



PFLUGERVILLE HEIGHTS

SWC OF PFLUGERVILLE PKWY & HEATHERWILDE, PFLUGERVILLE, TX 78660

Features

Restaurant with patio opportunity available. New construction surrounded by rooftops. Pad opportunity available on Heatherwilde and Pflugerville Pkwy. Pflugerville is the 11th fastest growing city with a population of at least 50,000.

FOR LEASE

TOTAL SF: 28,000

MIN CONTIGUOUS SF: 1,200

MAX CONTIGUOUS SF: 6,500

Traffic Counts

Pflugerville Pkwy	11,379 VPD
Heatherwilde	10,209 VPD

Demographics

YEAR: 2016	1 MILE	3 MILE	5 MILE
Total Population	15,620	87,443	219,199
Total Households	4,763	27,963	73,967
Average HH Income	\$89,715	\$91,795	\$88,529
Daytime Population	8,248	95,081	200,520

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SITE PLAN
 SCALE: 1" = 40'-0"



ELEVATION
 SCALE: 3/32" = 1'-0"

