



PROPERTY

FOR LEASE

WWW.CMEATX.COM

1420 WELLS BRANCH
PARKWAY, PFLUGERVILLE,
TX 78660

COUNTRYSIDE PLACE

COUNTRYSIDE PLACE

1420 WELLS BRANCH PARKWAY, PFLUGERVILLE, TX 78660

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	300 - 1,250 SF
Lease Rate:	\$24.00 SF/yr (Full Service)
Lot Size:	18.1 Acres
Year Built:	1990
Building Size:	40,002 SF
Zoning:	GR

PROPERTY OVERVIEW

Commercial Market Exchange represents a family medical practice with 1250 SF of shared medical office available for lease. They are seeking a medical or wellness user to share their office with. The total office is 2490 SF. The sublessee would have access to approximately half of the space. This includes 5 private medical offices and a shared receptionist area and a nurse station. The exam rooms are equipped and ready for immediate use. The tenant can offer a variety of financial arrangements to accommodate the sublessee.

This arrangement is perfect for a new medical practitioner or a seasoned professional seeking a second location. We welcome any medical and wellness providers.

Please contact Victor L. Henry, 512-587-9409

LOCATION OVERVIEW

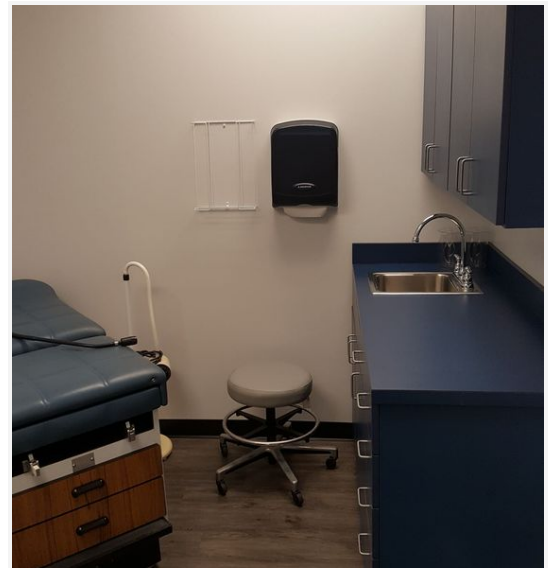
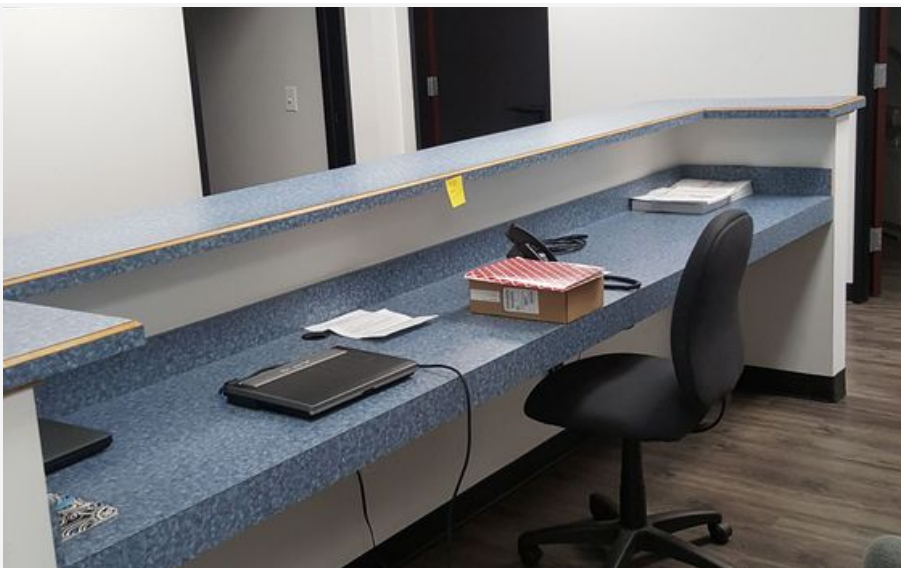
The site is anchored by an 83,872 SF HEB grocery store with a gas station center. It is located near I-35 in Pflugerville. The center comprises a mix of local and national retail brands. 350 free Surface Spaces are available; Ratio of 8.75/1,000 SF

Traffic counts - Pecan St/FM 685: 24,960 VPD; IH-35: 188,823 VPD (TXDOT 2015)
Wells Branch Pkwy & FM 1825: 18,616 VPD (MPSI 2014)

