

FOR LEASE

PECAN CREATIVE FLEX

2512 W PECAN ST., PFLUGERVILLE, TX 78660



(512) 490-6666



www.LTCommercialGroup.com

INVEST. LEVERAGE. TRUST

REAL ESTATE



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PLANNING



BUILDING



FINISHING



COMPLETED

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Pecan Creative Flex

Excellent location.

Pecan Creative Flex is the first truly customizable condo development in Pflugerville, Texas.

Now Investors or Small Business Owners can own their own commercial condo space! With over thirty- two thousand square feet of space on two acres, this development will be able to accommodate a variety of small to medium-sized businesses from coffee roasters and tech start ups to creative studios and office uses.



*****Buyers are strongly recommended to do their own due diligence.***

| | |
|----------------|---|
| Lease Price | \$22.00 to \$24.00 PSF/Y +NNN |
| NNN | \$9.50 PSF/Y <small>*Estimate provided by landlord subject to change.</small> |
| Availability | 1,236 SF - 1,332 SF |
| # of Buildings | 3 - 1 storey |
| Year Built | 2022 |
| Parking | 106 spaces Shared parking No designated space |

**CONTACT US FOR MORE
INFORMATION**



Lezlie Tram Le, Ceo - Broker

(512) 490-6666

LEZLIE@LTCOMMERCIALGROUP.COM
PROJECT@LTCOMMERCIALGROUP.COM



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UNIT DELIVERY INCLUDES

- AC unit
- Water heater
- Modern industrial ceiling aesthetic
- Private restroom
- Second floor office +/- 400 SF
- Demising wall
- Standard rollup door or glass door
- Space for storefront sign & place on monument sign



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Ceiling Height

LEVEL 1-2 HEIGHT - 10'6"

LEVEL 2-TOP OF FLOOR HEIGHT - 12'6"

Door Types

GLASS DOOR

W: 3'-0"

H: 8'-0"

THICKNESS: 0'-1 3/4"

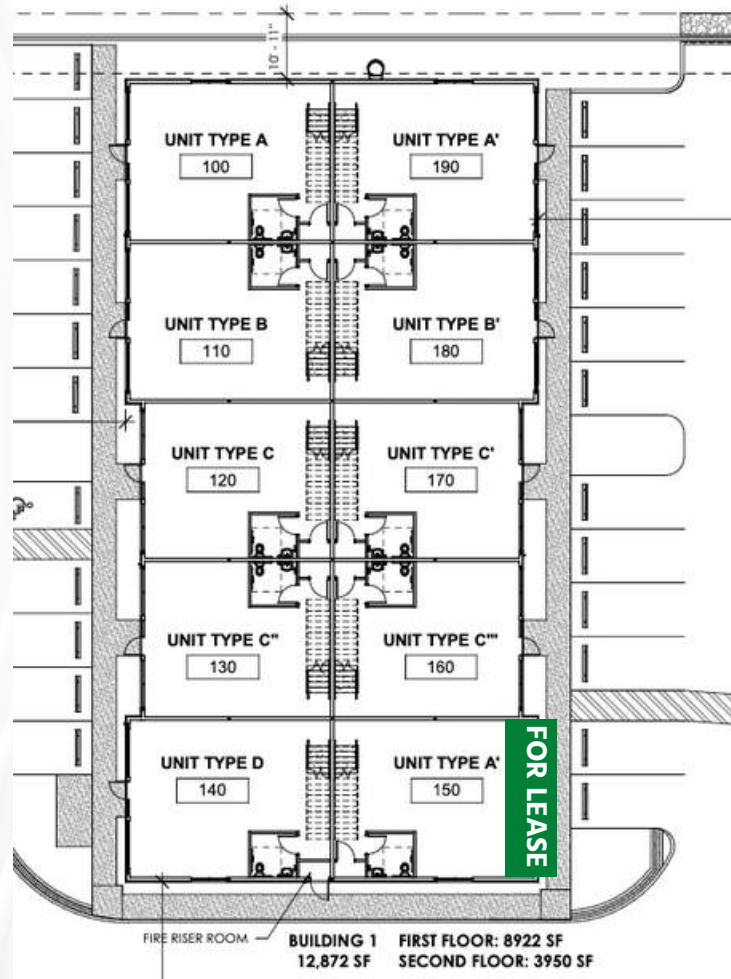
ROLL UP DOOR (AL)

