



CREEKSIDE AT DESSAU CENTER - PHASE II

SEQ OF DESSAU & PECAN ST
16051 DESSAU RD, Pflugerville, TX 78660



FOR LEASE

AVAILABLE SPACE
1,200 - 12,000 SF

RATE

\$28.00 - \$36.00 PSF NNN
NNNs* \$8.00

* Estimate provided by Landlord and subject to change

Sam Hartley

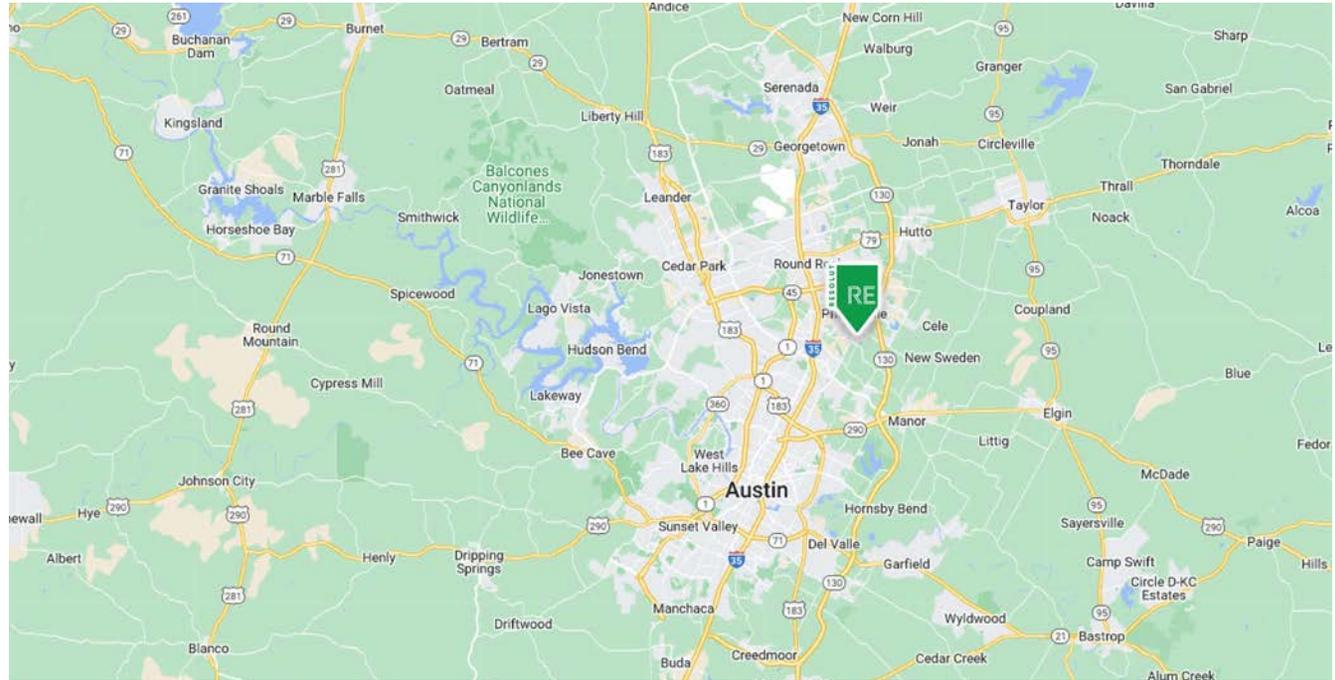
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Emilie Niekdam

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PROPERTY HIGHLIGHTS

- Mixed use development: 60 condo units with 12,000 SF of retail on ground level
- Across the street from HEB
- Great Visibility
- Very busy traffic
- Ample parking
- Next to Gilleland Creek, Parks and Trails
- Delivery Date: Fall 2024



