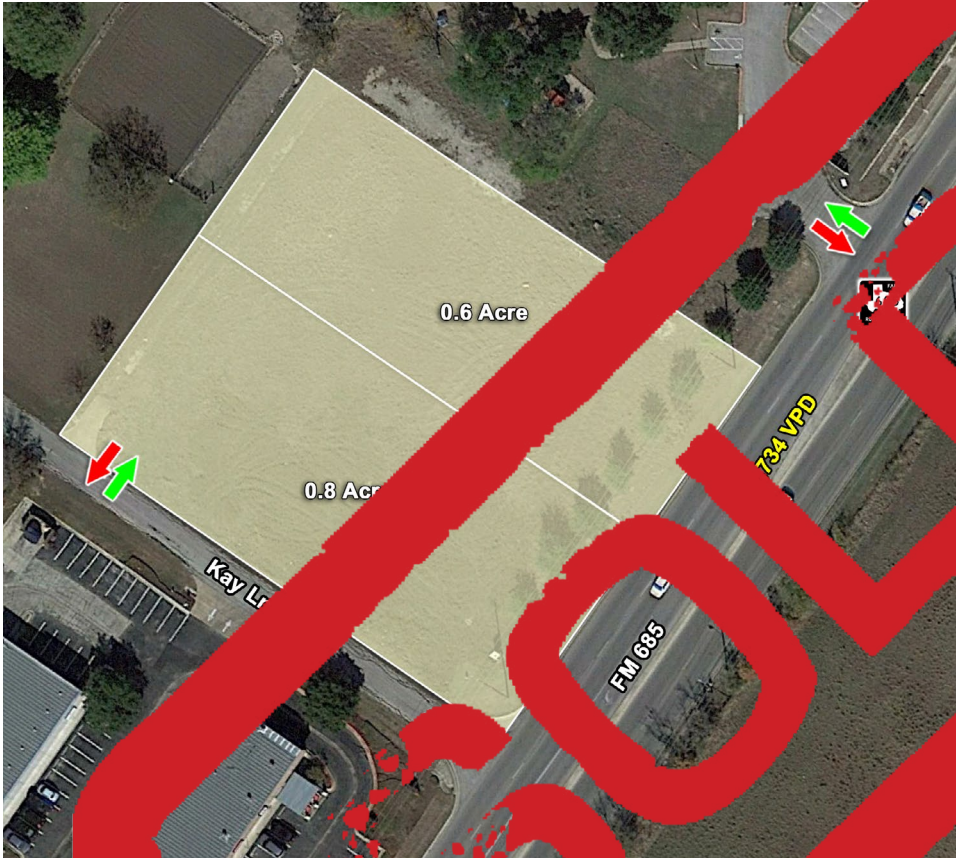


CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Located in the main retail corridor with close proximity to Smart and H-E-B
- High average HH income
- High traffic market
- Utilities
- 820,000 Sq Ft distribution facility opening in 2021 - will add 100 full time jobs

TRAFFIC COUNT

FM 685: 29,734 VPD
 Key Ln: 34,600 VPD
 (DOT 2019)

AREA TRAFFIC GENERATORS



PROPERTY POINT



81,381
POPULATION
3 MILE RADIUS



10,090
WEEKEND POPULATION
3 MILE RADIUS



\$101,720
2020 AVERAGE INCOME
3 MILE RADIUS



29,734 VPD
FM 685

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Brian Sladek
brian@resolutre.com
 214.367.6404

Tucker Francis
tucker@resolutre.com
 512.474.5557

www.resolutre.com

Pflugerville Pad

NWC OF KAY LN & FM 685
710 KAY LN
PFLUGERVILLE, TX 78660



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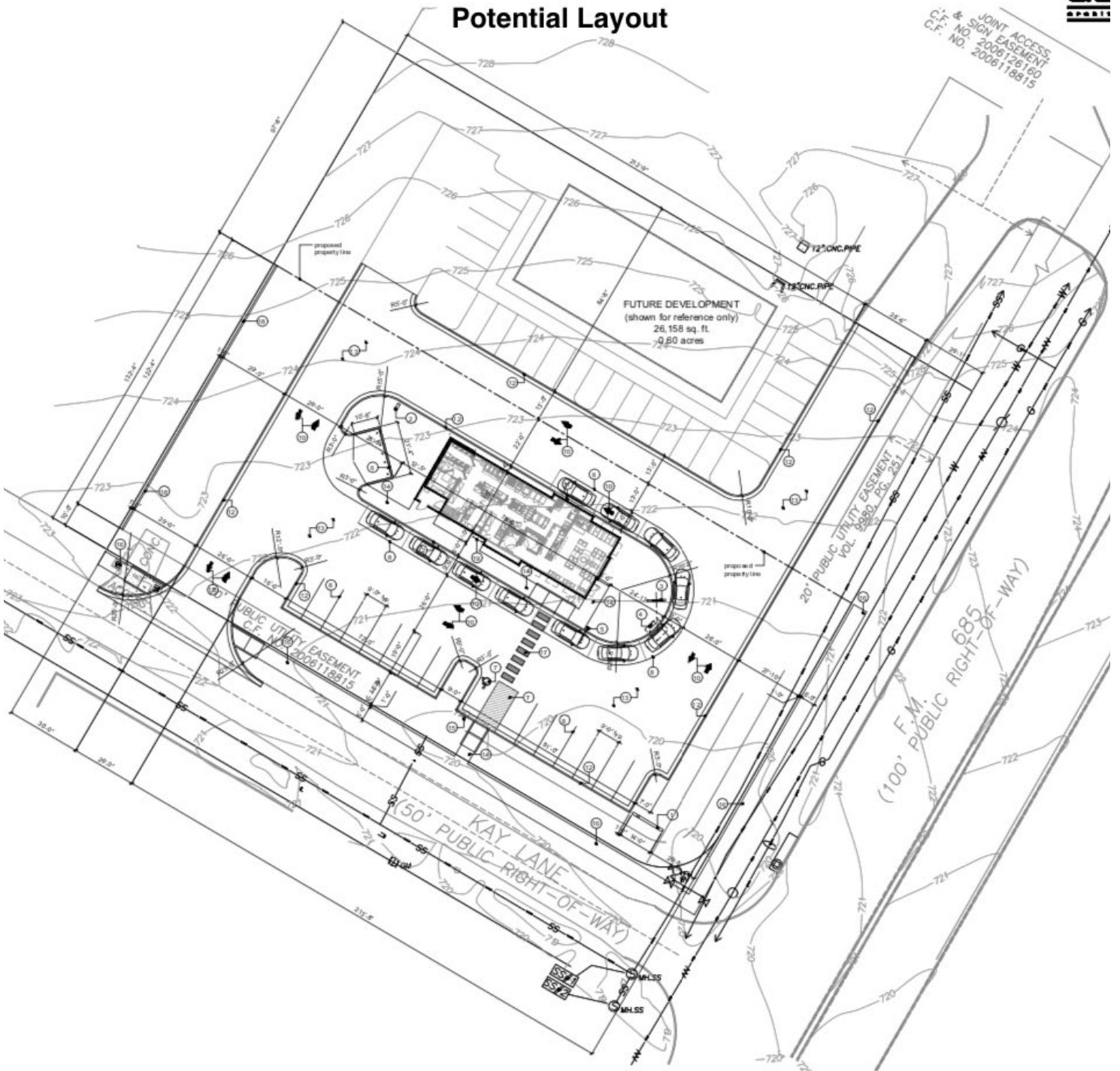
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Potential Layout



