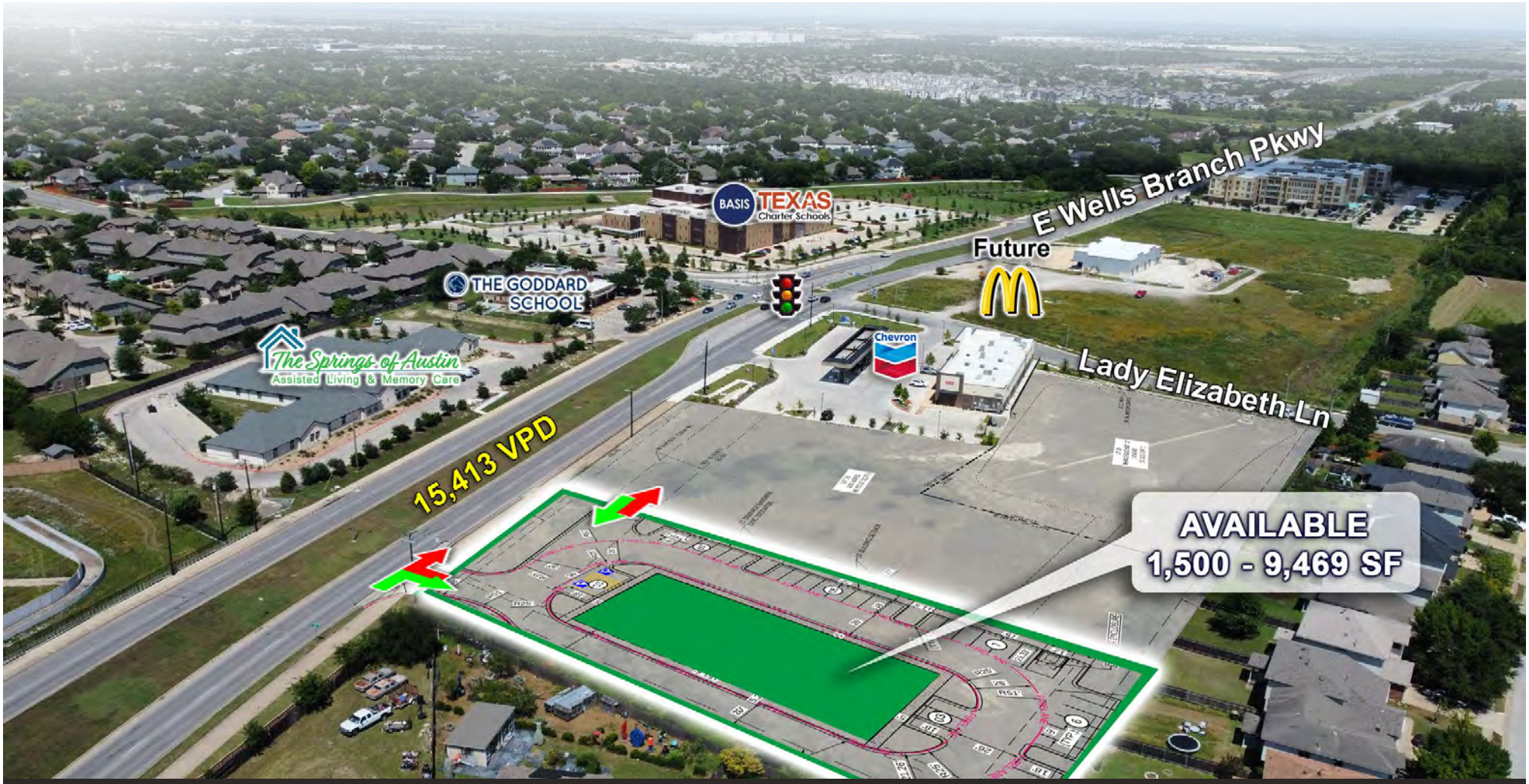
SHOPS ON WELLS BRANCH

NWQ OF E WELLS BRANCH PKWY & LADY ELIZABETH LN
1001 East Wells Branch Parkway, Pflugerville, TX 78660