AREA TRAFFIC GENERATORS



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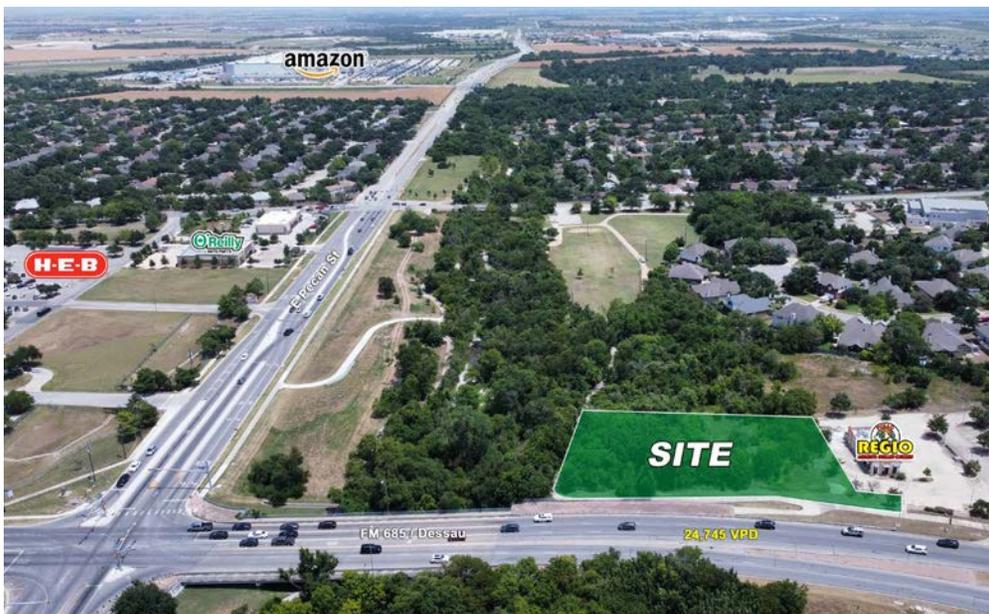
DEMOGRAPHIC SNAPSHOT 2023

 **80,094**
POPULATION
3-MILE RADIUS

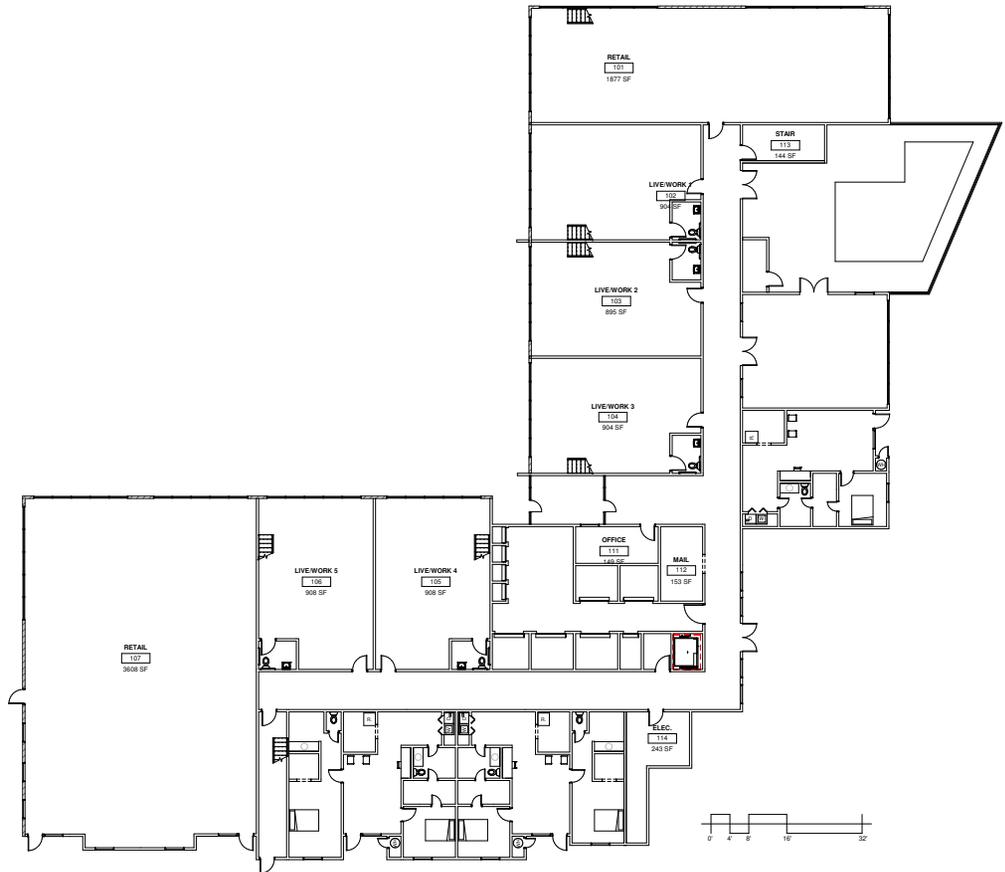
 **\$120,118.00**
AVG HH INCOME
3-MILE RADIUS

