

WEISS LANE

BUSINESS PARK

FLEX RETAIL // FOR SALE // 18629 WEISS LANE // PFLUGERVILLE, TEXAS // 78660

WEISS LANE
BUSINESS PARK

INVESTMENT HIGHLIGHTS

STRONG LEASE UP MOMENTUM

PROPERTY IS CURRENTLY 89% LEASED, INCLUDING A FULLY LEASED SINGLE-TENANT BUILDING 2.

2024 CONSTRUCTION

INSTITUTIONAL QUALITY FLEX/ RETAIL PRODUCT FEATURING MODERN ATRCHITECTURE, STOREFRONT GLAZING, AND CONTEMPORARY BUILDING MATERIALS.

VALUE CREATION OPPORTUNITY

APPROXIMATELY 4,659 SF OF REMAINING VACANCY PROVIDES UPSIDE THROUGH CONTINUED LEASING.

STRATEGIC NORTH AUSTIN LOCATION

IMMEDIATE ACCESS TO SH-130 AND SH-45 PROVIDING CONNECTIVITY ACROSS THE AUSTIN METRO.

STRONG FLEX TENANT DEMAND

RETAIL SHOWROOM, SERVICE, CONTRACTOR, AND FLEX USERS CONTINUE TO DRIVE DEMAND IN THE PFLUGERVILLE SUBMARKET.

LIMITED NEW COMPETITIVE SUPPLY

NEW FLEX PRODUCT IN NORTH AUSTIN REMAINS LIMITED RELATIVE TO DEMAND.

RAPID GROWTH CORRIDOR

POPULATION WITHIN A 5-MILE RADIUS HAS GROWN ROUGHLY 70% SINCE 2010, DRIVEN BY EXPANSION ACROSS PFLUGERVILLE, HUTTO, AND NORTHEAST AUSTIN.

AFFLUENT SUBURBAN DEMOGRAPHIC

MEDIAN HOUSEHOLD INCOMES EXCEED $118K WITHIN 3 MILES, REFLECTING STRONG PURCHASING POWER.



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EXECUTIVE SUMMARY

Weiss Lane Business Park is a 2024-built Retail/Flex development strategically located at 18629 Weiss Lane in Pflugerville, Texas, within the rapidly growing North Austin submarket. The property benefits from strong visibility and convenient access to SH 130 and SH 45, providing efficient connectivity throughout North Austin and the greater Central Texas region.

Featuring modern architecture and flexible layouts, the project is designed to accommodate a broad range of retail, showroom, service, and flex-oriented users. The property offers quality, contemporary space with high clear heights, energy-efficient building systems, storefront-ready configurations, and ample on-site parking, supporting both customer-facing retail and efficient back-of-house operations.

Situated in a high-growth corridor with limited comparable new-construction product, Weiss Lane Business Park presents an attractive opportunity for investors seeking a versatile, well-located asset positioned to capitalize on continued population and commercial growth in the Pflugerville market.

PROPERTY INFORMATION

Total Property SF: 40,313 SF

Parking Ratio: 2.5:1000

77% Leased

Building 1

Building Size: 25,286 SF

Clear Height: 25’5” - 30’

64% Leased

Building 2:

Building Size: 15,027 SF

Clear Height: 24’4” - 30’5”

100% Leased - single tenant user











FOR MORE INFORMATION PLEASE CONTACT

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SALE PREMISES



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TRANSPORTATION ACCESS
- SH-130
- SH-45
- US-290
- PFLUGERVILLE PARKWAY

MAJOR RETAIL DRIVERS
- STONE HILL TOWN CENTER
- COSTCO – PFLUGERVILLE
- TARGET / HOME DEPOT RETAIL CORRIDOR

MAJOR EMPLOYMENT DRIVERS
- SAMSUNG SEMICONDUCTOR – TAYLOR
- TESLA GIGAFACTORY – EAST AUSTIN
- NORTH AUSTIN TECH CORRIDOR

POPULATION GROWTH
- PFLUGERVILLE
- MANOR
- HUTTO

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DEMOGRAPHICS

POPULATION & HOUSEHOLDS (RADIUS)

	1 MILE	3 MILE	5 MILE
▶ **Population (2024):**	~10,405	~40,164	~109,218
▶ **Households (2024):**	~3,321	~12,733	~36,396

HOUSEHOLD INCOME (RADIUS)

	1 MILE	3 MILE	5 MILE
▶ **Median Household Income:**	~$110,354	~$134,741	~$110,219
▶ **Average Household Income:**	~$124,329	~$144,797	~$126,579

TRAFFIC COUNTS (NEARBY ROADS)

- **Weiss Lane (frontage):** ~6,500 vehicles per day (VPD)
- **SH 45 Toll (≈3 miles):** ~11,000 VPD
- **SH 130 – Pickle Parkway (≈3 miles):** ~14,000 VPD
- **Infrastructure:** Kelly Lane (major nearby arterial) is being widened to four lanes by 2026, improving traffic capacity and accessibility to the site

ADDITIONAL DEMOGRAPHICS

- **Median Age:** ~33 years (1-mi) and ~37 years (3-mi & 5-mi), reflecting a relatively young population
- **Education:** High education levels – approx. 45% of 3-mile residents and ~39–48% of the trade area population hold a bachelor's degree or higher

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EQUAL HOUSING OPPORTUNITY

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.

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 interest 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.

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.

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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____