

HARD CORNER · NORTHEAST AUSTIN GROWTH CORRIDOR

# FOR SALE



Grand Ave Pkwy

W Pflugerville Pkwy

GRAND AVE PLAZA · NORTHEAST AUSTIN / PFLUGERVILLE

## 114 Grand Ave Pkwy

Pflugerville, TX 78660 · Hard Corner at Lighted Intersection

LOT SIZE

**4.06** AC

Retail District zoning

PROPOSED BLDG AREA

**19,868** SF

Two buildings · Patio space

USE

**Commercial Retail**

Investment · Owner-User

CORNER TRAFFIC

**45,296** VPD

Combined · Lighted intersection

DEVELOP YOUR VISION · ANCHOR THE CORNER · NORTHEAST AUSTIN GROWTH CORRIDOR

**THE OPPORTUNITY**

# Build the Corner. Own the Corridor.

114 Grand Ave Pkwy is a **4.06-acre retail development site** at a hard, lighted corner in one of Northeast Austin's fastest-growing trade areas. The proposed plan delivers nearly 20,000 SF across two buildings with patio space and a CVS-anchored configuration. Buyer to verify all entitlement and utility status independently.

- 1 Hard Corner, Two Frontages**  
 Visibility on both Grand Ave Pkwy and W Pflugerville Pkwy — a combined **45,000+ vehicles per day** passing the site, with a lighted intersection controlling the turn-in.
- 2 Density and Demographics**  
**97,000+ households within 5 miles**, \$115K+ average household income inside the same ring. National retailers like H-E-B, Walgreens, CVS, and 7-Eleven already trade this corridor.
- 3 A Corridor With Long-Term Drivers**  
 Demand for retail and small-shop space along this stretch is supported by Apple, Dell, Samsung, and Tesla campuses anchoring Northeast Austin and Pflugerville's continued residential build-out.
- 4 Investment or Owner-User Flexibility**  
 Site supports a range of approaches — ground-up development for an investor, an owner-user retail anchor, or a build-to-suit pad strategy. Buyer to confirm zoning fit for intended use.

**BY THE NUMBERS**

<b>4.06</b> AC	<b>TOTAL LOT SIZE</b> Retail District zoning
<b>19,868</b> SF	<b>PROPOSED BLDG AREA</b> 17,468 SF + 2,400 SF · Two buildings
<b>45,296</b> VPD	<b>COMBINED CORNER TRAFFIC</b> Grand Ave Pkwy + W Pflugerville Pkwy
<b>220K</b>	<b>POPULATION · 5 MILES</b> \$115K avg HHl within ring



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Buyer is responsible for conducting independent due diligence on all aspects of the property — including zoning, entitlement status, utility availability, traffic counts, and demographic data — and confirming that the property is suitable for the buyer's intended purpose. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice.

## PROPERTY DETAILS

### At a Glance.

**TOTAL LOT**  
4.06 AC

**BUILDING 1**  
17,468 SF

**ZONING**  
Retail District

**GRAND AVE VPD**  
23,560

**SALE TYPE**  
Investment

**BUILDING 2**  
2,400 SF

**PROPOSED USE**  
Commercial Retail

**W PFLUGERVILLE VPD**  
21,736

## PROPOSED SITE PLAN



## PROPERTY HIGHLIGHTS

- ▶ **Hard corner at lighted intersection** with two frontages and full ingress/egress on both streets.
- ▶ Proposed plan delivers **19,868 SF** across two buildings with patio space and CVS-anchored layout.
- ▶ **97,000+ households within 5 miles**  
\$115K+ avg HHI · I-35 access in under 5 minutes.
- ▶ **Combined 45,296 VPD** at the corner · I-35 carries 129,244 VPD just minutes west.



**THE VISION**

# A Retail Center, **Tenant-Ready.**

The proposed plan calls for two buildings — a 17,468 SF main retail building and a 2,400 SF pad — anchored by a CVS configuration with shop space, patio dining, and surface parking designed for the corridor's expected daily traffic. Renderings shown for reference.



