

FOR LEASE

Shops on 685

NWC FM 685 & Pflugerville Parkway | Pflugerville TX



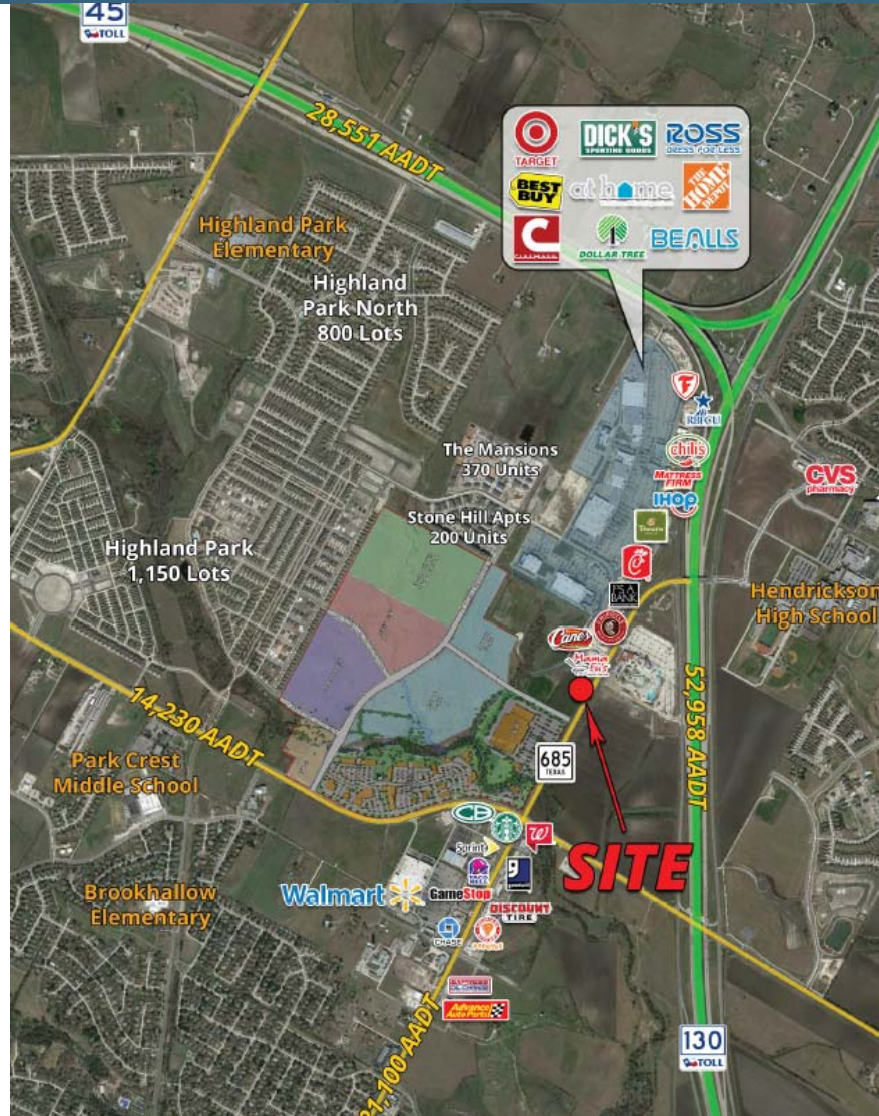
Overview

8,780 SF AVAILABLE FOR LEASE
 \$36 - \$38.00 NNN PSF
 GROUND LEASE RATE
 TRIPLE NET
 Call for Pricing
 \$8.50 PSF
 (Subject to change)

Description

- Retail space and pads sites available
- Located between Walmart Superstore anchored Pflugerville Crossing & Super Target anchored Stone Hill Town Center

Area Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2015 Population	4,620	69,058	149,466
Average HH Income	113,013	103,715	93,036
Daytime Population	2,300	9,707	59,590