W: 10'-0"

H: 12'-0"

THICKNESS: 0'3"

Building 1



- 1,332 SF
- Glass door
- Office



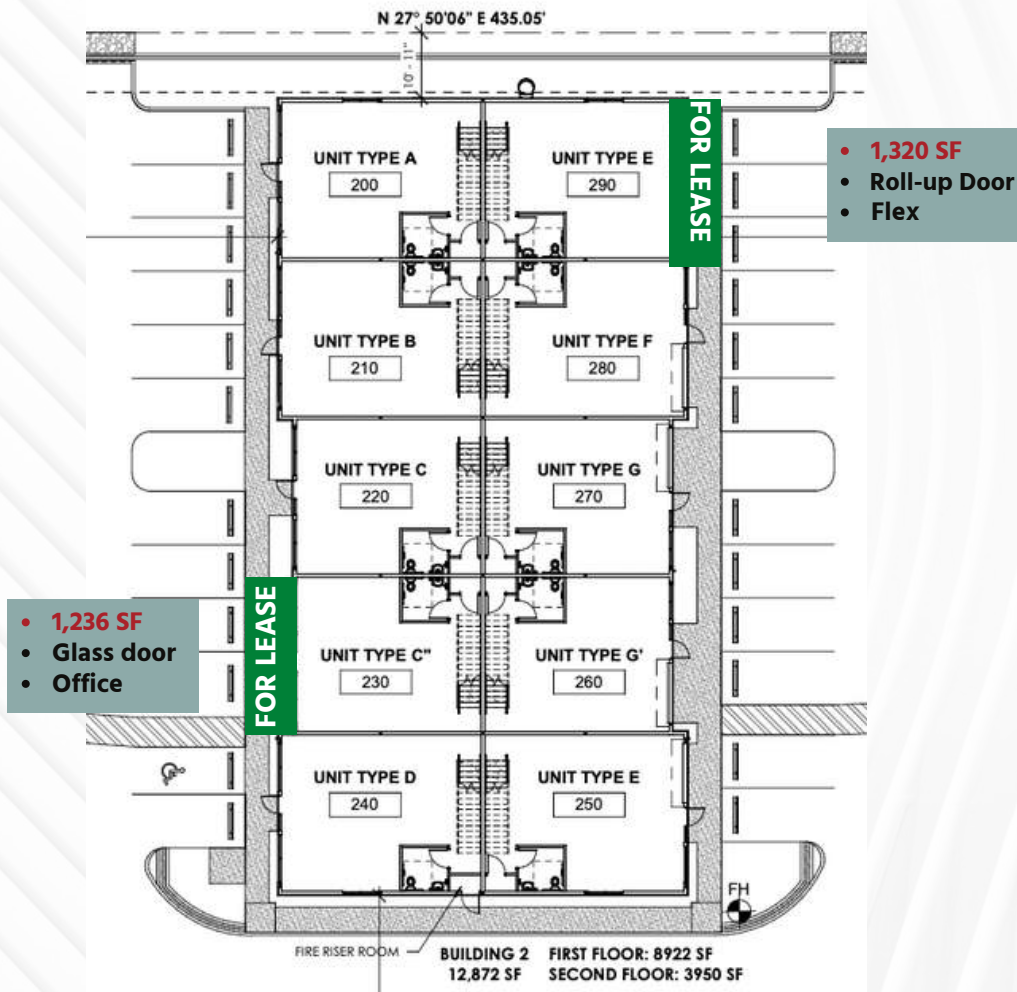
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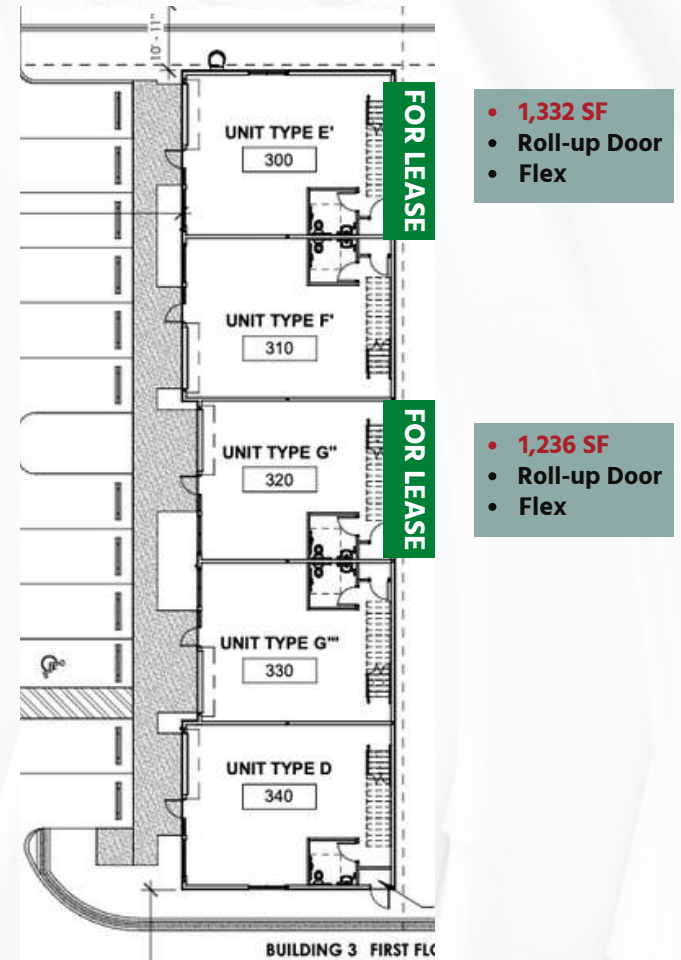
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Building 2



