

COUNTRYSIDE PLACE

NEC OF FM 1825 & WELLS BRANCH PKWY 2110 W 1420 WELLS
BRANCH PKWY, PFLUGERVILLE, TX 78660



**FOR
LEASE**

AVAILABLE LAND
Suite 450 - 2,490 SF

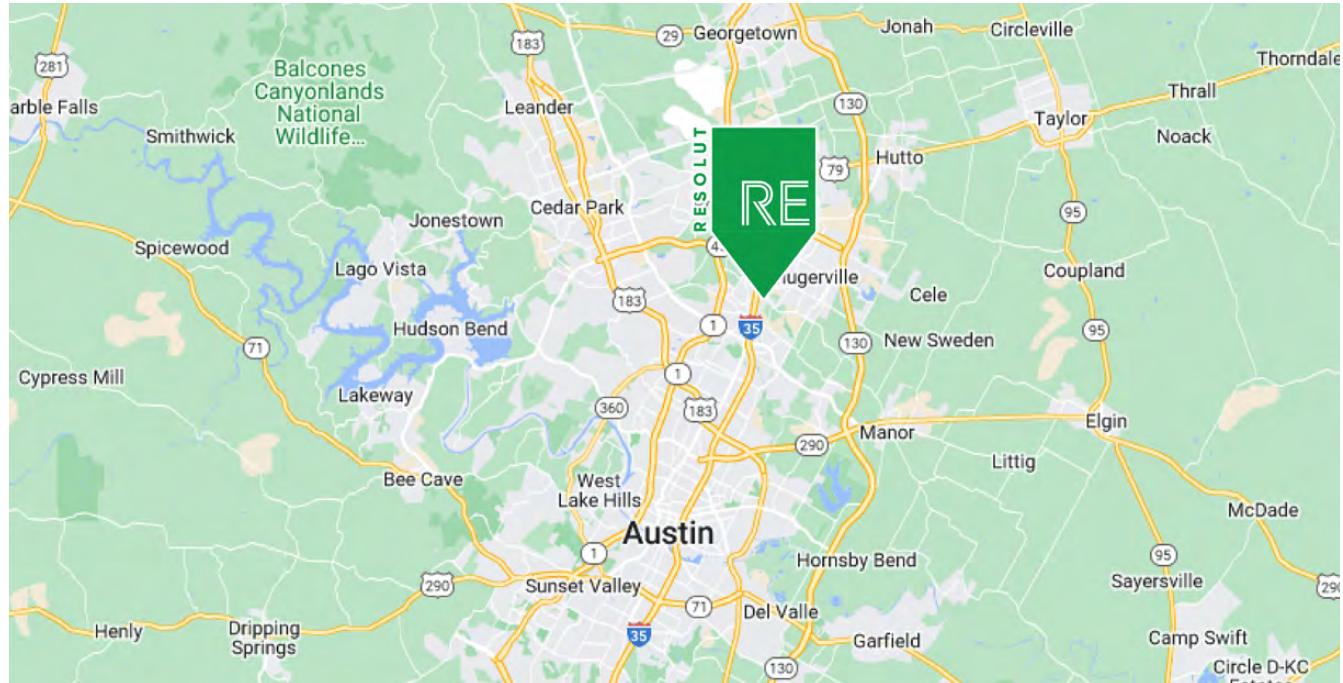
RATE
Base: \$28.00 PSF
NNNs: \$7.26 PSF
* Estimate provided by Landlord
and subject to change

Joey Mendez
joey@resolutre.com
512.474.5557

Michael Noteboom
mnoteboom@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Countryside Place is anchored by H-E-B and is located in the bustling city of Pflugerville, at the intersection of Wells Branch and IH-35.
- With easy access to major highways and a prime location in a growing community, Countryside Place is the perfect place for businesses looking to expand their reach in Central Texas.
- Pflugerville is a diverse community with a population of vibrant young families, professionals, and retirees. With a median household income of over \$86,000, the residents of Pflugerville have the means to support local businesses.
- H-E-B is one of the largest grocery chains in Texas, drawing in a steady flow of foot traffic, making it an ideal location for businesses looking to increase their visibility and drive sales.



