

I202 FARM TO MARKET 685

Pflugerville, TX 78660

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Flex space with a garage door offers the perfect blend of versatility and functionality. This adaptable space allows for seamless transitions between office, showroom, and warehouse, catering to a variety of business needs. The inclusion of a garage door provides convenient access for loading and unloading, making it ideal for businesses requiring storage or light industrial operations. Whether used for product display, vehicle access, or additional ventilation, the garage door enhances the space's flexibility. With the ability to configure the area to suit specific requirements, this feature-rich flex space with a garage door is a valuable asset for businesses seeking a dynamic and adaptable workspace.

PROPERTY HIGHLIGHTS

- - Flex space with a convenient garage door
- - Strategic location with easy access to major roadways
- - Versatile floor plans to accommodate various office needs

OFFERING SUMMARY

Lease Rate:	Contact Broker (NNN)
Number of Units:	18
Available SF:	1,250 - 2,500 SF
Building Size:	27,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,859	28,686	73,573
Total Population	5,073	82,090	205,305
Average HH Income	\$147,864	\$127,054	\$127,296

CHARLIE SCOTT

Brokerage
512.820.2383
cscott@z3realestate.us

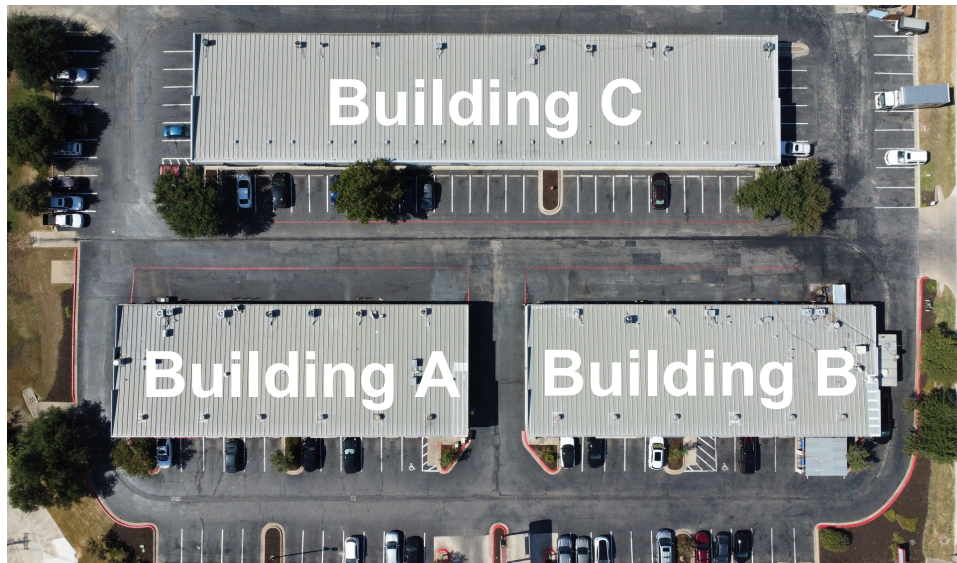
301 Camp Craft Road
Austin, TX 78746
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1202 FARM TO MARKET 685