Building 3



****Size is Gross SF of Units**



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DELIVERY CONDITION



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RENDERING SITE PLAN



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LOCATION

Over 22,000 cars drive past this development every day, which is conveniently located on FM 1825 (or West Pecan). It is located less than five minutes from Highway 35, about ten minutes from Toll highway 130, and just seven minutes from Toll Highway 45.

IDEAL SPACE FOR

- ▶ Small Warehouse
- ▶ Creative Office
- ▶ Designers Center
- ▶ Personal Workshop
- ▶ Showroom /Studio
- ▶ Specialty Retail
- ▶ Assembly
- ▶ Laboratory



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POTENTIAL USES



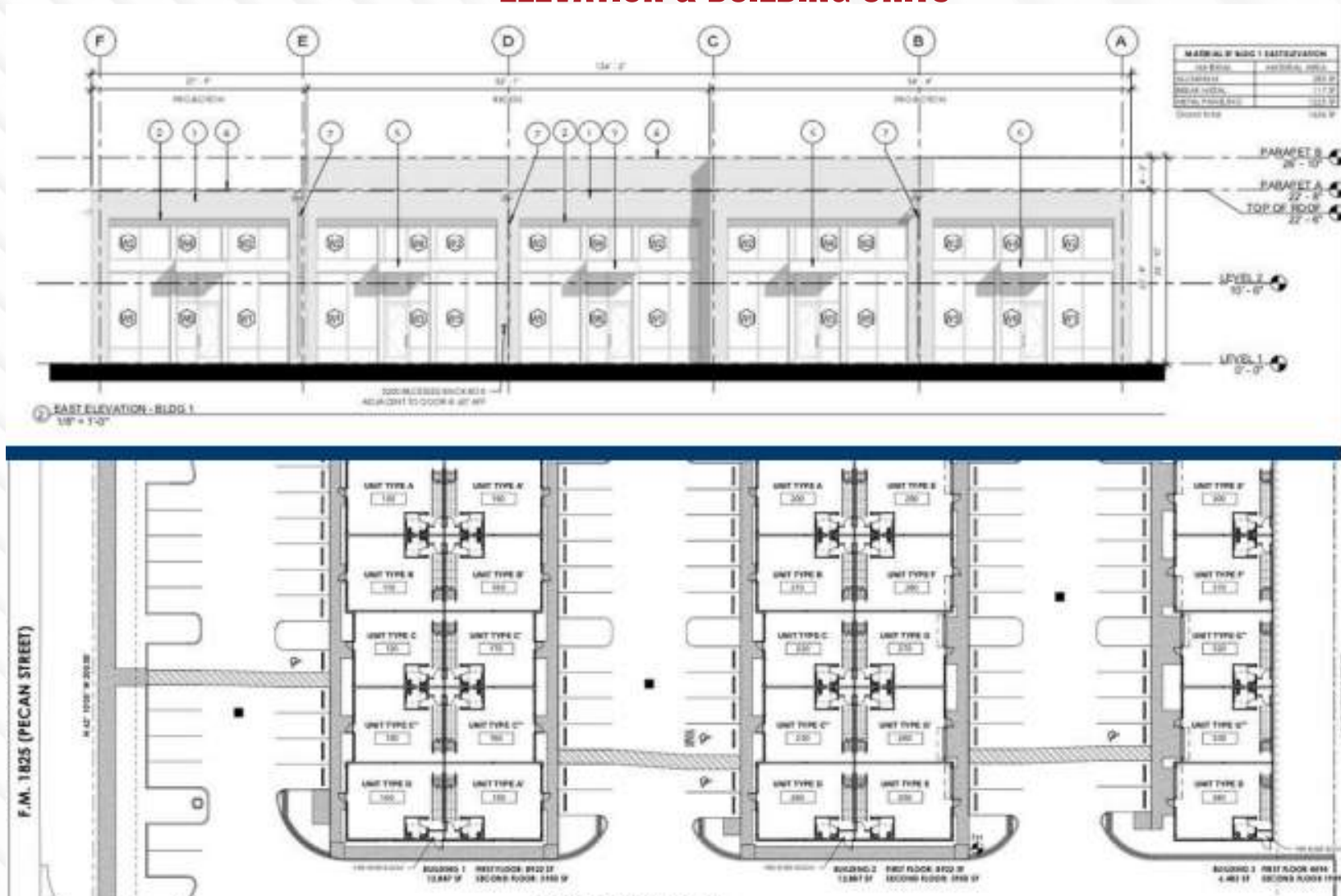
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ELEVATION & BUILDING UNITS



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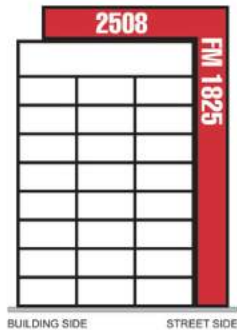
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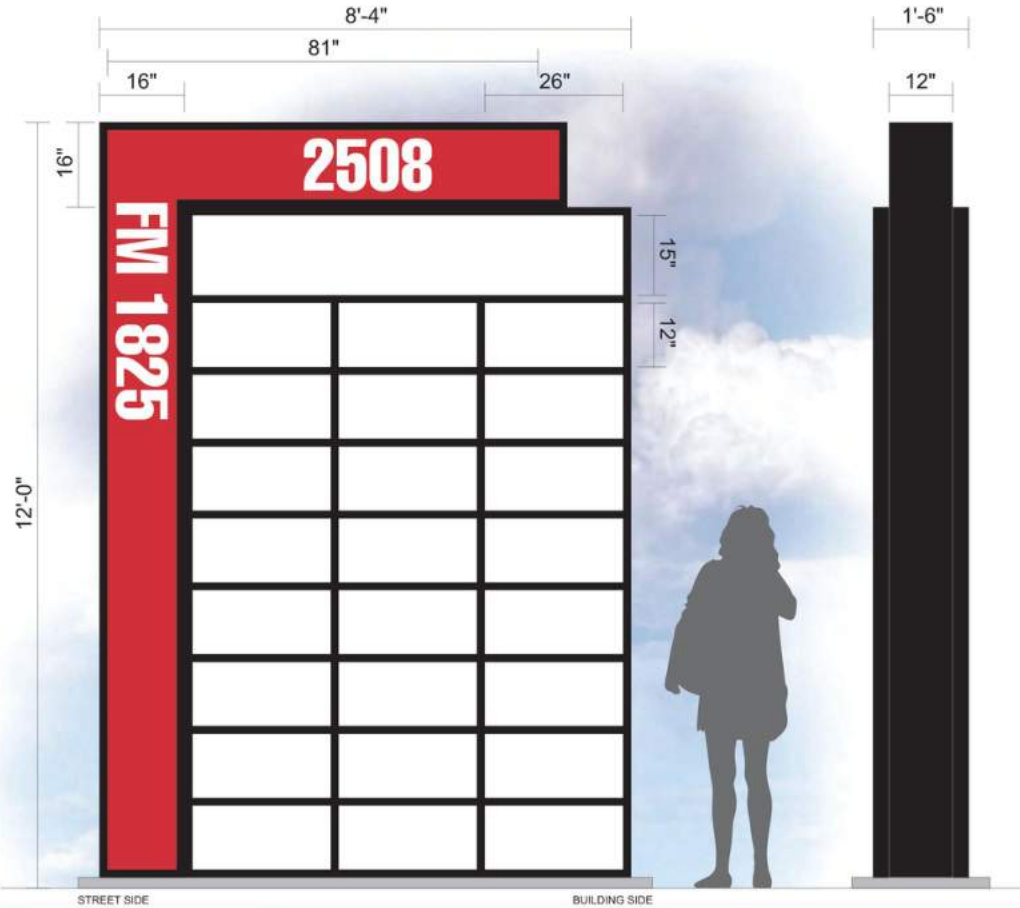


Scope of Work :

Provide & Install (1) d/f internally illuminated monument sign. Monument to be aluminum construction with 3/16" poly faces. Header graphics to be vinyl applied first surface to poly face. All other tenant graphics TBD by individual tenants.



Opposite Face
Scale is NTS



| | |
|--|-------|
| PG. 1 | |
| s/f | Qty.1 |
| MATERIALS & COLORS | |
| Paint | |
| <input checked="" type="radio"/> Black, Gloss Finish <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> | |
| Vinyl & Print | |
| <input checked="" type="radio"/> Red 3M 3630-33 PMS 1797 C <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> | |
| Materials | |
| <input type="radio"/> 3/16" White Poly <input checked="" type="radio"/> 1.5" x 1.5" x .125" Aluminum Angle <input type="radio"/> .090" Aluminum <input type="radio"/> 1.5" Aluminum Divider <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> | |
| BAKERS' SIGNS COMPLETE SIGN SERVICES WWW.BAKERSSIGNS.COM PHONE: (936) 446-1239 FAX: (936) 231-1229 11201 FM 1485 CONROE, TX 77306 COPYRIGHT All rights reserved. This design and rendering is the property of Bakers' Signs. Any reproduction or alternate use is strictly prohibited. Sizes, colors, and prints may vary in production. All artwork presented is an approximate representation. External factors such as weather, primer, and even interior lighting may affect the appearance of the renderings to when compared to the completed product. | |

| | | | |
|--|---|--|--|
| Project Name: Pecan Flex Location: 2508 FM 1825 RD, Pflugerville Date: 01.12.22 Revision: 02 WO#: 00000 | Sales Rep : Jeremiah B. P.M. : Christina R. Designer : SJF | Survey required prior to production | Client Approval & Date : <small>By signing you acknowledge that you have reviewed the artwork and approve of all materials, design, and processes stated. Any changes or revisions made after production release may result in further costs. Please review carefully.</small> |
|--|---|--|--|

MONUMENT SIGN



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Start a capture



129,244 VPD



Freddy's
STEAKBURGERS

PROPERTY SIZE
1.998 AC

ZONING:
GB1

W PECAN ST



FOOTHILL
FARM LOOP



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1 MILE

POPULATION 5,133
AVERAGE HHI \$112,325

3 MILE

POPULATION 94,473
AVERAGE HHI \$125,502

5 MILE

POPULATION 220,108
AVERAGE HHI \$115,136

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Ste. 200
Austin, TX 78753



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REAL ESTATE



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|---|-------------|------------------------------|--------------|
| LT Commercial Group LLC | 9007504 | info@ltcommercialgroup.com | 512-490-6666 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tram H Le | 650951 | lezlie@ltcommercialgroup.com | 512-490-6666 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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