AREA TRAFFIC GENERATORS



Joey Mendez

joey@resolutre.com | 512.474.5557

Michael Noteboom

mnoteboom@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2025



116,360
POPULATION
3-MILE RADIUS



\$126,278
AVG HH INCOME
3-MILE RADIUS



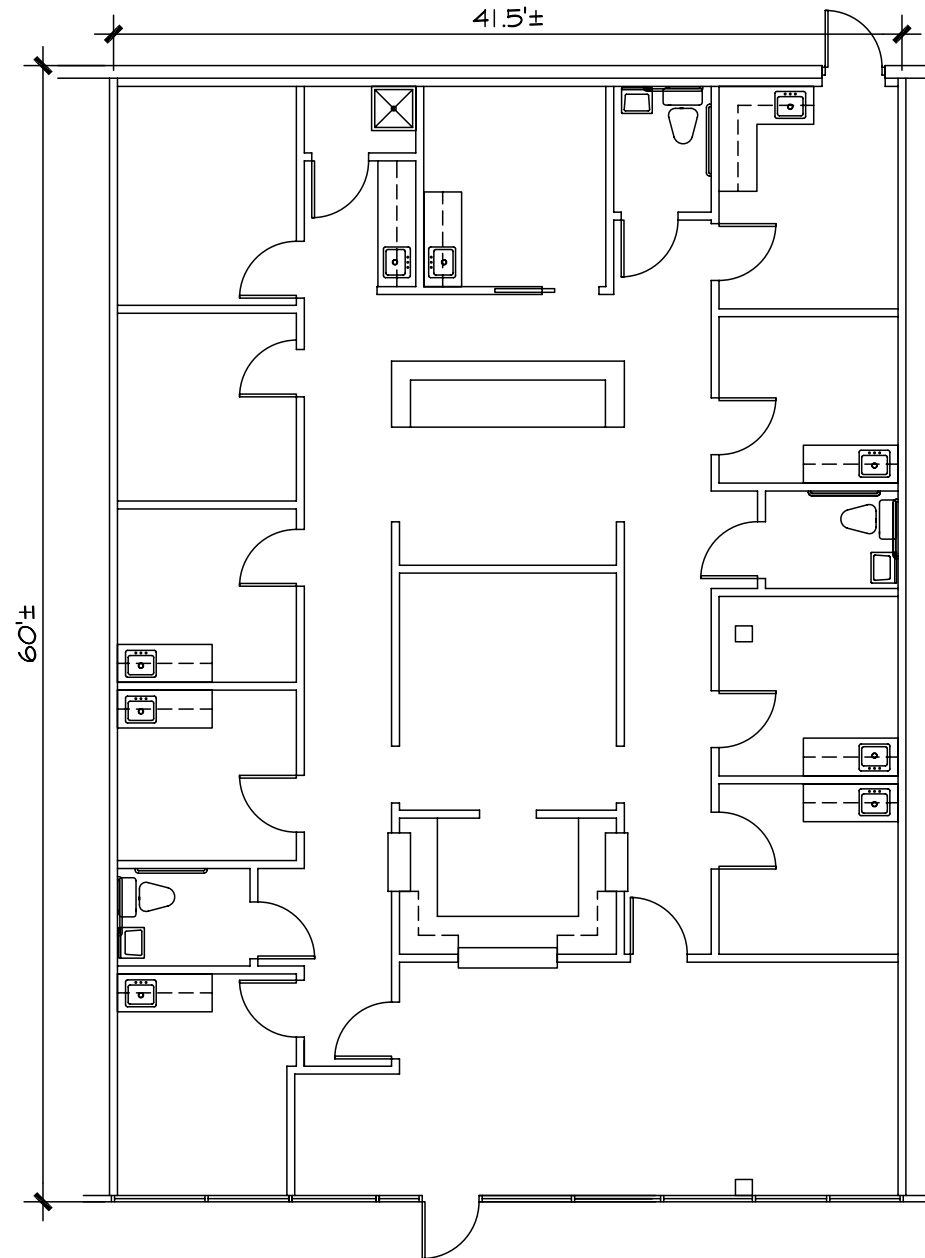
60,717
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Wells Branch Pkwy: 28,334 VPD
FM 825: 26,448 VPD
(CoStar 2025)