**FRONT ELEVATION · TENANT STOREFRONTS**



**TENANT FRONTAGE · PATIO DINING**



**SHOP SPACE · ANCHOR CONCEPT**



**PAD SITE · BUILDING 2**

**17,468**

**BLDG 1 (SF)**

**2,400**

**BLDG 2 (SF)**

**2**

**PATIO AREAS**

**CVS**

**ANCHOR CONCEPT**

**2**

**CURB CUTS**



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LOCATION

# A Corner that Commands the Corridor.

The lighted intersection of Grand Ave Pkwy and W Pflugerville Pkwy carries a combined 45,296 vehicles per day past the site, with I-35 access and 129,244 VPD just minutes west. CVS already anchors the corner — your building completes the retail node.



**23,560**  
GRAND AVE PKWY VPD  
North frontage

**21,736**  
W PFLUGERVILLE PKWY VPD  
South frontage

**45,296**  
COMBINED CORNER  
Lighted intersection

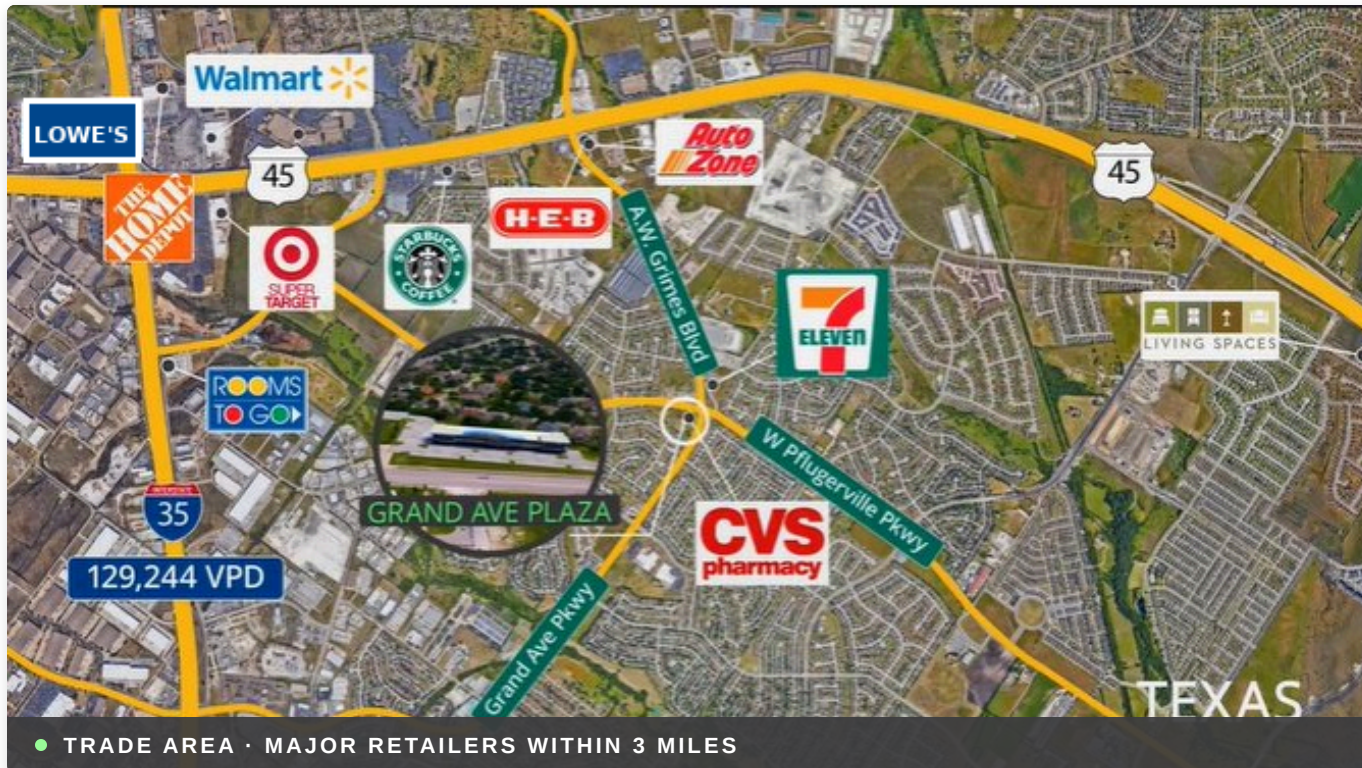
**129,244**  
I-35 · 5 MIN WEST  
Major N-S spine

