

ARS OneSpace



Flex/Retail Spaces for SALE/PRE-LEASE

Epperson Realty Group, LLC

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[APPLICATION
LINK](#)

[VIDEO](#)

[POA DOCS
COMING SOON](#)



21 Total Units

44,144 SQFT TOTAL SPACE

11 Front Retail Spaces 1823-2093 SQFT

10 Rear Flex Spaces 2229-2283 SQFT



EPPERSON REALTY GROUP, LLC

ARS OneSpace

1801 Heatherwilde Blvd.
Pflugerville, TX



Community Renderings



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FRONT UNITS RETAIL / RESTAURANT



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1823-2093 Sq Ft

FRONT RETAIL UNITS

Purchase Rate: \$425-\$450 SQ FT

Lease Rate: \$32-\$35 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

Private Unit Entrances- Front & Back

Delivered-Shell Condition Ready for

Tenant /Owner Finish out for a multitude
of uses for retail, or Restaurants.

Front & Rear Parking Available



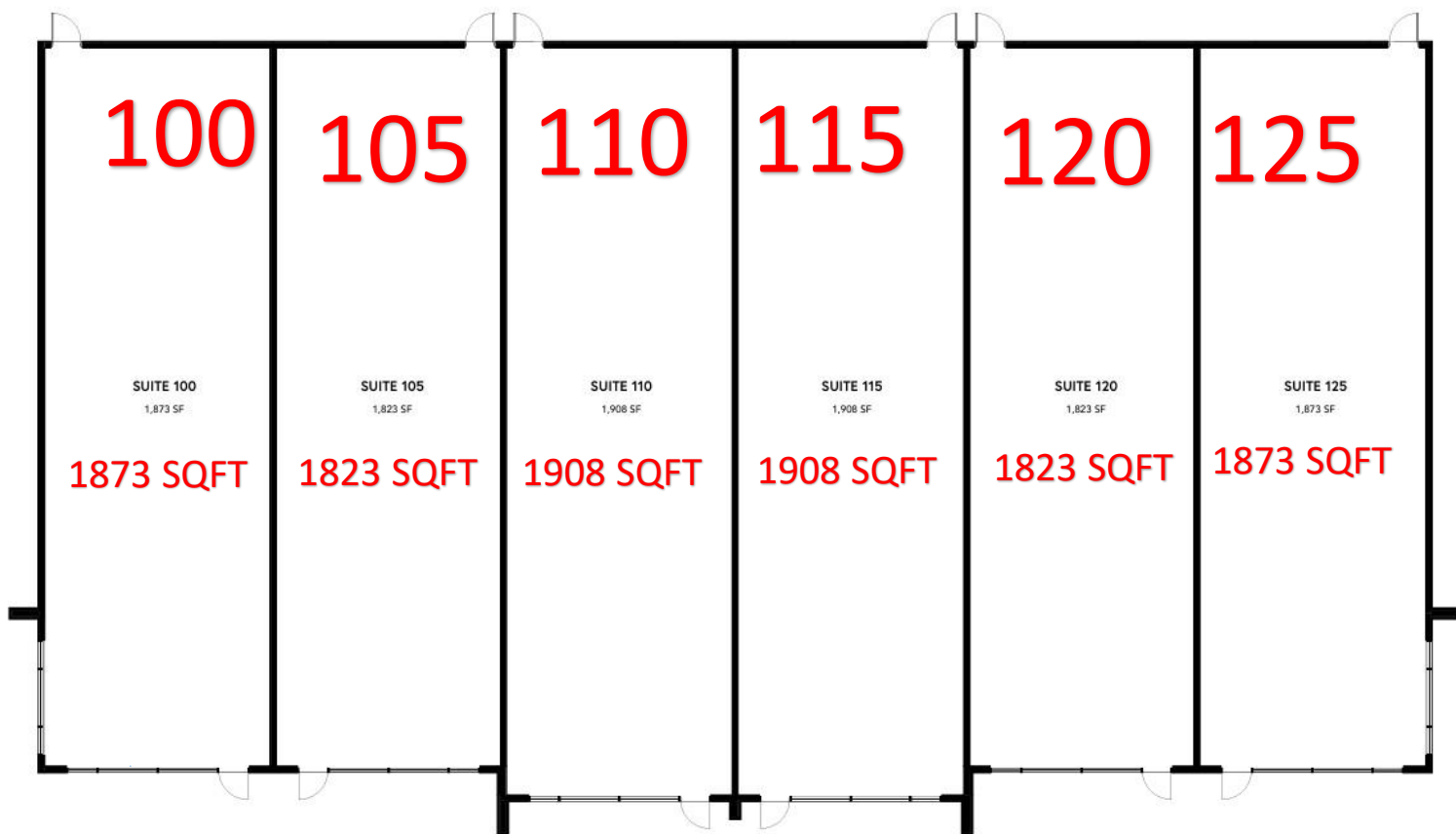
Building 1 - 11,208 SQ FT



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Sale Rate: \$425-\$450 SF

Lease Rate: \$32 -\$35 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

TI: TBD

Parking Ratio: 5.3

SALE / RENTABLE Space delivered in Shell Condition , Private Unit Entrances Front & Back Available for Tenant Finish out for a multitude of uses, retail, flex, Office