Year: 2015 | Source: Esri

Traffic Counts

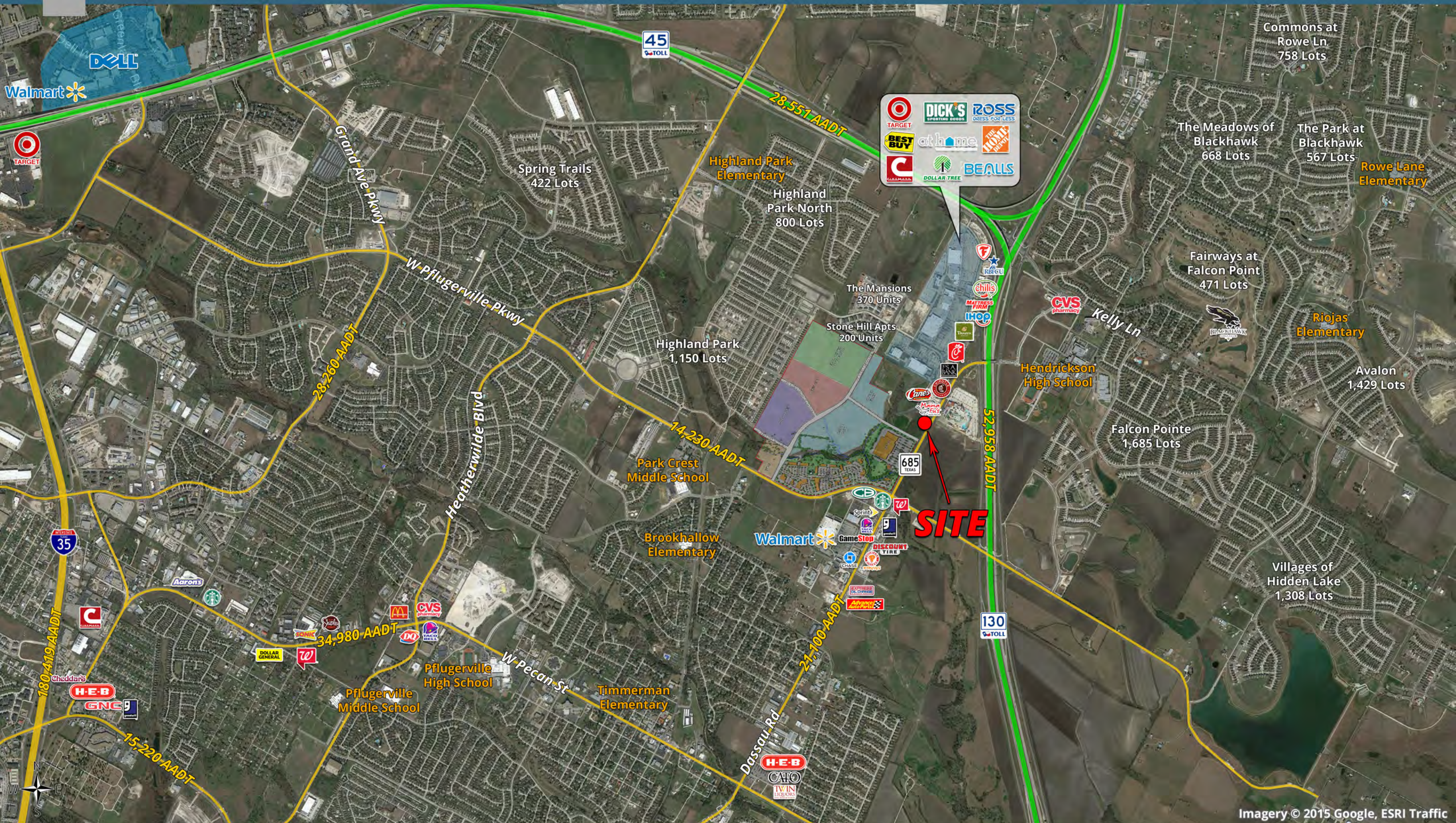
SH 130 at FM 685	52,958 VPD
FM 685	21,100 VPD