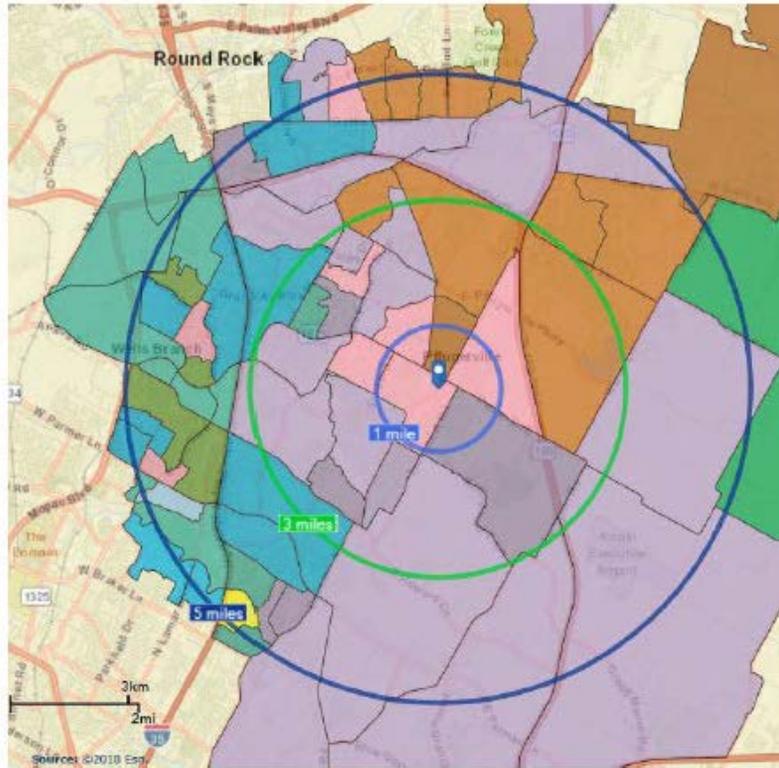
 **28,897**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Dessau Rd: 24,745 VPD
E Pecan Rd: 18,016 VPD
(Costar 2021)



PRELIMINARY PLAN





Dominate Tapestry Segmentation		
1 Mile Radius		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Soccer Moms	65.3%	65.3%
American Dreamers	14.9%	80.2%
Savvy Suburbanites	12.9%	93.1%
3 Mile Radius		
Up & Coming Families	40.3%	40.3%
Soccer Moms	19.9%	60.2%
Boomerbs	14.7%	74.9%

4A Soccer Moms

Household Married Couples
 Housing Single Family

Prof/Mgmt
 College Degree
 White

- Go jogging, biking, golfing, boating
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

Median Age: 37.0
 Median Income: \$90K
 Households: 3,541,300

1D Savvy Suburbanites

Household Married Couples
 Housing Single Family

Prof/Mgmt
 College Degree
 White

- Enjoy good food, wine
- Carry first, second mortgages
- DIY gardening, home remodeling
- Shop, bank online
- Prefer late-model SUVs minivans, station wagons