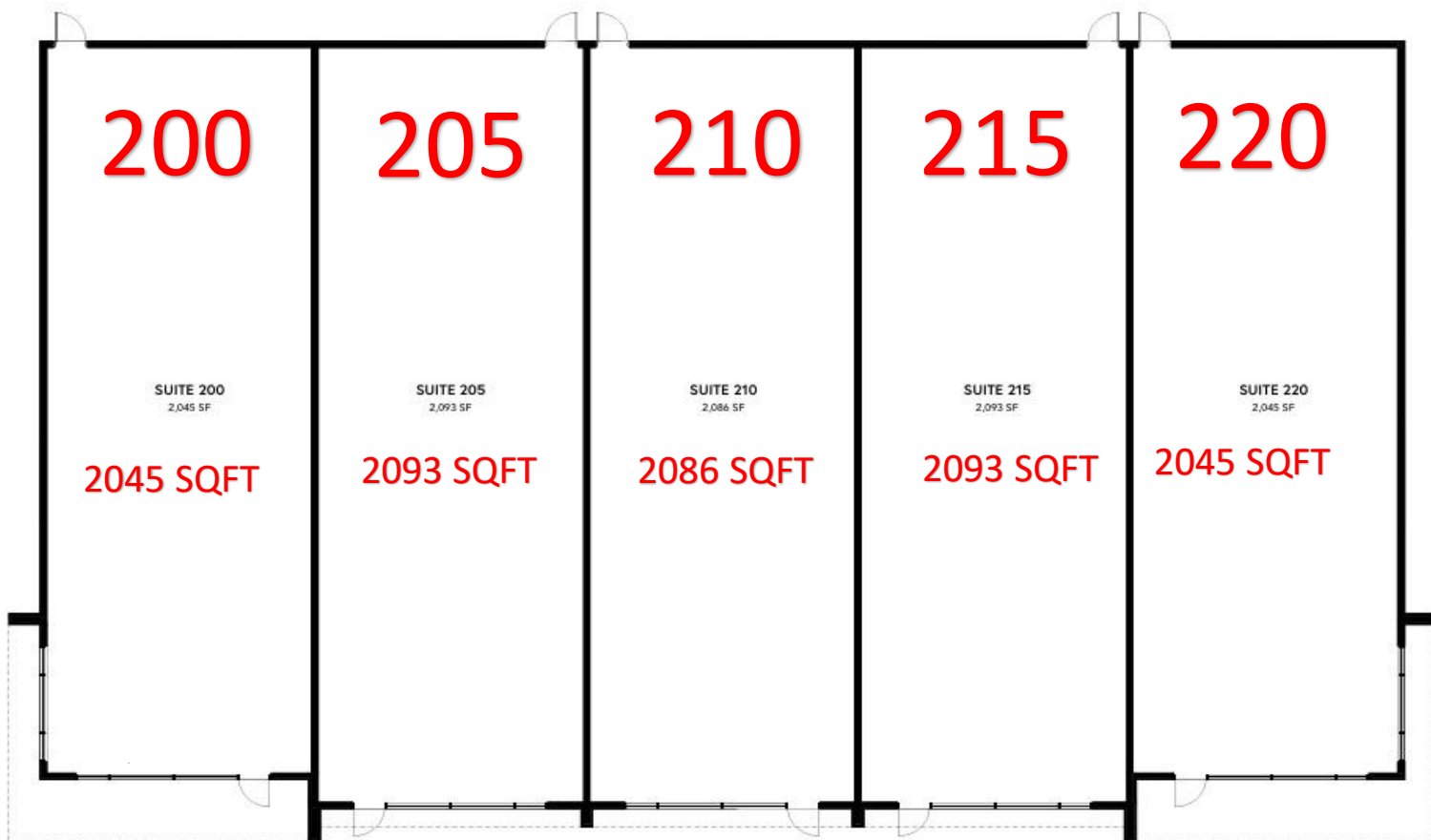
Building 2 – 10,362 SQFT



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Sale Rate: \$425-\$450 SF

Lease Rate: \$32 -\$35 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

TI: TBD

Parking Ratio: 6.0

SALE / RENTABLE Space delivered in Shell Condition, Front & Back Private Unit Entrances

REAR UNITS FLEX/WHAREHOUSE



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2229-2283 Sq Ft REAR FLEX

Purchase Rate: \$325-\$345 SQ FT

Lease Rate: \$28-\$30 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

Private Unit Entrances- Front & Back

Delivered-Shell Condition Ready for

Tenant /Owner Finish out for a multitude
of uses for retail, or Restaurants.