Year: 2015 | Source: TxDOT

Contact

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OFFICE/
RETAIL

OFFICE
PARK

OFFICE
PARK

RETAIL

Planned Extension

Pad 1 Pad 2

Proposed

Available Space

Terrell Ln

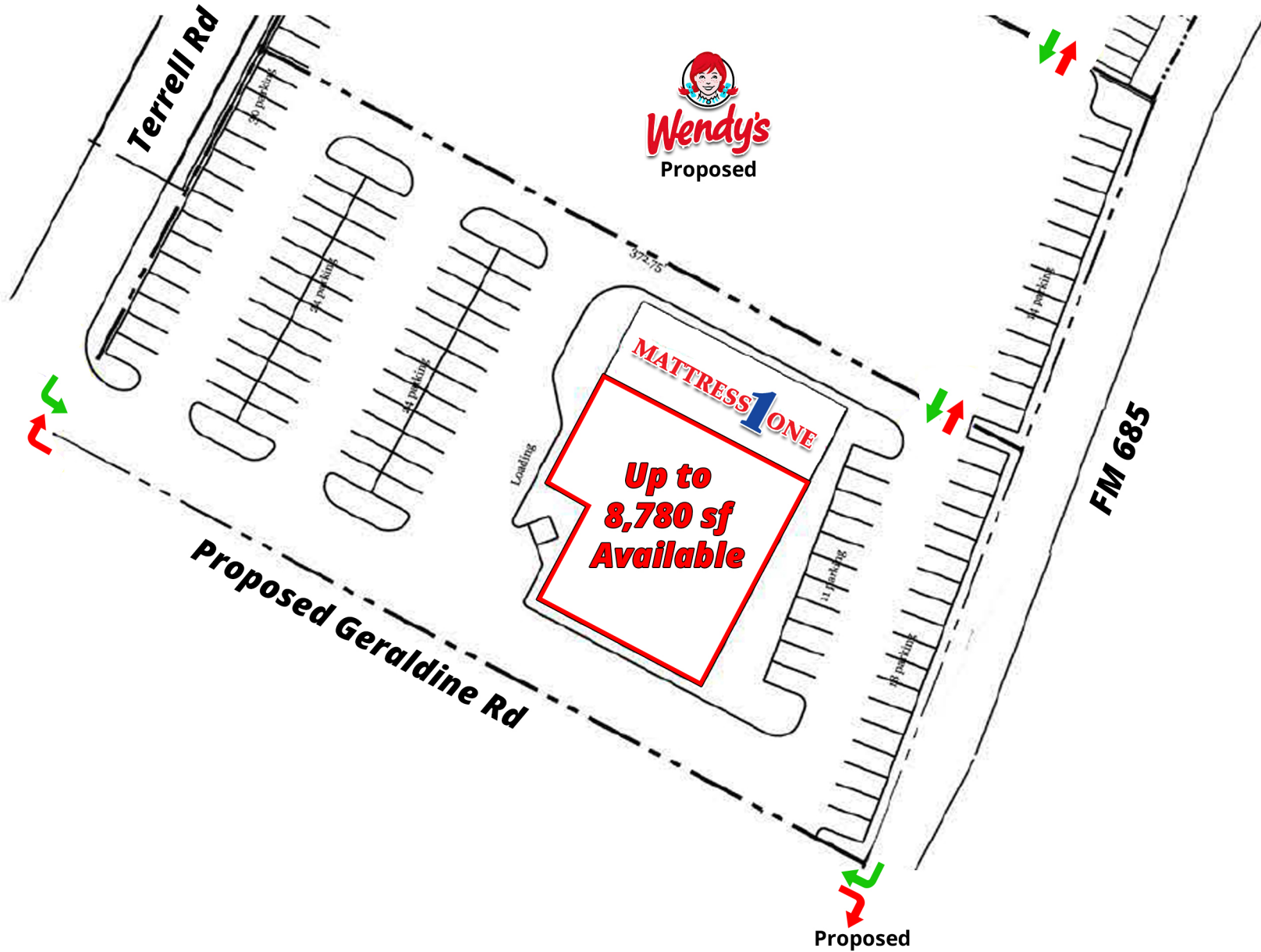
21,100 AADT

14,230 AADT



Retail Building Site Plan

Pflugerville, TX



Shops on 685

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	1 mile	3 miles	5 miles
Population			
2000 Population	322	23,970	63,496
2010 Population	3,161	56,779	129,483
2015 Population	4,620	69,058	149,466
2020 Population	5,706	82,004	172,712
2000-2010 Annual Rate	25.66%	9.01%	7.39%
2010-2015 Annual Rate	7.50%	3.80%	2.77%
2015-2020 Annual Rate	4.31%	3.50%	2.93%
2015 Male Population	49.6%	48.9%	49.0%
2015 Female Population	50.4%	51.1%	51.0%
2015 Median Age	33.3	34.0	33.2

In the identified area, the current year population is 149,466. In 2010, the Census count in the area was 129,483. The rate of change since 2010 was 2.77% annually. The five-year projection for the population in the area is 172,712 representing a change of 2.93% annually from 2015 to 2020. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	65.2%	65.2%	63.1%
2015 Black Alone	14.3%	14.7%	14.1%
2015 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2015 Asian Alone	8.9%	8.0%	7.9%
2015 Pacific Islander Alone	0.3%	0.2%	0.1%
2015 Other Race	6.4%	7.1%	9.8%
2015 Two or More Races	4.2%	4.3%	4.3%
2015 Hispanic Origin (Any Race)	23.1%	25.3%	29.8%

Persons of Hispanic origin represent 29.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	101	7,702	21,102
2010 Households	930	18,553	43,806
2015 Total Households	1,384	22,451	50,495
2020 Total Households	1,708	26,660	58,437
2000-2010 Annual Rate	24.86%	9.19%	7.58%
2010-2015 Annual Rate	7.87%	3.70%	2.74%
2015-2020 Annual Rate	4.30%	3.50%	2.96%
2015 Average Household Size	3.34	3.07	2.96

The household count in this area has changed from 43,806 in 2010 to 50,495 in the current year, a change of 2.74% annually. The five-year projection of households is 58,437, a change of 2.96% annually from the current year total. Average household size is currently 2.96, compared to 2.95 in the year 2010. The number of families in the current year is 38,393 in the specified area.

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 or 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 Initials

Tenant Initials

Seller Initials

Landlord Initials

Date

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

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date