FOR LEASE

AVAILABLE SPACE
1,500 - 9,469 SF

RATE
$32-$35 PSF
NNNs $10 PSF*
*(Estimate provided by Landlord and subject to change)

Tucker Francis
tucker@resolutre.com
512.474.5557

Hill Morgan
hmorgan@resolutre.com
512.474.5557

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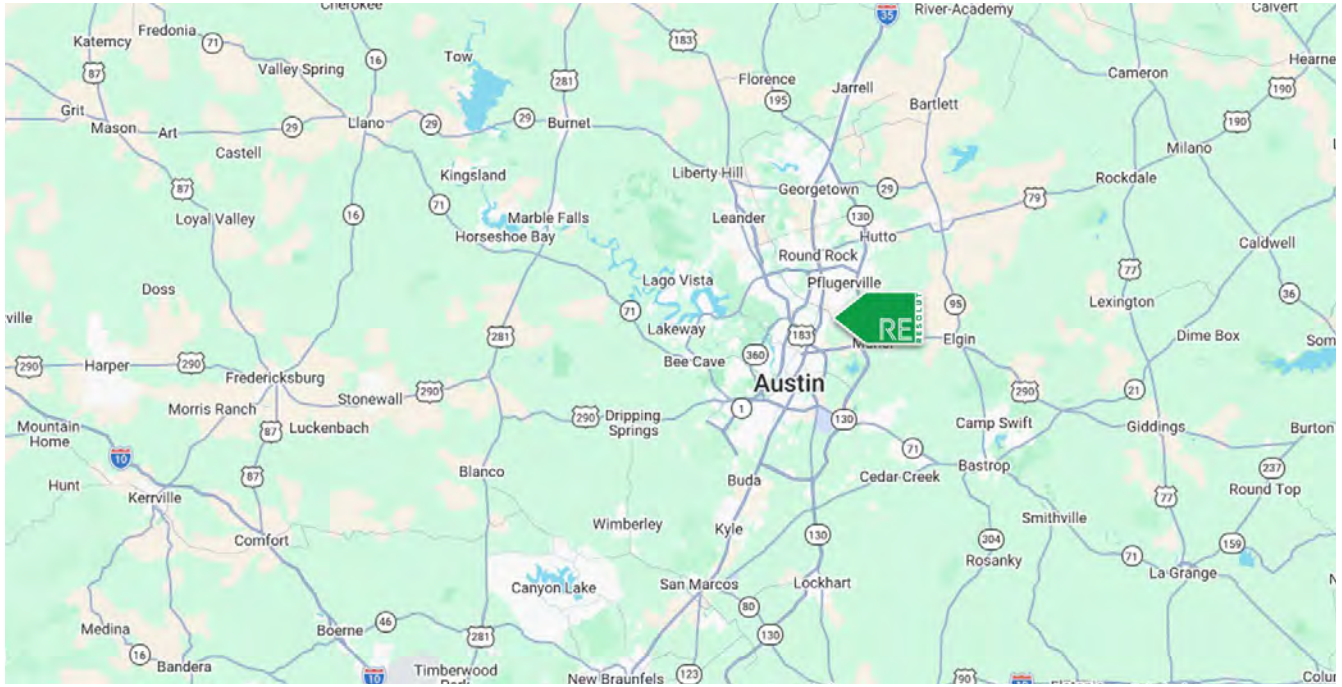
PROPERTY HIGHLIGHTS

- New retail opportunity on Wells Branch Pkwy in the rapidly growing Pflugerville trade area.
- Drrive-thru opportunity ideal for quick-service restaurants, coffee concepts, pharmacies, and other convenience-oriented retailers.
- Excellent visibility and access along Wells Branch Parkway with strong daily traffic counts
- Positioned within a dense and expanding residential corridor
- Convenient connectivity to major area roadways including I-35, Dessau, S Heatherwilde Blvd
- Situated in a dense suburban submarket with nearly 5 schools with over 2,500 students within a 1-mile radius, and 13 schools with over 5,000 students within a 3-mile radius.



