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# Commercial Pad Sites

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**Pflugerville, TX**

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Commercial Pad Sites on E. Pecan Street near 130 Toll Road

# East Pecan Street at Biltmore Avenue Pflugerville, Texas 78660



# Site Overview

**Location:** On the South side of East Pecan Street at Biltmore Avenue and Sun Light Near Way just West of 130 Toll Road in East Travis County.

- Amazon fulfillment center (3,400+ employees) catty-corner to site
- H-E-B: 1.5 miles west
- Nearby: Courtyard by Marriott, Best Western, Which Wich, D-Bat
- Applied Materials east of SH-130
- Weiss High School ( $\approx$ 2,070 students) northeast via Wolf Pack Dr

**Utilities:** to the site

## **VPD:**

Pecan Street - approximately 22,000 vehicles per day

130 Toll Road – approximately 60,000 vehicles per day

**Zoning:** CL5 - Urban Center Level 5 District

# City of Pflugerville



## Pflugerville Demographics:

- 67,000+ population
- +21% growth past decade
- \$110,000+ median household

income

- 25,000+ households
- Median age 36 (family-oriented demographic)
- 67% homeownership rate
- Part of the 2.4M Austin–Round Rock MSA

## Trade Area Demographics:

### 1-Mile

9,500 population  
\$112,000 avg HH income  
3,300 households

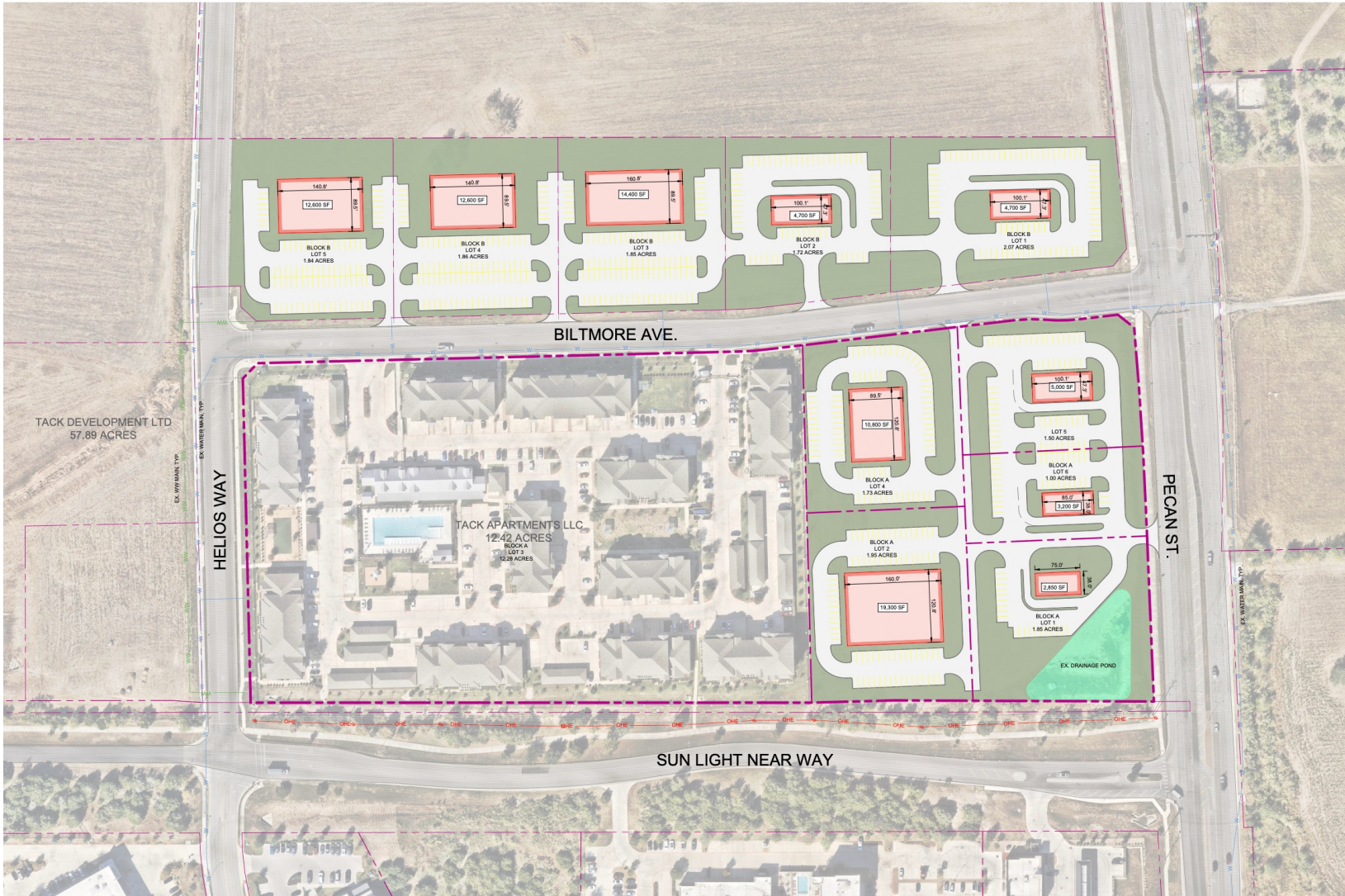
### 3-Mile

63,000 population  
\$118,000 avg HH income  
21,500 households

### 5-Mile

162,000 population  
\$120,000 avg HH income  
55,000 households

# Conceptual Site Plan





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