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**TRADE AREA**

# The Neighbors Are **Already Here.**

National retailers chose this corridor before the site was even on the market. Walmart, H-E-B, Target, Home Depot, Lowe's, Starbucks, CVS, 7-Eleven, AutoZone — all already trading inside the same trade area. Your project plugs into a retail node with proven demand and steady cross-shopping traffic from I-35 (129,244 VPD), SH 45, and the W Pflugerville / Grand Ave intersection.



**H-E-B · Walmart · Target**

Grocery anchors trading the same corridor — daily traffic generators.

**Home Depot · Lowe's**

Both big-box home improvement retailers within minutes of the site.

**CVS · 7-Eleven · AutoZone**

Convenience and pharmacy already established at the corner.

**Starbucks · Living Spaces · Rooms To Go**

QSR and home-furnishing demand validated by national tenants.



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# Northeast Austin Pflugerville

One of the fastest-growing trade areas in Texas — anchored by major employers, an expanding residential base, and infrastructure investment that keeps both moving. The next three pages show why this corner belongs on every retail developer's shortlist.

## Built for retail.

PFLUGERVILLE · ROUND ROCK · NORTHEAST AUSTIN

### TRADE AREA

#### A retail node that already trades.

CVS, Walgreens, H-E-B, 7-Eleven, QuikTrip and AutoZone all operate within the 3-mile ring. National tenants chose this corridor for a reason — your project plugs into demand that's already proven.

### EMPLOYMENT BASE

#### Major employers nearby.

Dell's global headquarters, Amazon's Pflugerville fulfillment center, and the Parmer Innovation District all sit within minutes of the site — a steady weekday customer base for service retailers.

### INFRASTRUCTURE

#### Three highways, one hard corner.

SH 130, US-290 and I-35 frame the trade area on three sides — and the lighted intersection of Grand Ave Pkwy & W Pflugerville Pkwy puts traffic right in front of the door.

## 2.47M

### METRO POPULATION

Growing to 3.0M by 2030

## 25K+

### DELL JOBS NEARBY

Within 4 miles

## 3.5%

### AUSTIN UNEMPLOYMENT

vs 4.6% national avg

## 29K

### JOBS ADDED LAST YEAR

Austin MSA

## YOUR NEIGHBORS

# Major Employers **Nearby.**

Grand Ave Plaza sits in a corridor anchored by major Pflugerville and Round Rock employers — that proximity means a steady daytime customer base for tenants operating at this corner.

D

### Dell Technologies (HQ)

~13,000 EMPLOYEES · 3.6 MI

Dell's global headquarters and largest Texas private employer in the Round Rock corridor — back to 5-day in-office.

a

### Amazon Pflugerville

1,500+ EMPLOYEES · 3.8 MI

A 3.8 million sq ft fulfillment center on W. Pecan Street — one of Amazon's largest Texas operations.

D

### Dell Round Rock Campus

~12,000 EMPLOYEES · 3.7 MI

Adjacent campus serving the Dell ecosystem in Round Rock — adds to a combined 25K+ Dell jobs within 4 miles.

P

### Parmer Innovation District

MULTI-TENANT · 3.4 MI

Major office node hosting tenants across tech, life sciences, and advanced manufacturing — a steady base of weekday lunch and service demand.

## WHAT THIS MEANS FOR THIS CORNER

### A built-in customer base — minutes from your door.

Tens of thousands of nearby employees across Dell, Amazon, and the Parmer Innovation District corridor — all within roughly 4 miles. That's a steady daytime customer base for QSR, coffee, urgent care, dental, fitness, and other service retailers — exactly the tenant types this site plan is designed to support.



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## RECOGNITION

# Rankings & Recognition.

You're investing into one of the most-decorated trade areas in America — with consistent national recognition for quality of life, economic opportunity, and growth potential.