Median Age: 45.1
 Median Income: \$109K
 Households: 3,664,200

7A Up and Coming Families

Household Married Couples
 Housing Single Family

Prof/Svcs
 College Degree
 White

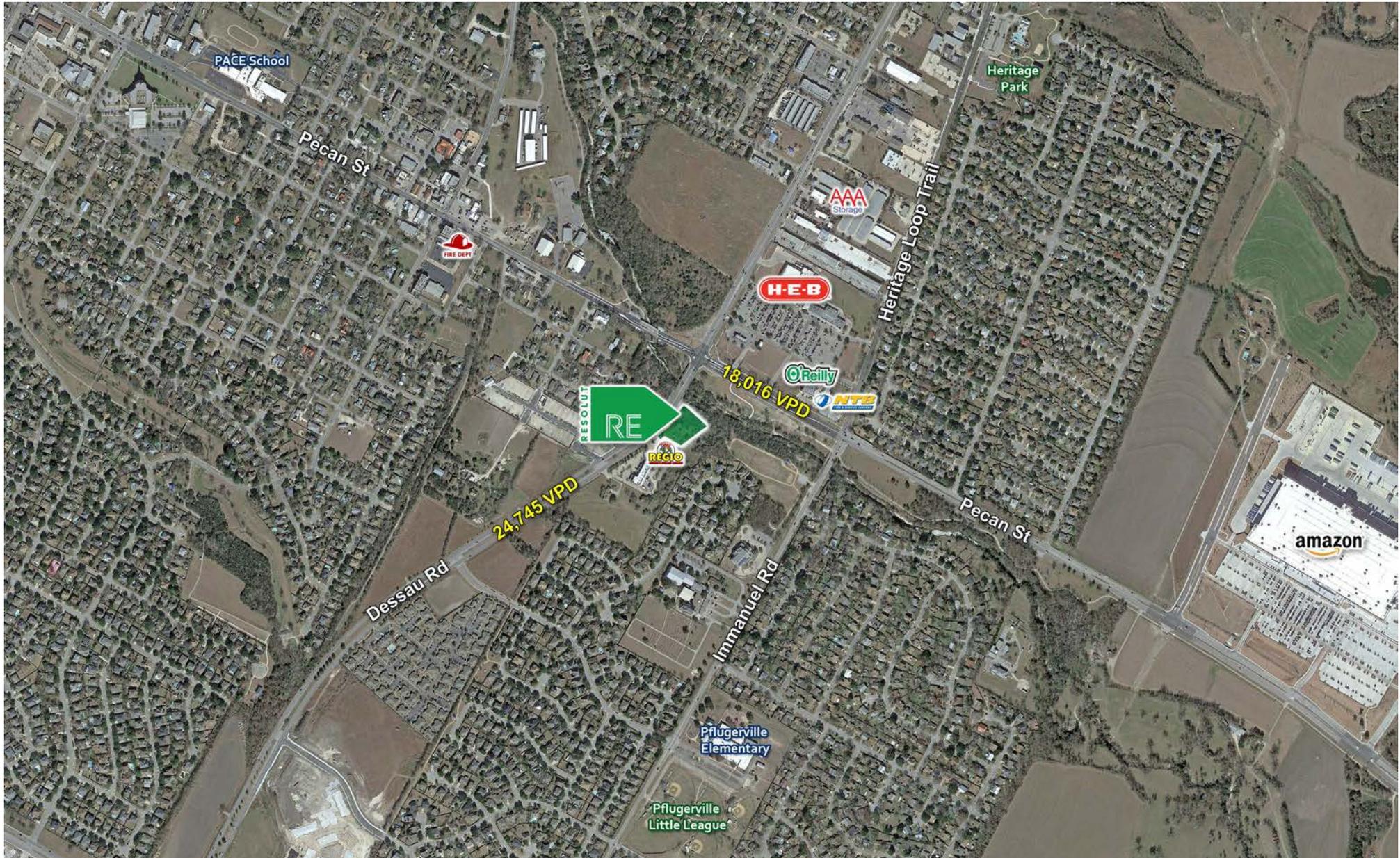
- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