AREA TRAFFIC GENERATORS

COSTCO WHOLESALE · Walmart · target · H-E-B · THE HOME DEPOT · petco · KOHL'S

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DEMOGRAPHIC SNAPSHOT 2026

105,822
POPULATION
3-MILE RADIUS

$122,986.00
AVG HH INCOME
3-MILE RADIUS

47,318
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
E Wells Branch Pkwy: 15,413 VPD
Heatherwilde Blvd: 11,371 VPD
(Costar 2025)

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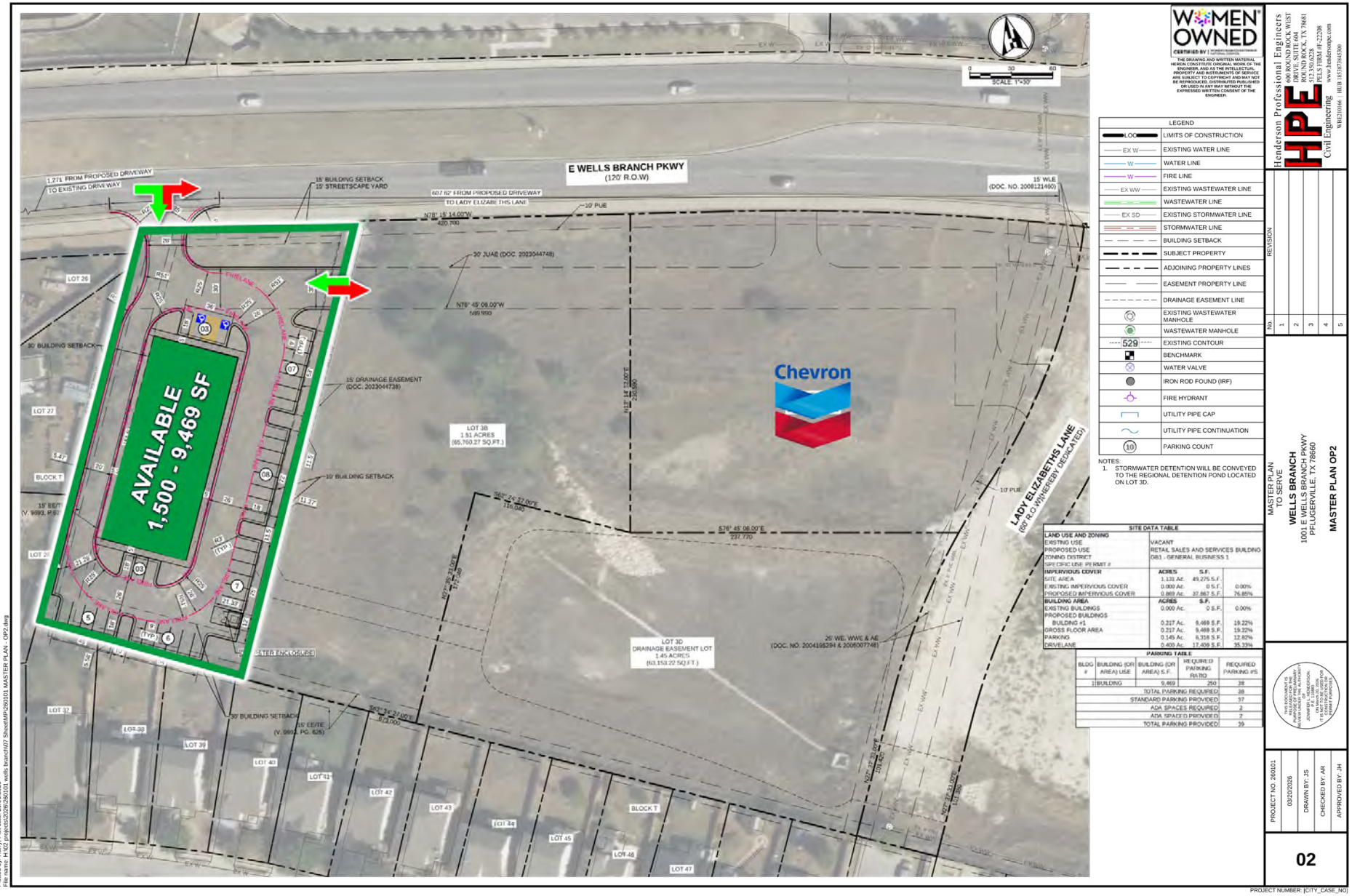