COUNTRYSIDE PLACE

1420 WELLS BRANCH PARKWAY, PFLUGERVILLE, TX 78660

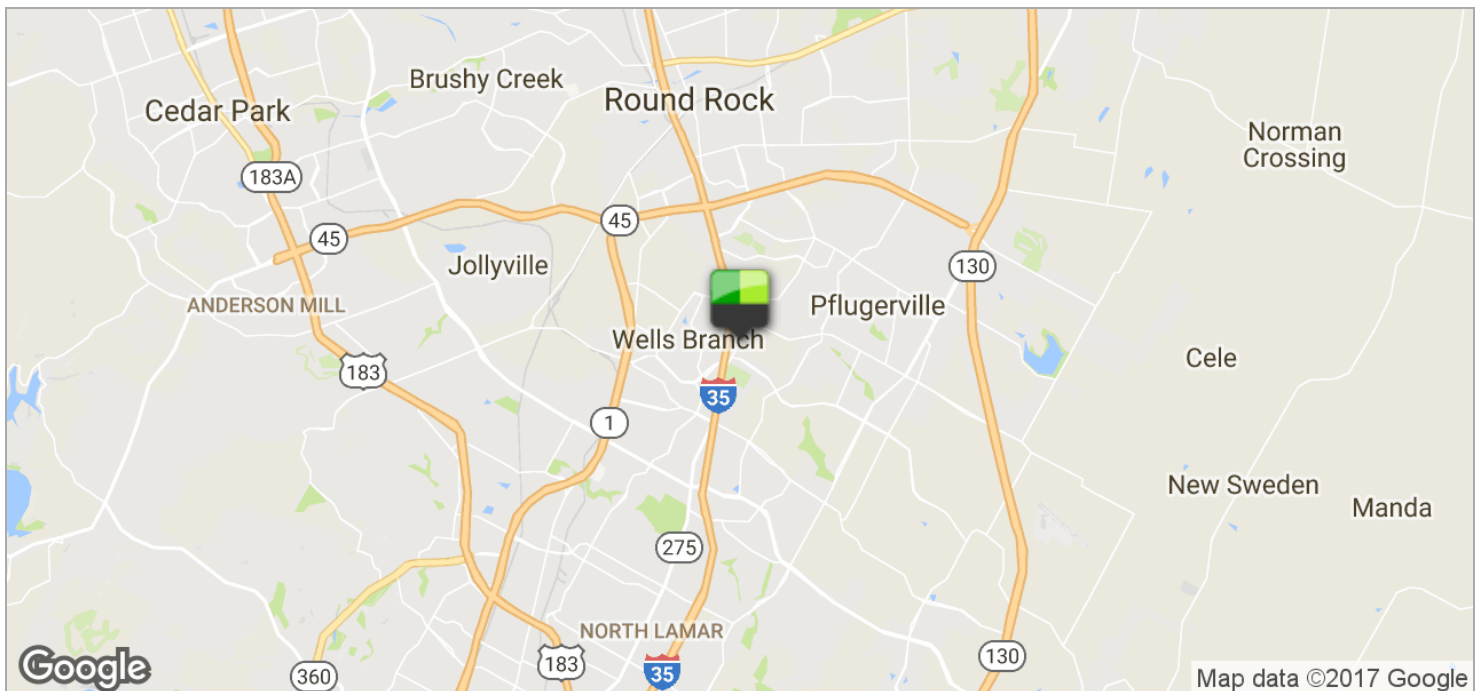
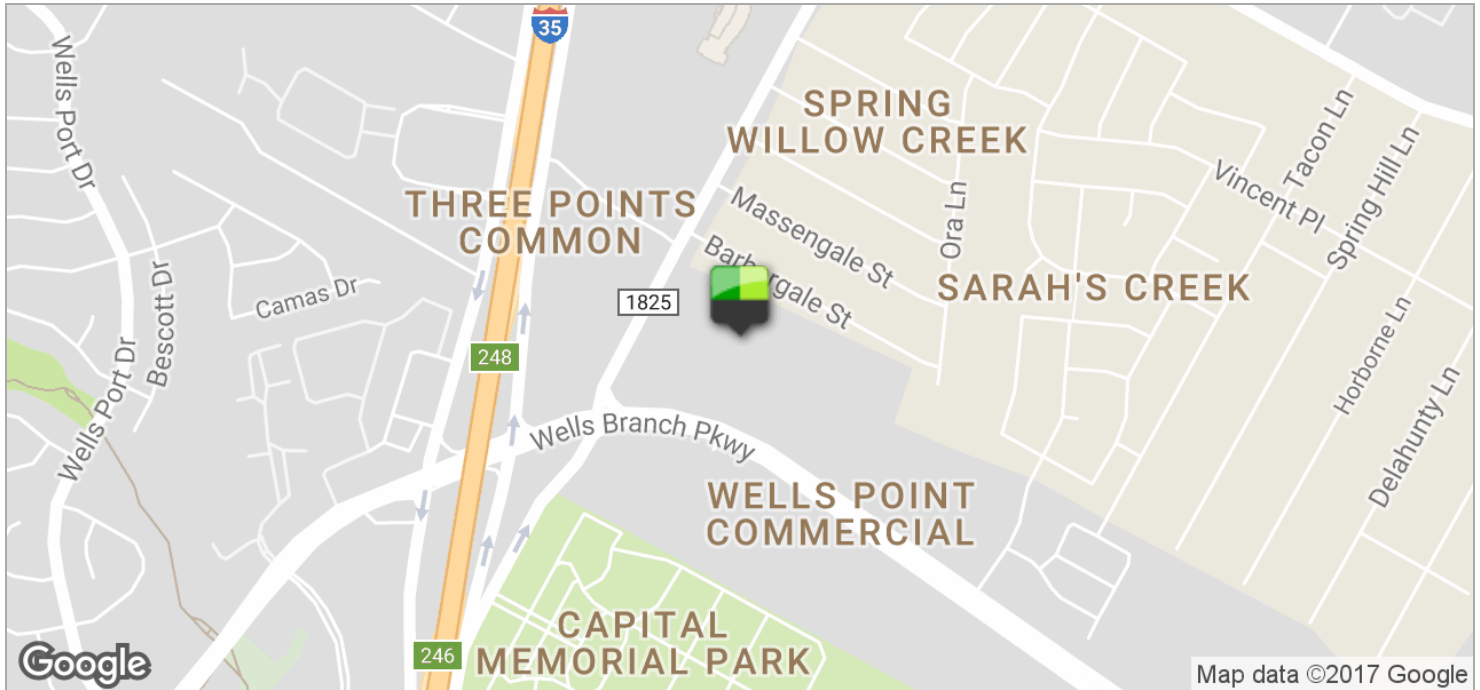
ADDITIONAL PHOTOS