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brian@resolutre.com
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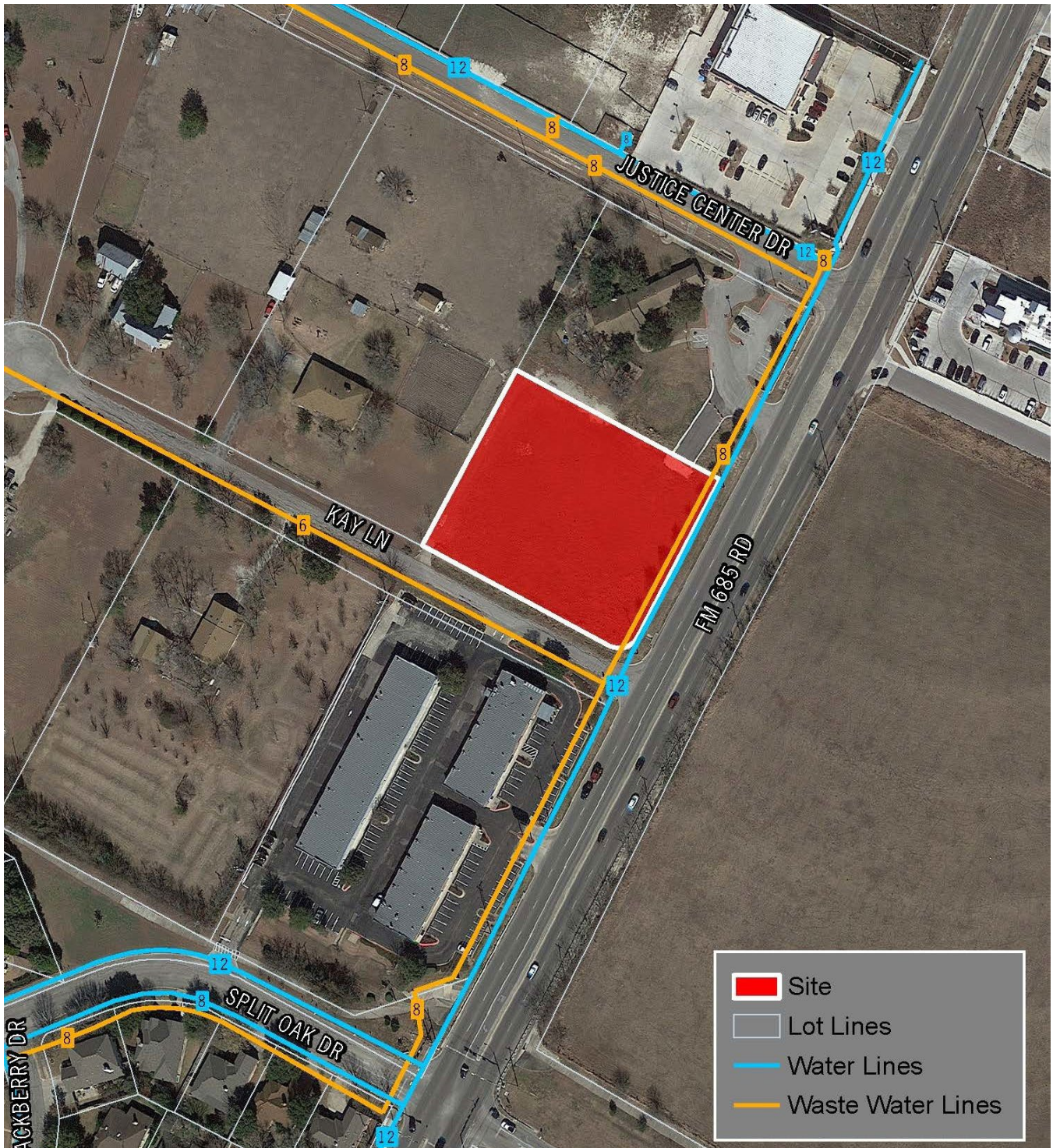
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