



# THREE POINTS PLAZA

2700 W. Pecan St., Pflugerville, TX 78660

RETAIL SPACE - FOR LEASE





### PROPERTY HIGHLIGHTS

- 1,404 SF up to 10,029 SF Available
- High Traffic Volume and High Visibility
- Retail/Medical/ Office Space Available
- In the Austin ETJ zoning
- High Traffic Count - over 35,000 Vehicles per Day
- Huge pylon signage
- Easy access to IH-35
- Abundant parking
- Come join Well Med and Planet Fitness
- At lighted hard corner intersection
- **Call for a tour today!**

### AREA RETAILERS



**For more information please contact:**

**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)

**Chad Folts** [cfolts@tarantino.com](mailto:cfolts@tarantino.com)

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, Fax (512) 302-4109

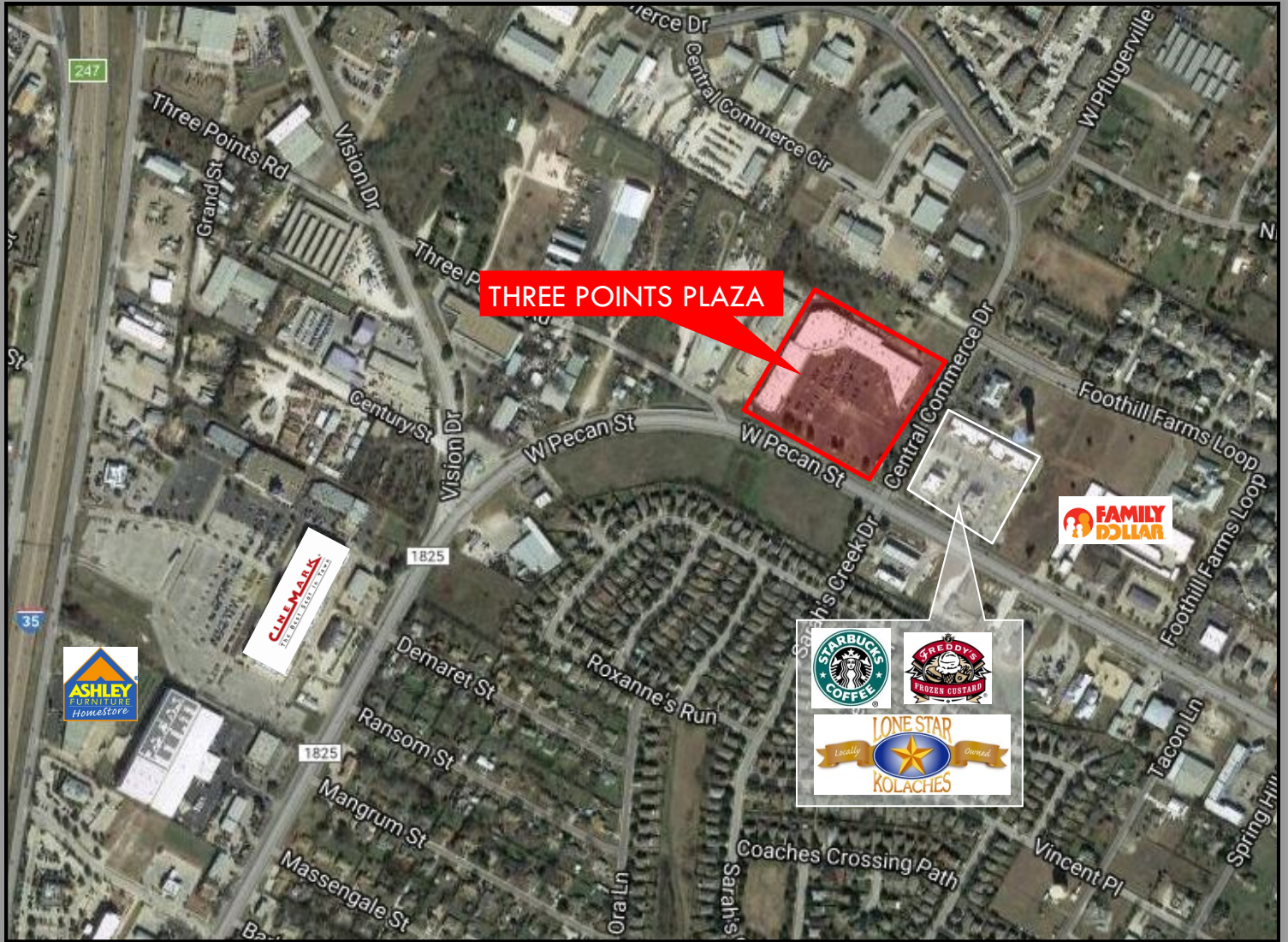


**AVAILABILITY**

Unit 101 - 1,473 SF  
 Unit 450 - 10,029 SF  
 Unit 570 - 3,854 SF  
 Unit 780 - 1,404 SF

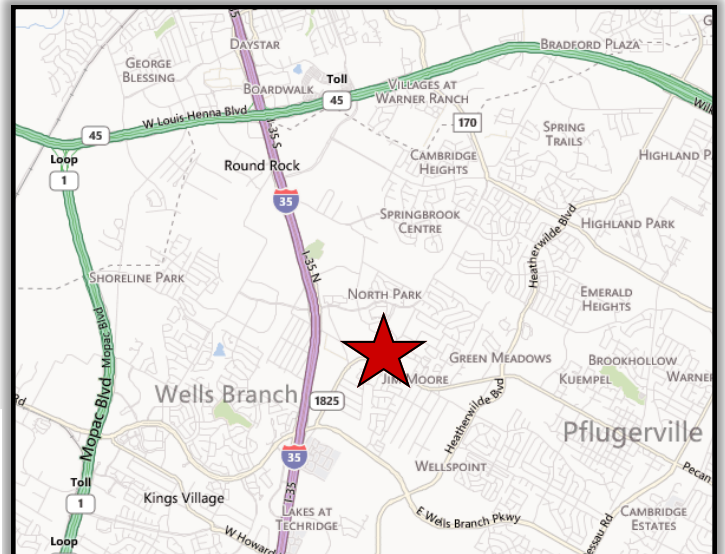
*Pad Site - Up to 15,000 SF  
 build to suit or ground lease*





## DEMOGRAPHICS (2017)

MILE(S)	1	3	5
Total Population	10,352	102,830	233,800
Total Households	4,062	39,747	90,953
Average HH Income	\$56,545	\$68,010	\$69,349
Daytime Employees	6,956	58,753	115,226



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