

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

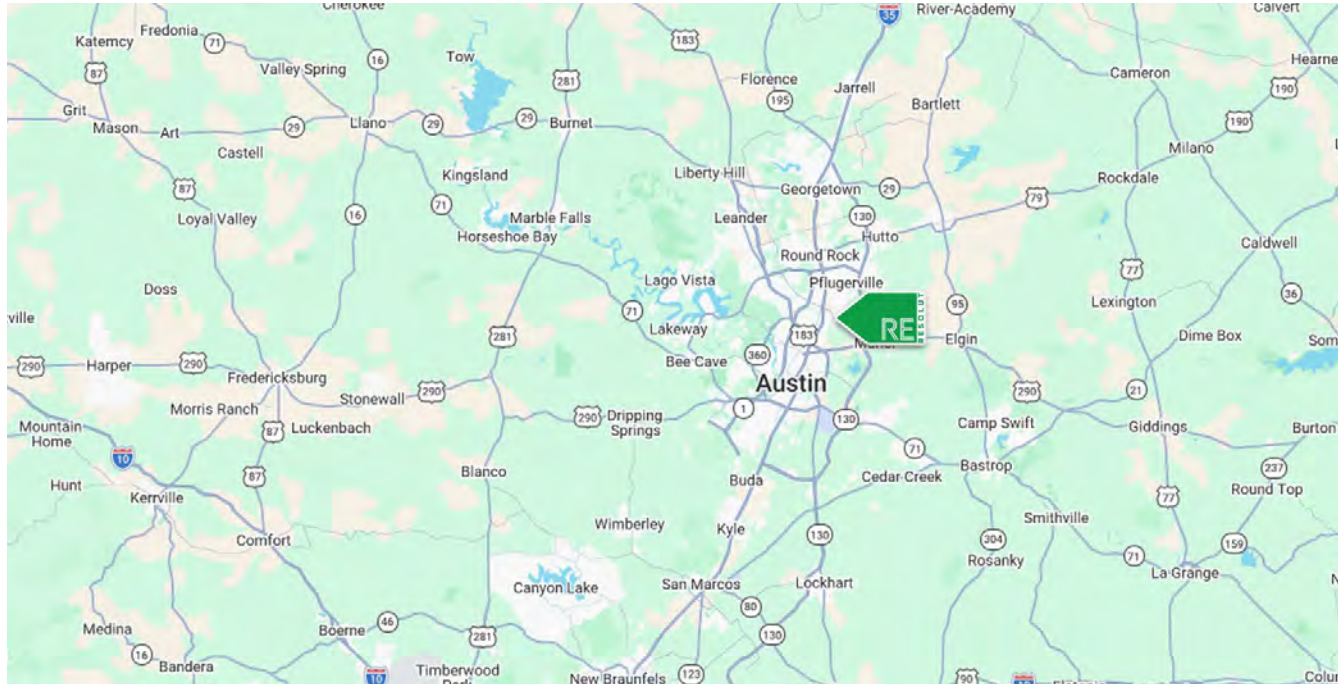
RATE
\$32-\$35 PSF
NNNs \$10 PSF*
*(Estimate provided by Landlord and subject to change)

Tucker Francis
tucker@resolutre.com
512.474.5557

Hill Morgan
hmorgan@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- New retail opportunity on Wells Branch Pkwy in the rapidly growing Pflugerville trade area.
- Drive-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