ROLL UP DOORS Front and Rear entry



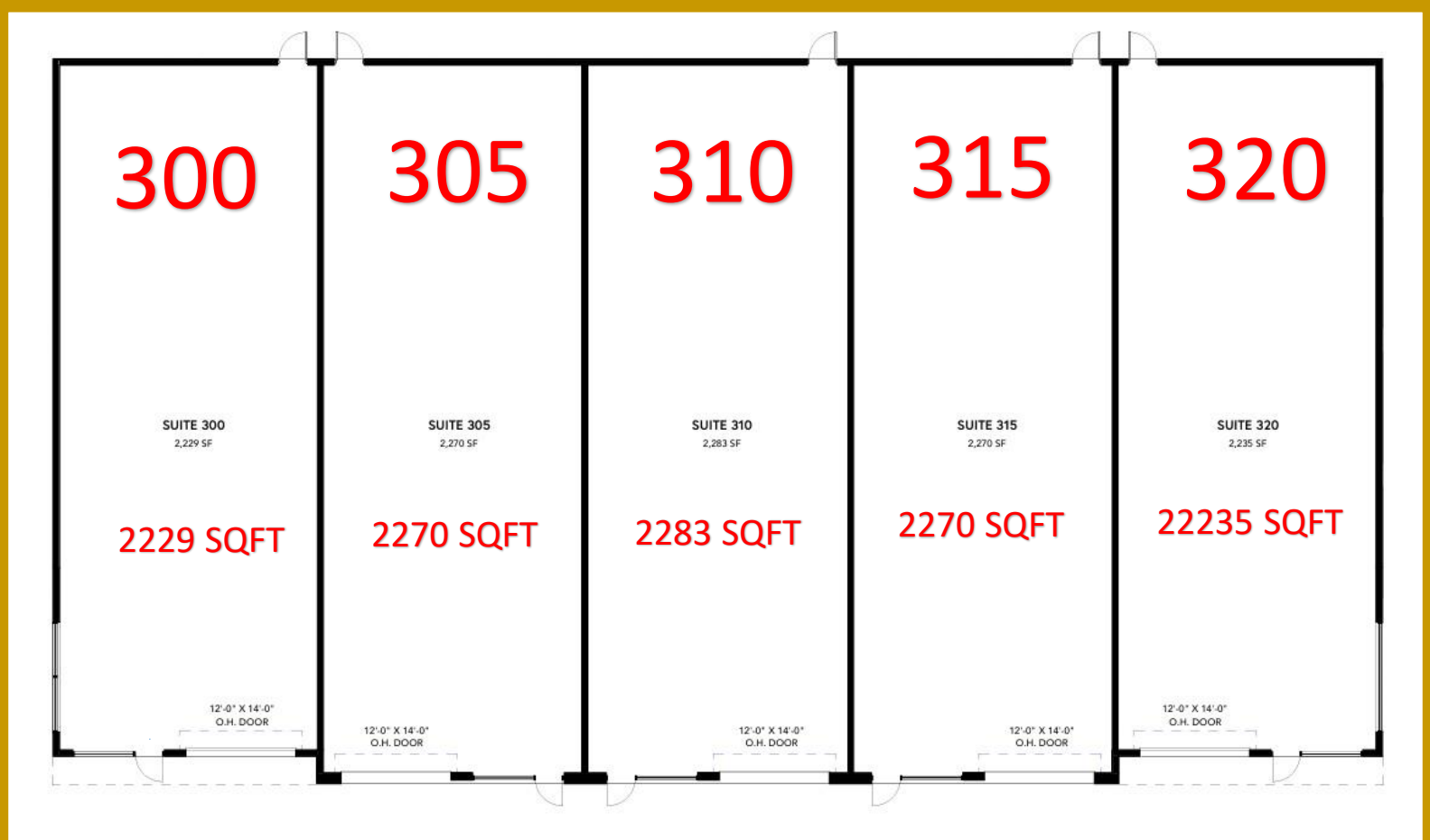
Building 3 – 11,287 SQFT



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Sale Rate: \$325-\$345 SF

Lease Rate: \$28 -\$30 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

TI: TBD

Parking Ratio: 4.4

SALE / RENTABLE Space delivered in Shell Condition, Private Unit Entrances Front With Roll up Doors Available for Tenant Finish out for a multitude of uses, retail, flex, Office