Median Age: 31.4
 Median Income: \$72K
 Households: 2,901,200

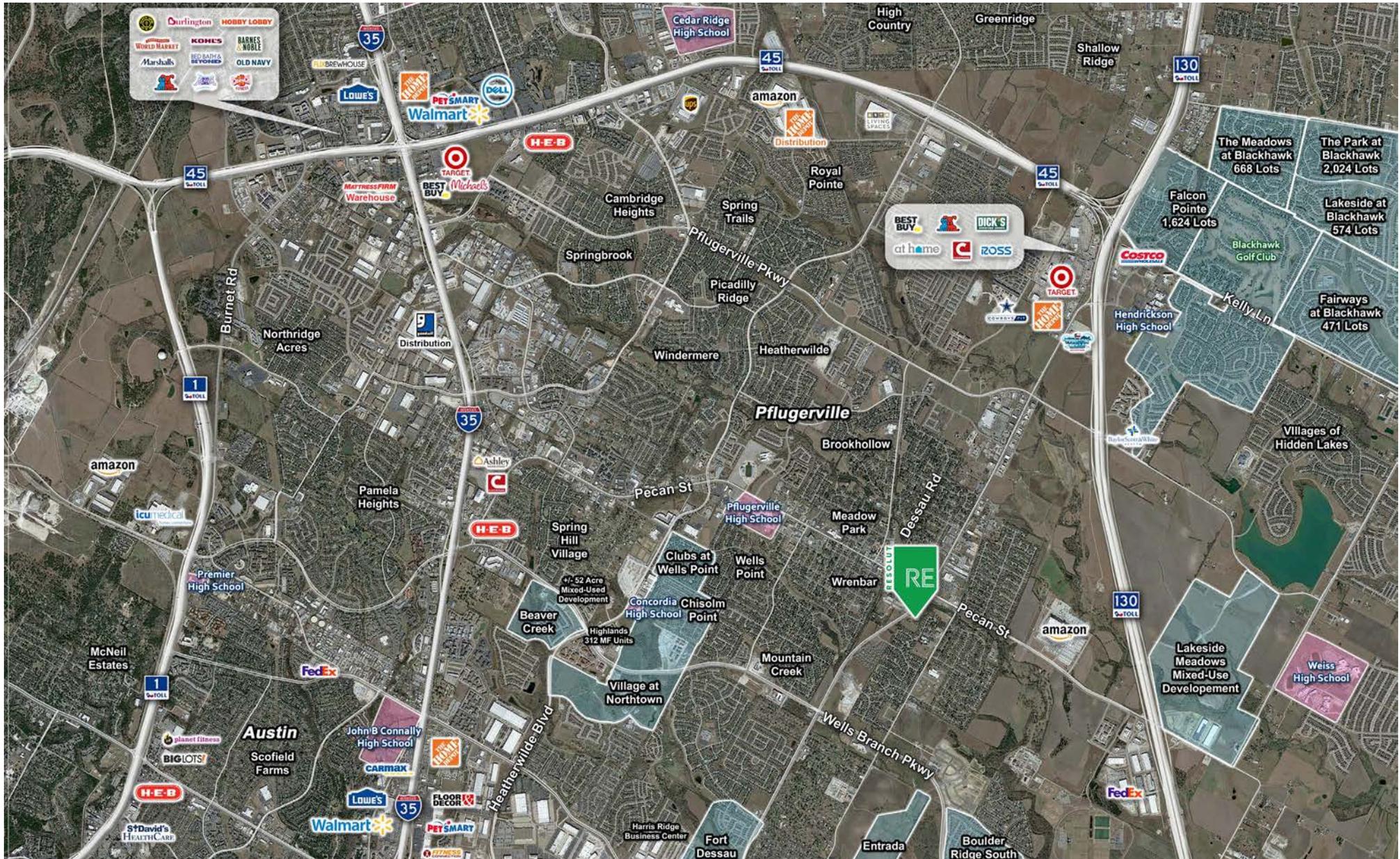
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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 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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____