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DEMOGRAPHIC SNAPSHOT 2026

 **105,822**
POPULATION
3-MILE RADIUS

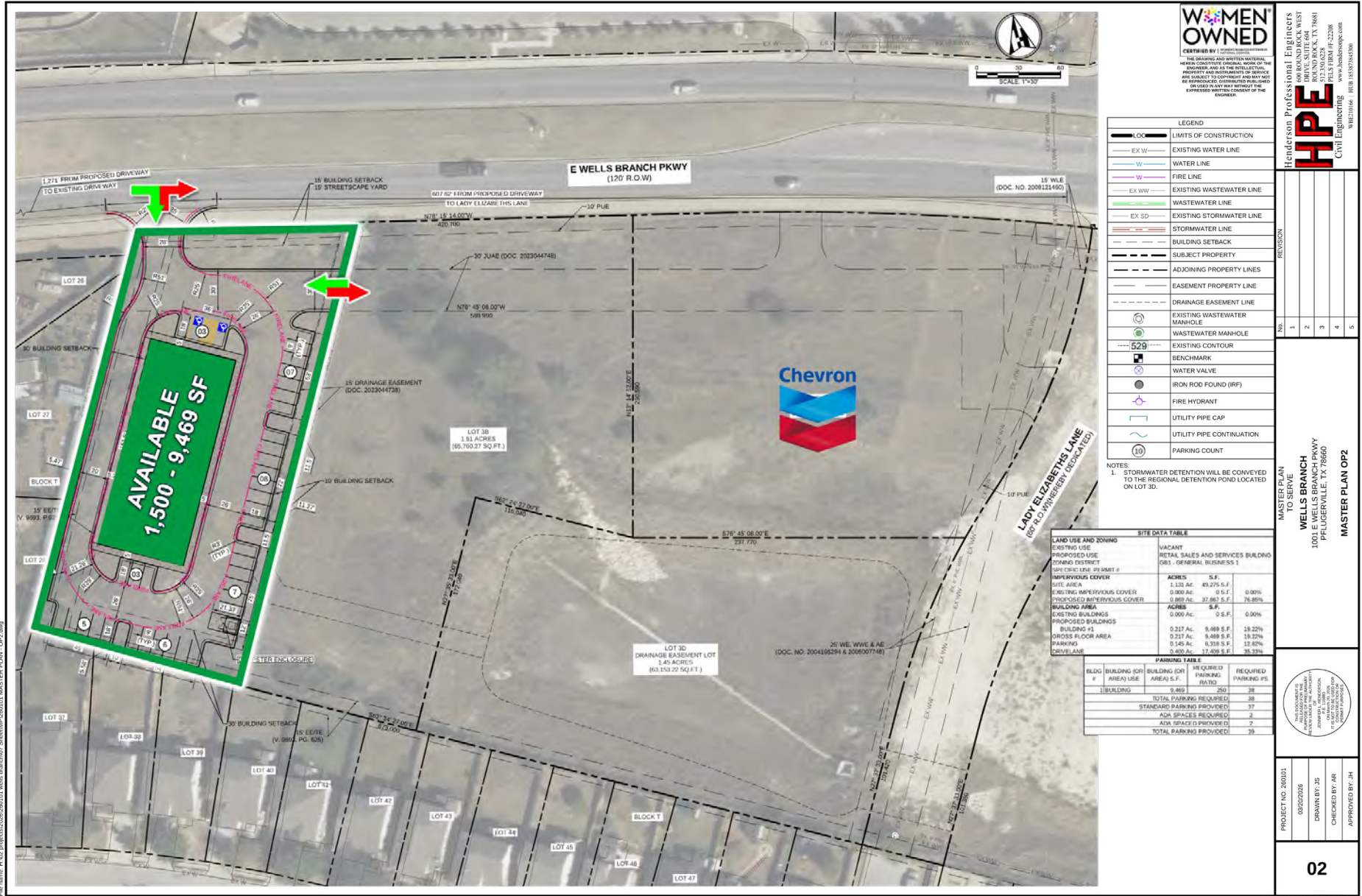
 **\$122,986.00**
AVG HH INCOME
3-MILE RADIUS

 **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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Henderson Professional Engineers
600 ROUND ROCK WEST
DRIVE, SUITE 604
PFLUGERVILLE, TX 78681
P.E.L.S. #001225
P.E.L.S. FIRM #F-2208
www.hendsonpe.com
WPH21066 - JAH 1/23/2025



LEGEND

LOC	LIMITS OF CONSTRUCTION
EX W	EXISTING WATER LINE
W	WATER LINE
FW	FIRE LINE
EX WW	EXISTING WASTEWATER LINE
WW	WASTEWATER LINE
EX SD	EXISTING STORMWATER LINE
SW	STORMWATER LINE
BS	BUILDING SETBACK
SP	SUBJECT PROPERTY
APL	ADJOINING PROPERTY LINES
EPL	EASEMENT PROPERTY LINE
DEL	DRAINAGE EASEMENT LINE
EW	EXISTING WASTEWATER MANHOLE
WM	WASTEWATER MANHOLE
529	EXISTING CONTOUR
B	BENCHMARK
WV	WATER VALVE
IRF	IRON ROD FOUND (RF)
FH	FIRE HYDRANT
UPC	UTILITY PIPE CAP
UPC	UTILITY PIPE CONTINUATION
P	PARKING COUNT

NOTES:
1. STORMWATER DETENTION WILL BE CONVEYED TO THE REGIONAL DETENTION POND LOCATED ON LOT 30.