WOMEN OWNED
CERTIFIED BY

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LEGEND

LOC	LIMITS OF CONSTRUCTION
EX W	EXISTING WATER LINE
W	WATER LINE
FIRE	FIRE LINE
EX WW	EXISTING WASTEWATER LINE
WW	WASTEWATER LINE
EX SD	EXISTING STORMWATER LINE
SD	STORMWATER LINE
	BUILDING SETBACK
	SUBJECT PROPERTY
	ADJOINING PROPERTY LINES
	EASEMENT PROPERTY LINE
	DRAINAGE EASEMENT LINE
	EXISTING WASTEWATER MANHOLE
	WASTEWATER MANHOLE
529	EXISTING CONTOUR
	BENCHMARK
	WATER VALVE
	IRON ROD FOUND (IRF)
	FIRE HYDRANT
	UTILITY PIPE CAP
	UTILITY PIPE CONTINUATION
10	PARKING COUNT

NOTES:
1. STORMWATER DETENTION WILL BE CONVEYED TO THE REGIONAL DETENTION POND LOCATED ON LOT 3D.

SITE DATA TABLE

LAND USE AND ZONING			
EXISTING USE	VACANT		
PROPOSED USE	RETAIL SALES AND SERVICES BUILDING		
ZONING DISTRICT	OB3 - GENERAL BUSINESS 3		
SPECIFIC USE PERMIT #			
IMPERVIOUS COVER	ACRES	S.F.	
SITE AREA	1.133 Ac.	49,275 S.F.	
EXISTING IMPERVIOUS COVER	0.000 Ac.	0 S.F.	0.00%
PROPOSED IMPERVIOUS COVER	0.869 Ac.	37,867 S.F.	76.85%
BUILDING AREA	ACRES	S.F.	
EXISTING BUILDINGS	0.000 Ac.	0 S.F.	0.00%
PROPOSED BUILDINGS			
BUILDING #1	0.217 Ac.	9,469 S.F.	19.22%
GROSS FLOOR AREA	0.217 Ac.	9,469 S.F.	19.22%
PARKING	0.145 Ac.	6,318 S.F.	12.82%
DRIVELANE	0.400 Ac.	17,409 S.F.	35.33%

PARKING TABLE

BLDG #	BUILDING (OR AREA) USE	BUILDING (OR AREA) S.F.	REQUIRED PARKING RATIO	REQUIRED PARKING #'S
1	BUILDING	9,469	250	38
			TOTAL PARKING REQUIRED	38
			STANDARD PARKING PROVIDED	37
			ADA SPACES REQUIRED	2
			ADA SPACES PROVIDED	2
			TOTAL PARKING PROVIDED	39

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
(512) 733-5555
PELS FIRM #F-22308
www.hendersonpe.com
Civil Engineering
WBE2100146 | HUB 1853978645300

No.	REVISION
1	
2	
3	
4	
5	

MASTER PLAN TO SERVE
WELLS BRANCH
1001 E WELLS BRANCH PKWY
PFLUGERVILLE, TX 78660
MASTER PLAN OP2

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF JENNIFER D. HENDERSON, P.E. ON AUG 29, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

PROJECT NO. 26101
03/20/2026
DRAWN BY: JS
CHECKED BY: AR
APPROVED BY: JH

02

PROJECT NUMBER: [CITY_CASE_NO]

Plotted by: Harry, Plot date: 20/03/2026
File name: H:\02 projects\2026\26101 wells branch\07 Sheet\MP\26101 MASTER PLAN - OP2.dwg