Building 4 – 11,287 SQFT



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Sale Rate: \$325-\$345 SF

Lease Rate: \$28-\$30 SF/YR + (NNN)

NNN: \$13 SF/YR EST

MINIMUM 60 Month Lease

TI: TBD

Parking Ratio: 5.2

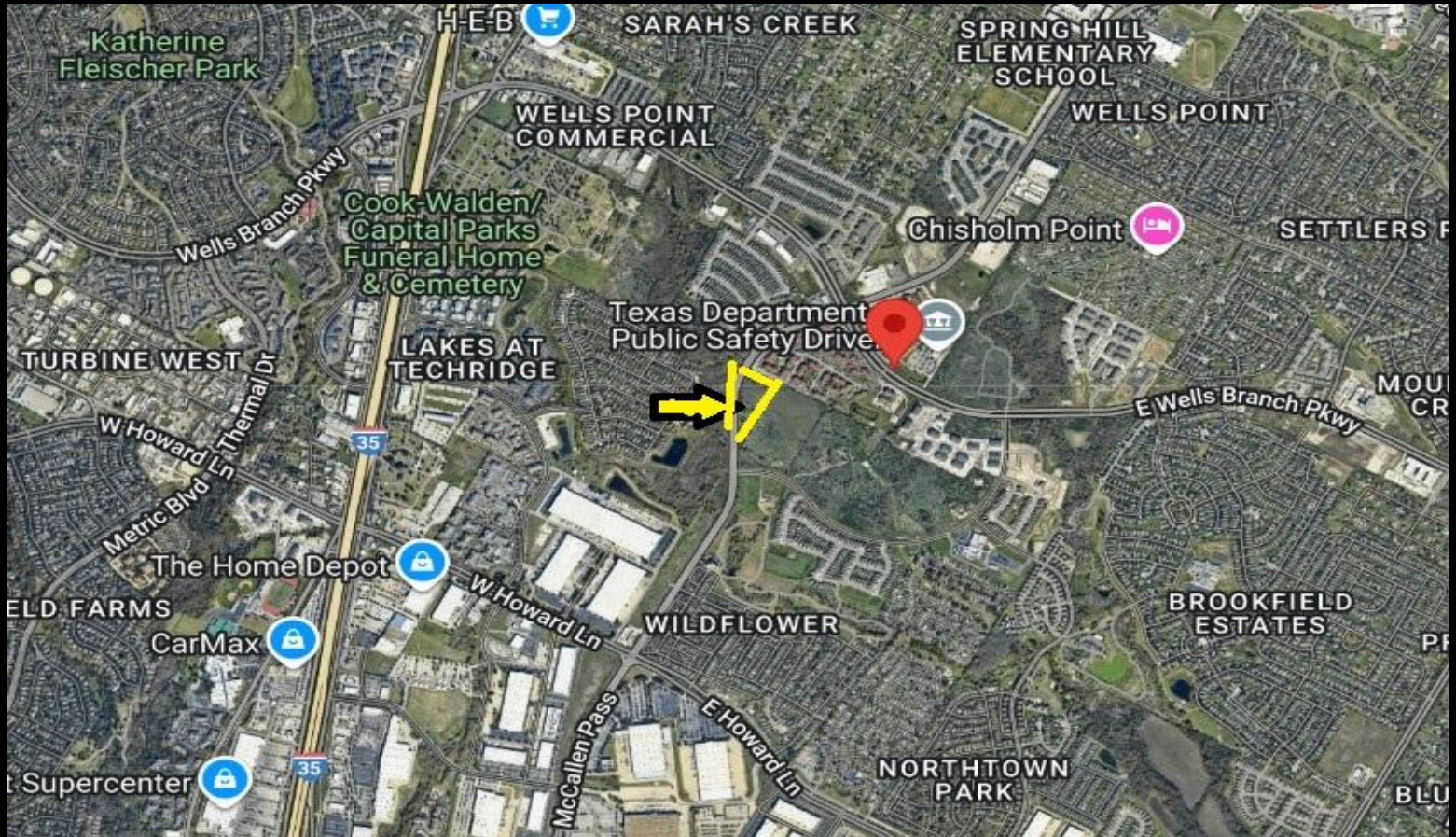
SALE / RENTABLE Space delivered in Shell Condition, Private Unit Entrances Front with Roll up Doors Available for Tenant Finish out for a multitude of uses, retail, flex, Office