### #2

Best Place to Live in Texas

PFLUGERVILLE

Travel + Leisure, 2025

### #3

Best Big City in America

AUSTIN

U.S. News & World Report, 2025

### #1

Trail Capital of Texas

PFLUGERVILLE · 56+ MI

City of Pflugerville

### #15

Best Place to Live in America

PFLUGERVILLE

U.S. News, 2025–26

### #15

America's Best Cities Overall

AUSTIN

Resonance Consultancy, 2025

### 3.5%

Austin Unemployment

VS 4.6% NATIONAL

BLS, mid-2025

#### PRIMARY TRADE AREA · AUSTIN MSA

## 2.47M

 METRO POPULATION (2025)

▲ Projected 3.0M by 2030

Austin–Round Rock–Pflugerville is one of the fastest-growing major metros in the U.S. — 29,000 jobs added in the most recent year.

#### LOCAL TRADE AREA · 5-MILE RING

## 220K

 POPULATION, 5 MILES

▲ 97,000+ households · \$115K+ avg HHI

\$125K+ avg HHI inside the 3-mile ring · 94,000 residents within the same ring · all spending into the same retail corridor.

### \$435K

AUSTIN MSA MEDIAN HOME PRICE

### 29,000

JOBS ADDED MOST RECENT YEAR

### 45,296

COMBINED VPD AT CORNER

Sources: U.S. News & World Report; Travel + Leisure 2025; Resonance "America's Best Cities" 2025; City of Pflugerville; U.S. Census & BLS data.



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EVERYTHING NEARBY

## Anchors, Amenities & Access.

Pflugerville's flagship retailers are already trading this corridor — H-E-B, Walgreens, CVS, QuikTrip, 7-Eleven, AutoZone — anchored by Stone Hill Town Center and Tech Ridge. Direct access to SH 130, US-290, and I-35 puts the entire Austin metro at your front door.

### SHOPPING & RETAIL

#### Stone Hill Town Center

-5 MIN · 196-ACRE MASTER-PLANNED CENTER

Target, Marshalls, JCPenney, Best Buy, Ulta — over 1M sq ft of retail. The #2 most-visited center within a 50-mile radius.

#### Tech Ridge / North Austin

-10 MIN · I-35 CORRIDOR

Established retail and office node along I-35 — H-E-B, Walmart, Sprouts, hotels, and Class-A office product.

#### The Domain

-18 MIN · PARMER LANE

Austin's premier mixed-use destination — ~2 million sq ft of luxury retail, dining, and Class-A office.

#### Typhoon Texas Waterpark

ADJACENT · STONE HILL

25-acre regional waterpark drawing significant tourist and family traffic through the corridor each summer.

### HIGHWAY ACCESS & INDUSTRY

#### SH 130 / Toll 130

3 MAIN LANES EACH DIRECTION

Direct connection to Tesla Gigafactory, AUS Airport, and the Samsung Taylor fab — the spine of Pflugerville's growth.

#### I-35 · 129,244 VPD

-5 MIN · MAJOR NORTH-SOUTH SPINE

One of the highest-traffic interstate segments in Texas — anchors Tech Ridge and the Round Rock retail corridor.

#### Project Charm & Living Spaces

SH 130 INDUSTRIAL CORRIDOR

3.8M + 650K sq ft of new logistics — together adding 1,000+ jobs to the local industrial base.

### HEALTHCARE, SCHOOLS & AMENITIES

#### HEALTHCARE

Baylor Scott & White

#### HEALTHCARE

St. David's North Austin

#### SCHOOLS

Pflugerville ISD

#### SCHOOLS

28 Universities Within Commute

READY TO TAKE THE NEXT STEP?

Tour the site · Run the numbers · Build the corner.



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**REAL ESTATE**



## 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:
  - 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.

LT Commercial Group LLC Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9007504 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Tram H Le Designated Broker of Firm	650951 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Tram H Le Licensed Supervisor of Sales Agent / Associate	650951 License No.	info@ltcommercialgroup.com Email	512-490-6666 Phone
Phuong Chung Sales Agent / Associate's Name	686632 License No.	penny@ltcommercialgroup.com Email	512-490-6666 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



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