COUNTRYSIDE PLACE

1420 WELLS BRANCH PARKWAY, PFLUGERVILLE, TX 78660

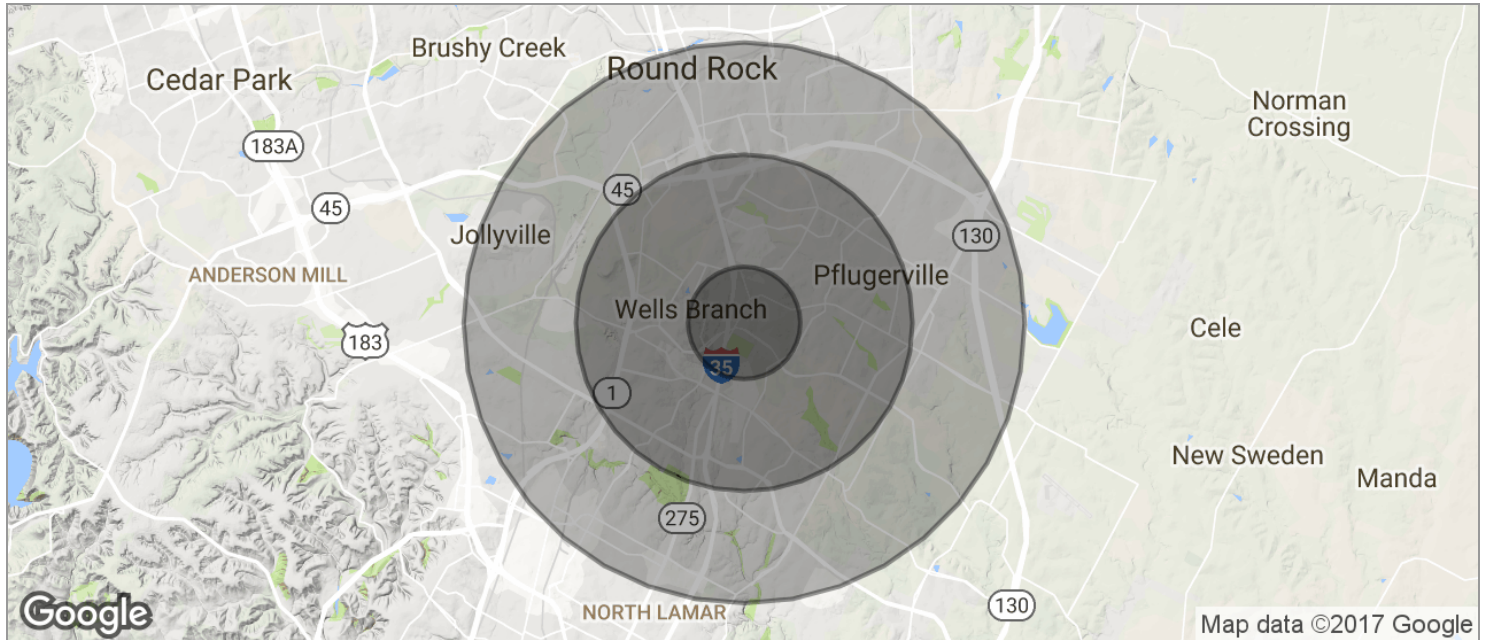
LOCATION MAPS



COUNTRYSIDE PLACE

1420 WELLS BRANCH PARKWAY, PFLUGERVILLE, TX 78660

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,462	87,590	203,167
MEDIAN AGE	29.8	30.7	31.3
MEDIAN AGE (MALE)	27.8	30.1	30.9
MEDIAN AGE (FEMALE)	30.8	31.0	31.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,384	33,919	79,362
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$58,601	\$68,039	\$68,695
AVERAGE HOUSE VALUE	\$172,287	\$179,947	\$170,925

* Demographic data derived from 2010 US Census