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Demographics: 3 MILE RADIUS

Population Est. is 123,000 and Growing

Median Household Income is \$105,000 / Year

Households: Approx.. 50, 000 and Growing Over 3000 Multifamily & Residential unit projected

TRAFFIC COUNTS:

Heatherwilde Blvd: 11,371 VPD (Source: CoStar 2025)

Wells Branch Parkway: 20,100 VPD (Source: CoStar 2025)

**Less than 1 Miles to IH35 and Less than 5 Miles to I30 Tollway
A major Tech Employment Hub in Central Texas/ Austin**

ARS One Space Flex/ Retail Condominiums



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1801 S Heatherwilde Blvd Pflugerville, TEXAS 78660

Major 4 Lane throughfare HIGH VISABILITY ROAD FRONTAGE

WITH MONUMENT SIGNAGE

**Numerous businesses uses, to include Restaurants, Flex, Retail,
Office Warehouse and so much more.**

DELIVERY ESTIMATE 4th QTR 2026 to 1st QTR 2027

NOW- PRE LEASING and SALES

ARS OneSpace is a new Flex & Retail Development site offering a blend of retail spaces, A new Construction, with a contemporary modern building design. restaurants, flex warehouse/ office spaces, offering a multitude of business uses. Retail, general business, real estate firms, law offices, title companies, new startup ventures, small medical practices, IT agencies, & so many other service oriented enterprises. Deliver in Shell Condition. Options for Finish could be available.

This location enjoys significant traffic, with over 11,000 vehicles daily. A Strategic Location , Easily accessible with high visibility and both AM/PM traffic patterns.

S Heatherwilde Blvd and 78660 zip code is set to expand Over 3500 residential households within a 1.5-mile radius. A bustling hub for numerous business activities in one of Austins fasted growing tech corridors.

At this ideal location is a great PRE-Lease opportunity with approximately 46,000 square-foot Shell space, located fronting Heatherwilde. Rentable or Sale space delivered in shell condition. You finish out to your needs. Front and rear entry points on many units.

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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.

2-10-2025



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. **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:
 - 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.

Epperson Realty Group LLC	9001764	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Betty Epperson	474240	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Designated Broker of Firm	License No.	Email	Phone
Betty Epperson	474240	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Betty Epperson	474240	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date