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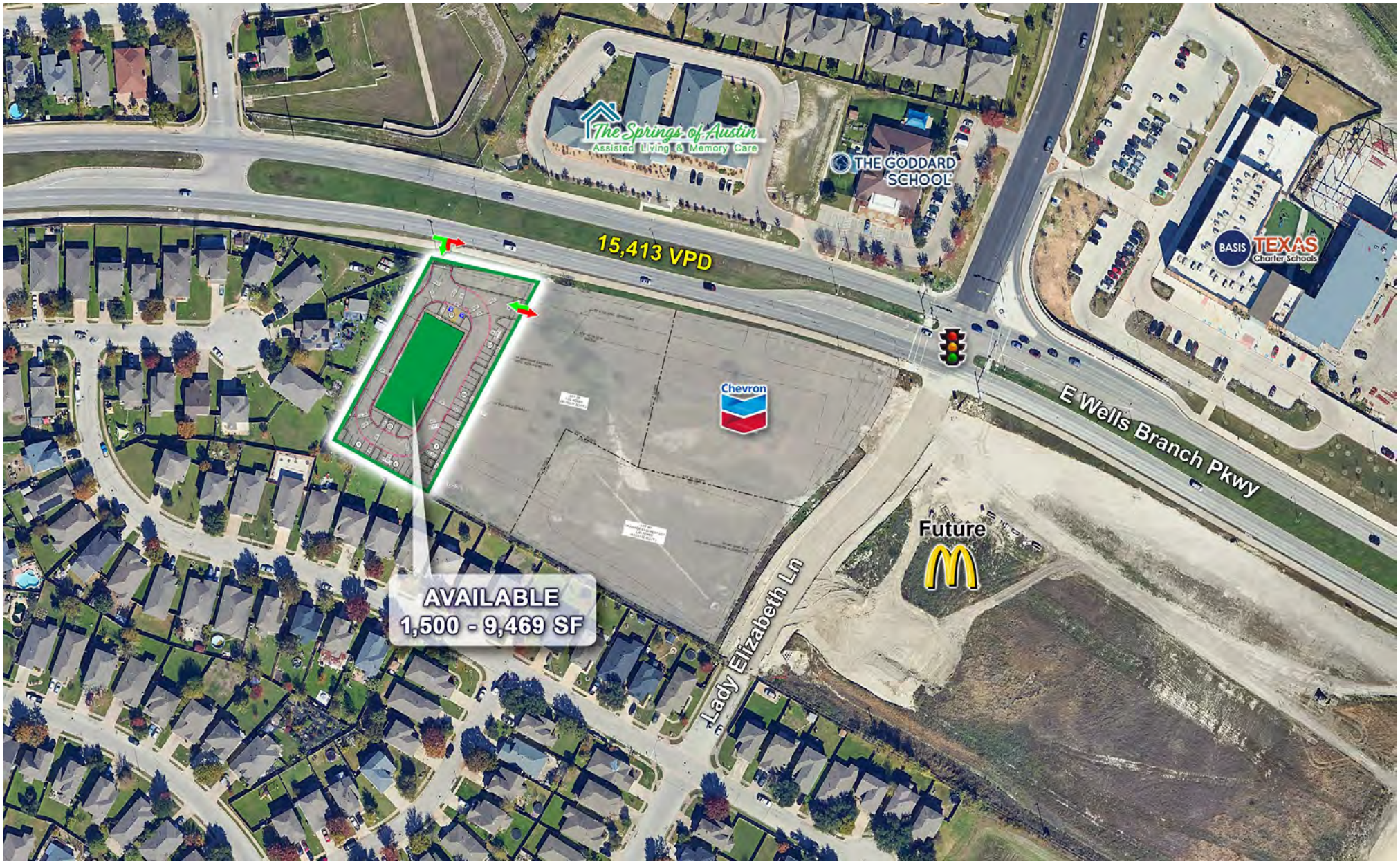

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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 on about the property or transaction received by the broker;
- Answer the client's ques ons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	**603091 OR 9003193**	**leads@resolutre.com**	**512-474-5557**
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Information available at www.trec.texas.gov