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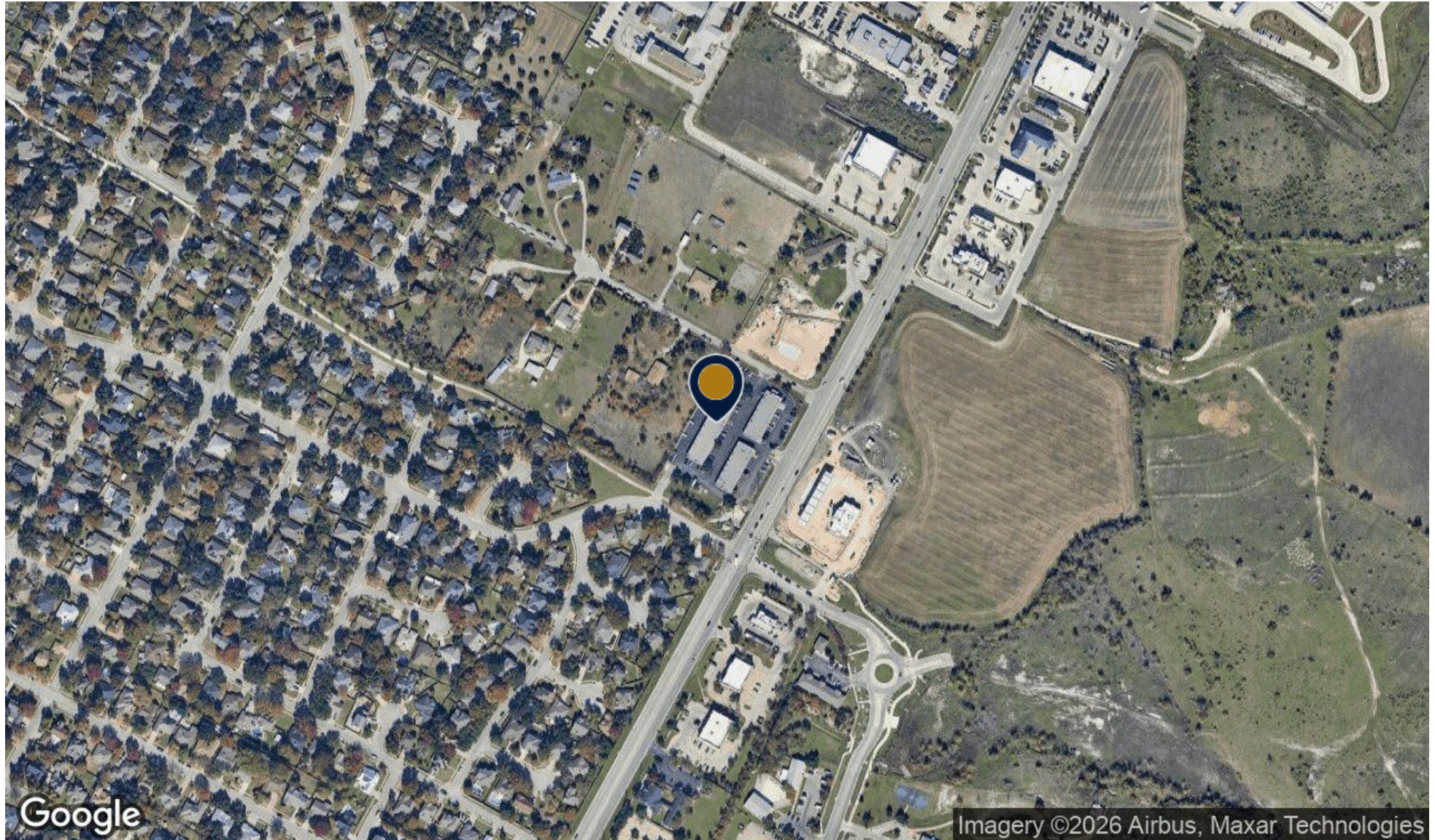
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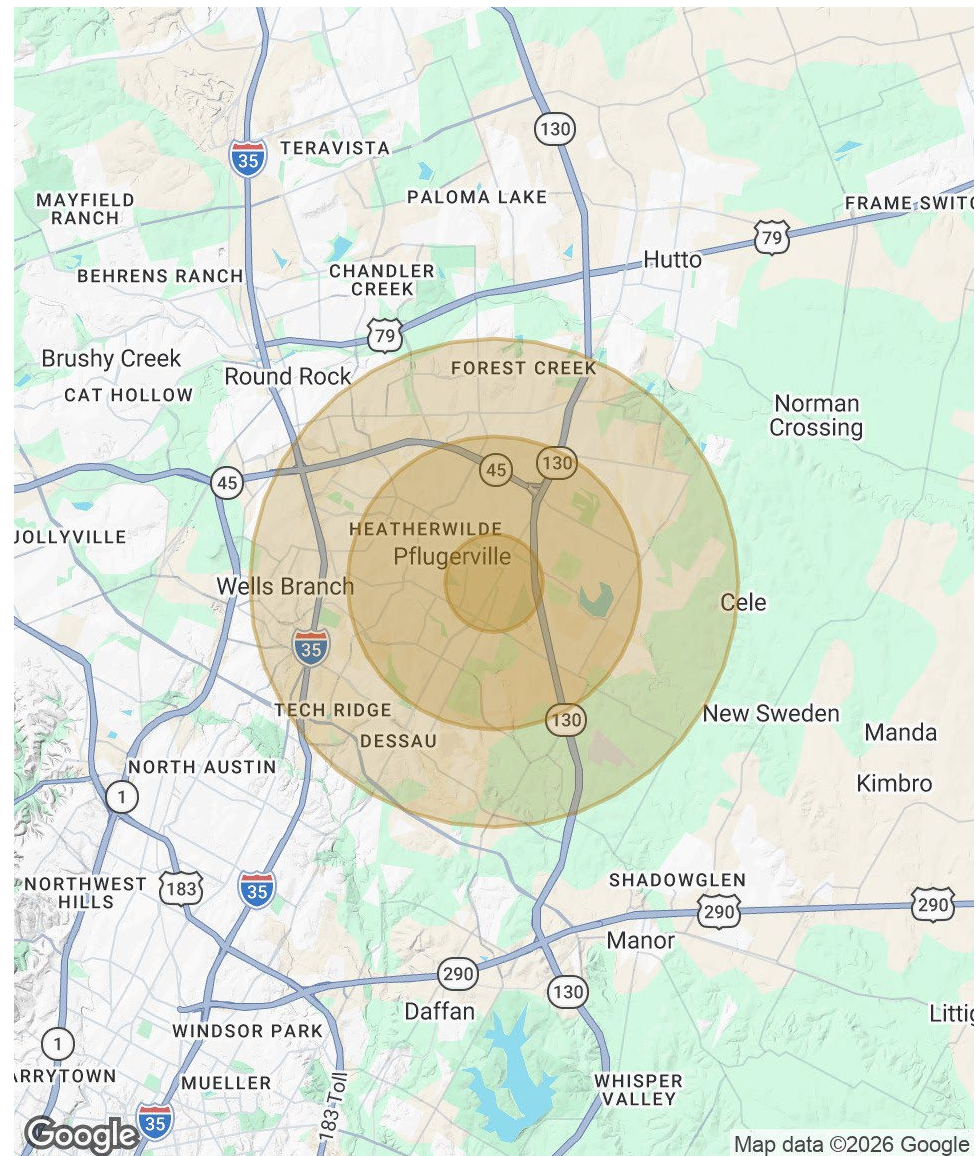
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,073	82,090	205,305
Average Age	42	37	36
Average Age (Male)	41	36	35
Average Age (Female)	43	38	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,859	28,686	73,573
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$147,864	\$127,054	\$127,296
Average House Value	\$384,156	\$386,931	\$436,585

2020 American Community Survey (ACS)



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