COUNTRYSIDE PLACE | 1420 WELLS BRANCH PKWY, PFLUGERVILLE, TX 78660



COUNTRYSIDE PLACE | 1420 WELLS BRANCH PKWY, PFLUGERVILLE, TX 78660

COUNTRYSIDE PLACE | 1420 WELLS BRANCH PKWY, PFLUGERVILLE, TX 78660



COUNTRYSIDE PLACE | 1420 WELLS BRANCH PKWY, PFLUGERVILLE, TX 78660





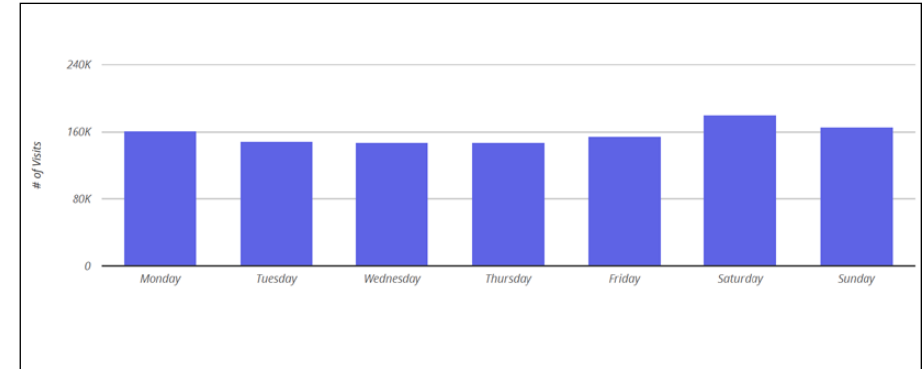


Metrics

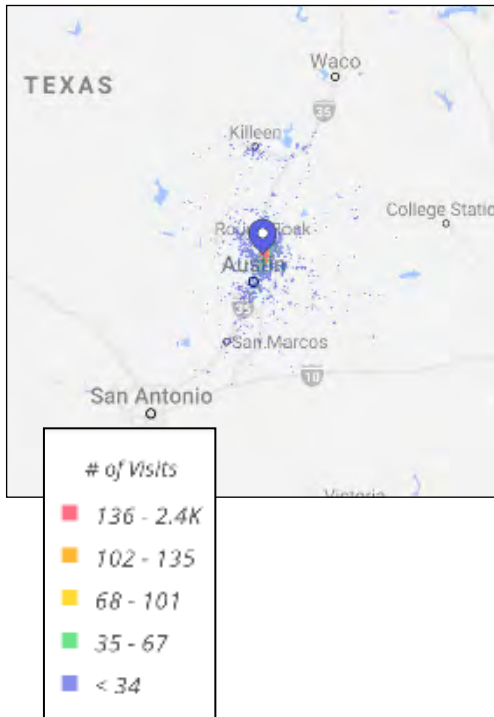
ACTIVITY OVER TIME

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
H-E-B / Wells Branch Pkwy	190.9K	1.1M	5.78

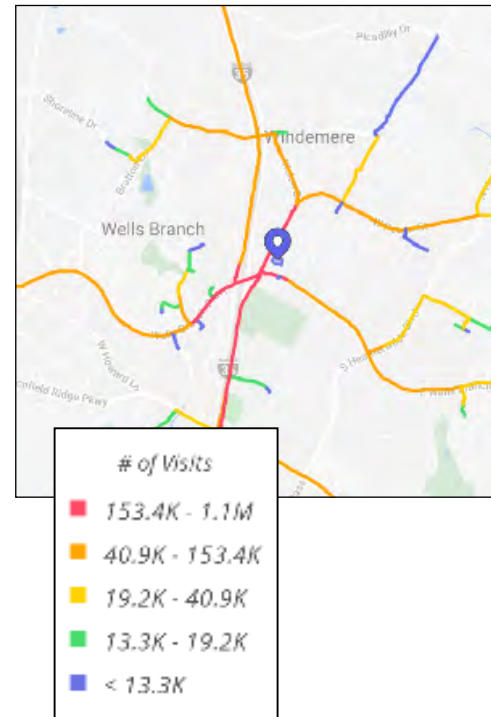
HEB - Daily Visits



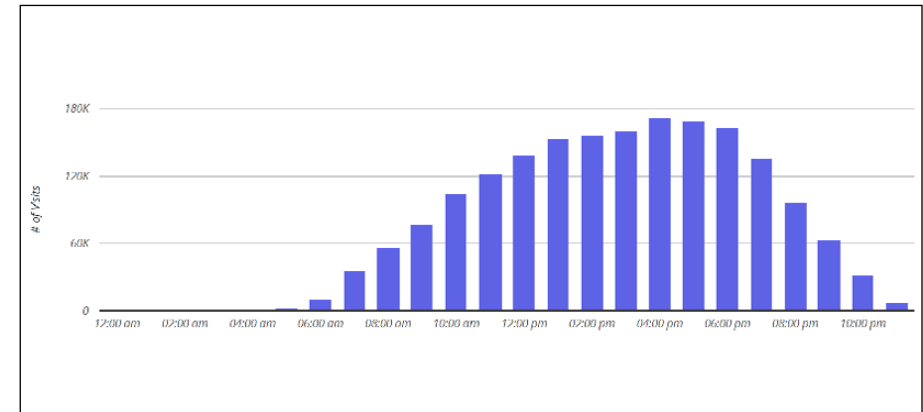
HEB - Trade Area - Home Location



HEB - Customer Journey Routes



HEB - Hourly Visits



Jun 1, 2020 - May 31, 2021

Data provided by Placer Labs Inc. (www.placer.ai)



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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone