

Pecan Plaza

1912 WEST PECAN STREET
PFLUGERVILLE, TEXAS 78660 (TRAVIS COUNTY)
*JUST WEST OF PECAN AND HEATHERWILDE
www.bluecrowproperties.com

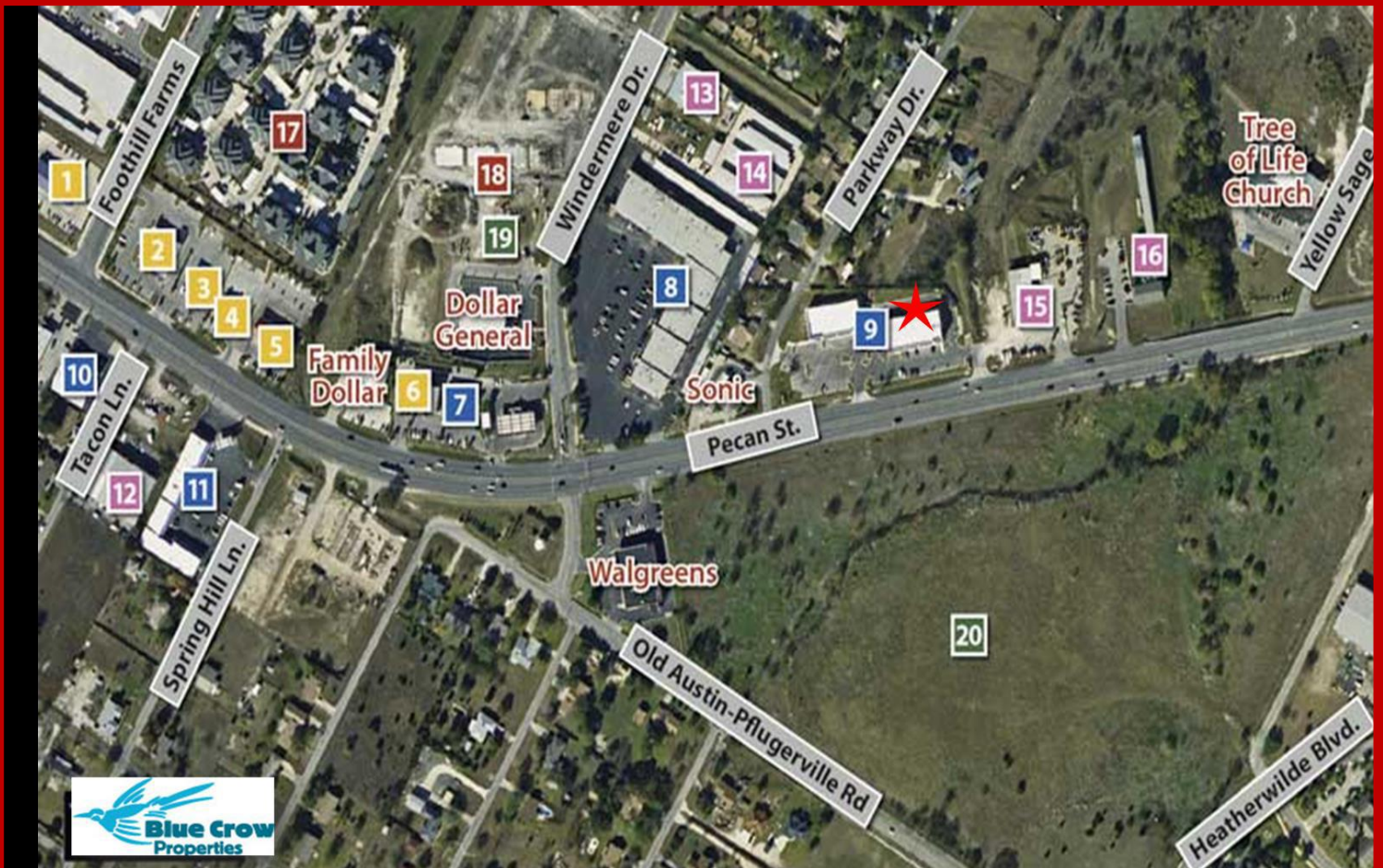


**TOTAL
SQUARE FEET:
22,546**



FOR LEASE

- Available Space:
 - Suite 205 (1,409 sq. ft.) – newly renovated space – asking \$23.00 PSF
 - Suite 101 (2,114 sq. ft.) – former Subway, walk in cooler included – asking \$22.00 PSF
- Est. 2019 NNN Expense: \$.95/\$11.40
- 2019 Population within 5 mile radius: 233,906
- Total Households within 5 mile radius: 91,000
- Average Household Income within 5 mile radius: \$84,566



CAR CARE:

- 1. LAMB'S TIRE AND AUTOMOBILE
- 2. ADVANCED AUTO PARTS
- 3. MEINEKE CAR CARE CENTER
- 4. OASIS SUPER WASH
- 5. PRECISION TUNE AUTO CARE
- 6. AUTO ZONE

SHOPPING CENTER:

- 7. 2110 W. PECAN ST
- 8. WINDERMERE CENTER
- 9. PECAN PLAZA
- 10. PARK PLACE
- 11. PFLUGERVILLE PLAZAS

LOCAL BUSINESS:

- 12. REST VENDING, INC.
- 13. PANTER PATCH LEARNING CENTER
- 14. PFLUGERVILLE SELF STORAGE
- 15. VOLVO RENTS-CONSTRUCTION EQUIPMENT
- 16. RED'S INDOOR RANGE

CONTACT INFORMATION

CHARLES DAVIS
 2708 S. LAMAR, AUSTIN, TX 78704
 CELL: 409-338-5032

DAVISCN@MSN.COM

JAIME WILLIAMS

CELL: 512-520-7715

JWBLUECROWPROPERTIES@OUTLOOK.COM

RESIDENTIAL:

- 17. (1875) PLACE APARTMENTS
- 18. WINDERMERE TOWNHOMES

NEW EXPANSIONS:

- 19. WINDERMERE PARK
- 20. PACANA

LOCAL SCHOOL:

- 21. PFLUGERVILLE HIGH SCHOOL



PECAN PLAZA

WWW.BLUECROWPROPERTIES.COM

BUILDING 1

101

103

FIRST CASH
PAWN

BUILDING 2

200

202

203

204

205

206

207

208

Drive
Thru



Drive
Thru



Possible Patio
Addition



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Come Join These Tenants



Little Caesars

Building 1

101 – Vacant

103 – Bright Smiles Dental

105 – First Cash Pawn

Building 2

200 – Little Caesar's

202 – Annie's Nails and Spa

203 – Metro PCS

204 – Star of Texas Financial

205 – Vacant

206 – Cricket

207 – World Finance

208 – Shipley's