SITE DATA TABLE

LAND USE AND ZONING	ACRES	S.F.
EXISTING USE		
PROPOSED USE		
ZONING DISTRICT		
SPT (SIC) LINE 30 (SPT) #		
IMPERVIOUS COVER		
SITE AREA	3.133 AC	49,275 S.F.
EXISTING IMPERVIOUS COVER	0.000 AC	0 S.F.
PROPOSED IMPERVIOUS COVER	0.869 AC	37,967 S.F.
		76.85%
BUILDING AREA		
EXISTING BUILDINGS	0.000 AC	0 S.F.
PROPOSED BUILDINGS	0.217 AC	8,488 S.F.
	0.217 AC	8,488 S.F.
	0.145 AC	6,318 S.F.
	0.409 AC	17,409 S.F.
		35.33%

PARKING TABLE

BLDG #	BUILDING (OR AREA) S.F.	REQUIRED PARKING RATIO	REQUIRED PARKING (PS)
1	8,488	250	38
TOTAL PARKING REQUIRED: 38			
STANDARD PARKING PROVIDED: 37			
ADA SPACES REQUIRED: 2			
ADA SPACE (3 PROVIDED): 2			
TOTAL PARKING PROVIDED: 39			

REVISION

NO.	DESCRIPTION
1	
2	
3	
4	
5	

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



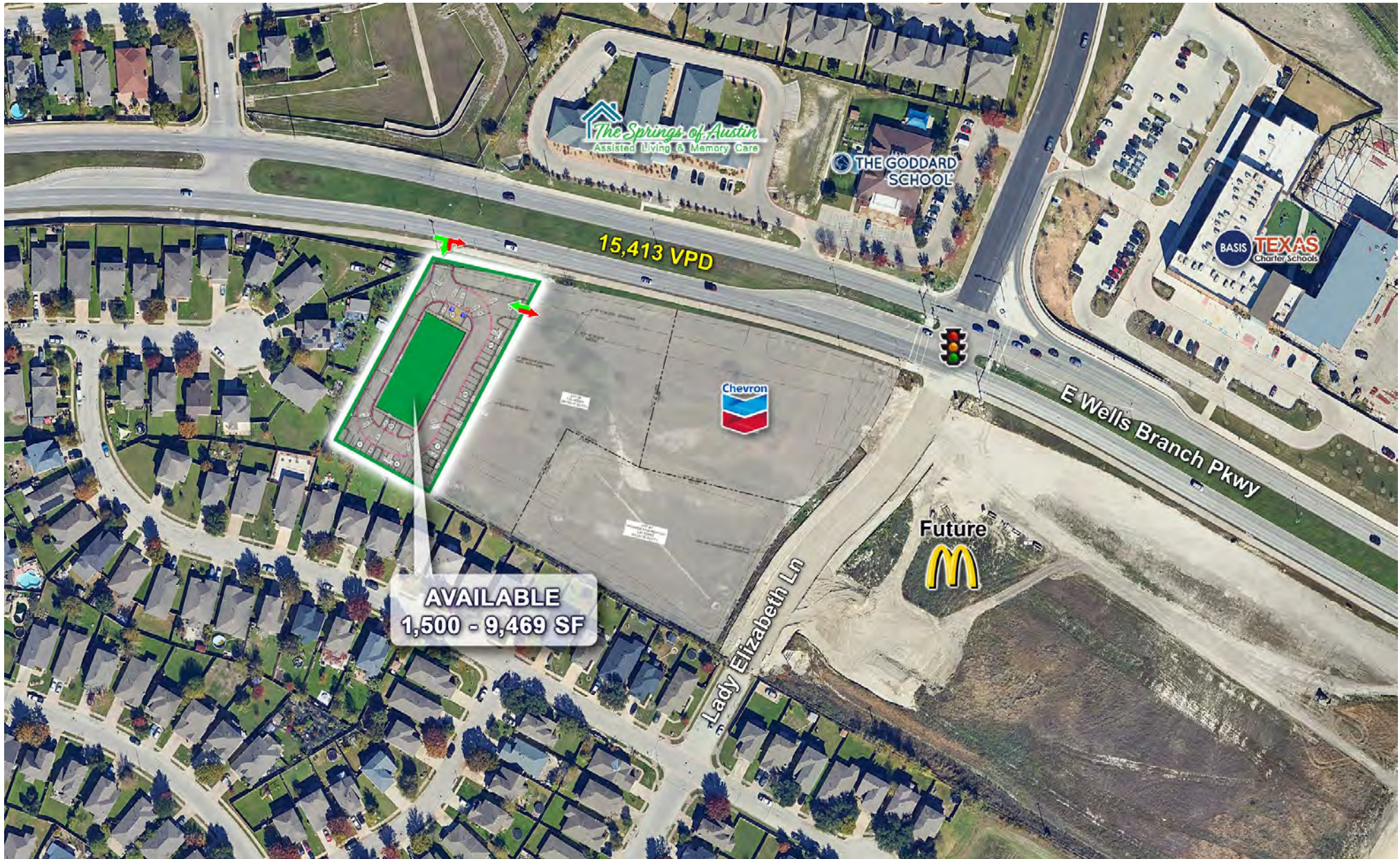
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02/20/2025
DRAWN BY: JS
CHECKED BY: AR
APPROVED BY: JH

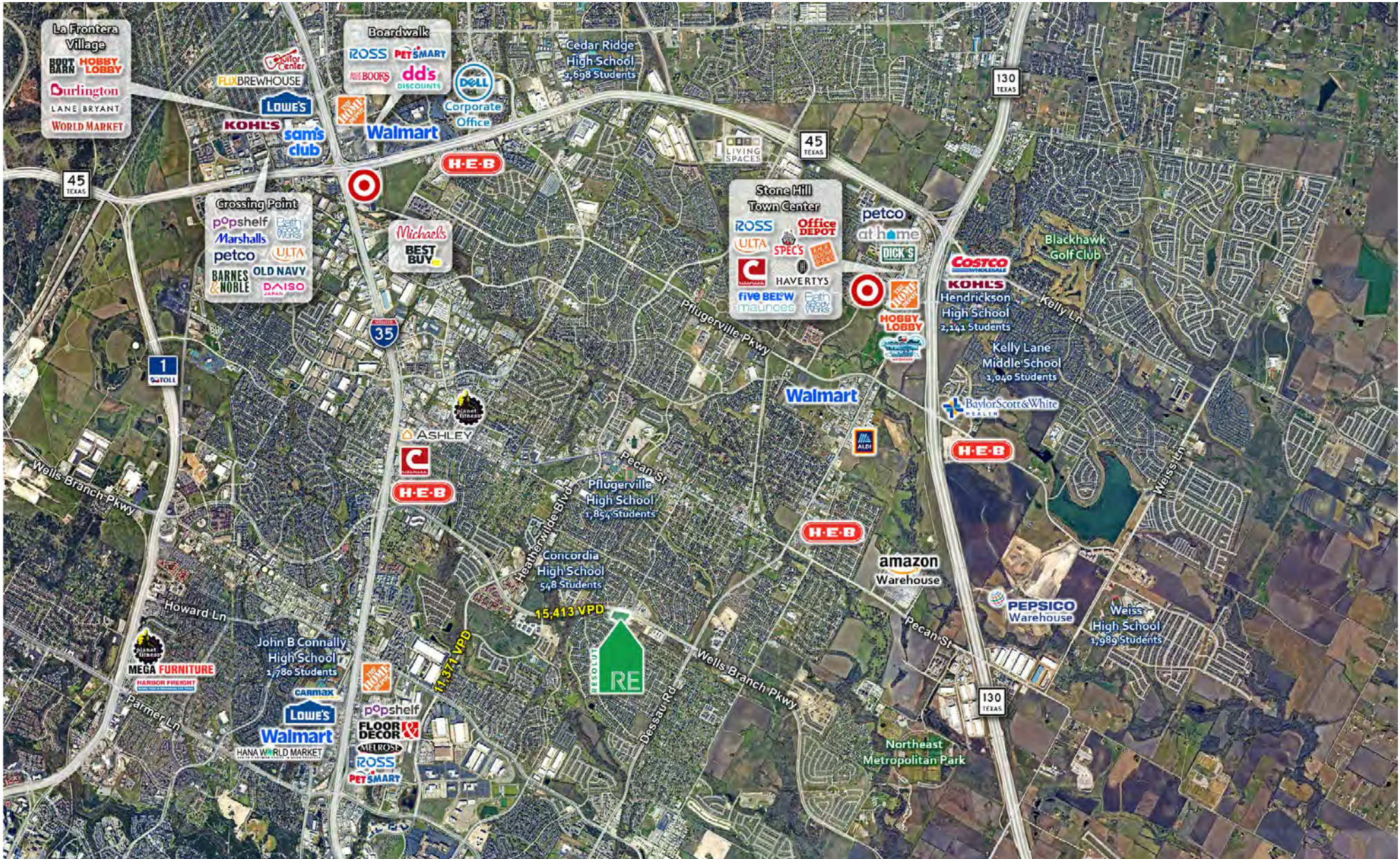
02





**AVAILABLE
1,500 - 9,469 SF**







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.

11-03-2025



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 on 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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone