1200 E PFLUGERVILLE PKWY

NEW MEDICAL OFFICE SPACE
FOR LEASE

PRACTICE REAL ESTATE

ROUND ROCK 15 Mi

CEDAR PARK 20 Mi

RESIDENTAL BLACKHAWK 5 Mi

1200 E PFLUGERVILLE PKWY

Hendrickson High School

DOWNTOWN AUSTIN 25 Mi
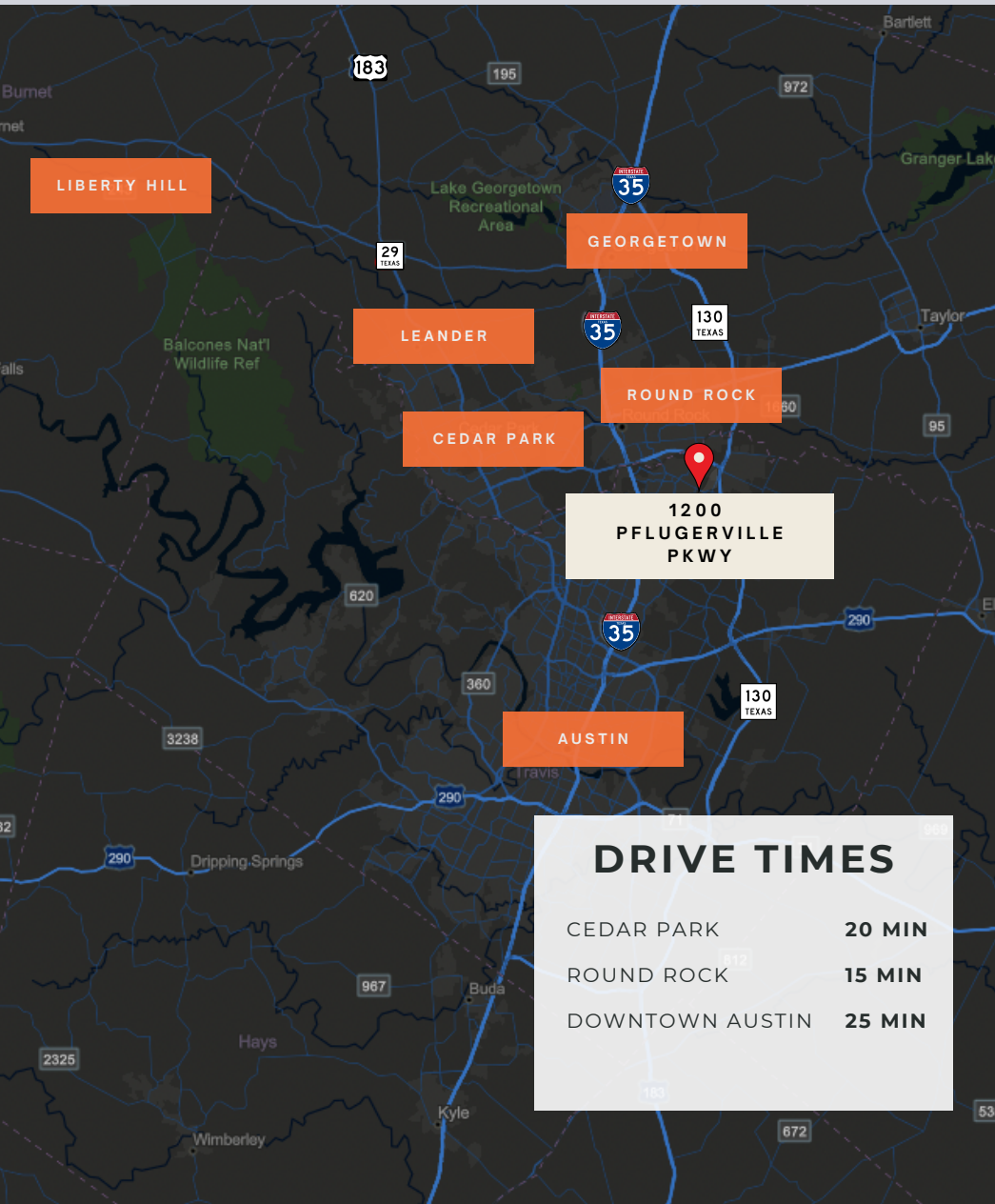
Baylor Scott & White Medical Center

LEASE

1200 E PFLUGERVILLE PKWY // PFLUGERVILLE, TX // 78660

MEDICAL OFFICE SPACE

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1200 E PFLUGERVILLE PKWY

NEW MEDICAL OFFICE SPACE
FOR LEASE

LIBERTY HILL

GEORGETOWN

LEANDER

ROUND ROCK

CEDAR PARK

1200 PFLUGERVILLE PKWY

AUSTIN

DRIVE TIMES

CEDAR PARK	**20 MIN**
ROUND ROCK	**15 MIN**
DOWNTOWN AUSTIN	**25 MIN**

Medical office space in the heart of Pflugerville. Prime location with excellent visibility on busy Pflugerville Pkwy. Three minute drive from Baylor Scott & White Medical Center.

AVAILABILITY

5,914 SF

EXECUTIVE SUMMARY

Practice Real Estate Group is pleased to offer brand new medical office space in a prime, central location. The site captures both the high growth areas to the east of town and the established residential immediately surrounding the site. This is a rare opportunity in Pflugerville because it is a distinctly professional location that also has good visibility from major highway and highly trafficked commuter roads.

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PROPERTY FACTS

- Unit Size: **Up to 5,914 SF**
- Total Building Size: **9,414 SF**
- No. Units: **2+**
- Property Type: **Office**
- Property Subtype: **Medical/Traditional**
- Condition: **Shell**
- Delivery: **March 2024**

FEATURES

- New medical office building
- Professional presence in highly trafficked area with medical spaces typically limited to shopping centers
- First floor space
- Ample parking
- Proposed pediatric dentist opening in project
- Very close proximity to Stone Hill Town Center, one of the Top 15 most visited shopping centers in Texas with more than 1,000,000 SF retail space
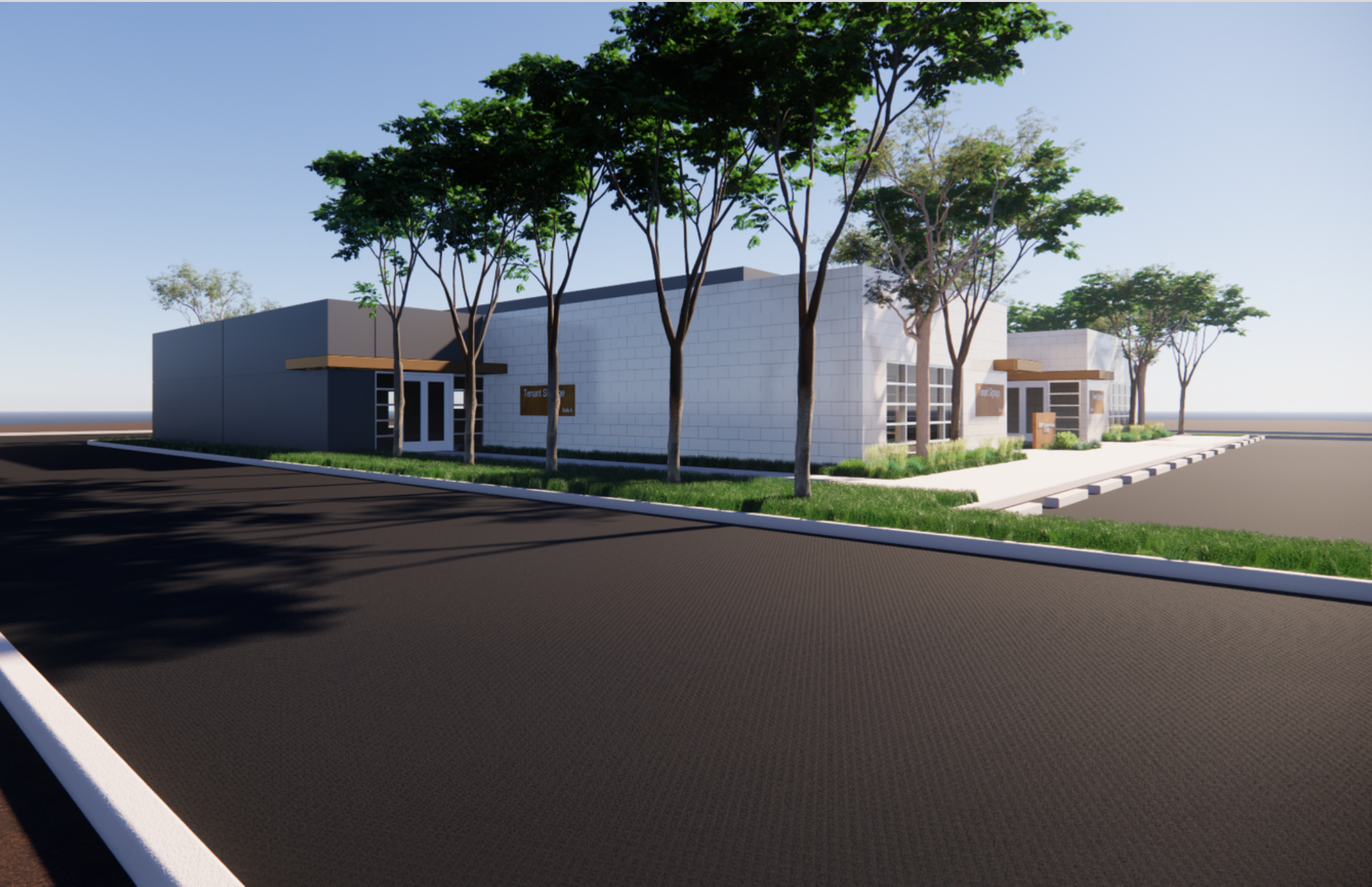
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SUITE A
1508 S.F.

SUITE C
3362 S.F.

SUITE E
1508 S.F.

SUITE B
1518 S.F.

SUITE D
1518 S.F.

1200 E PFLUGERVILLE PKWY

Pflugerville, TX 78660

for more information, contact

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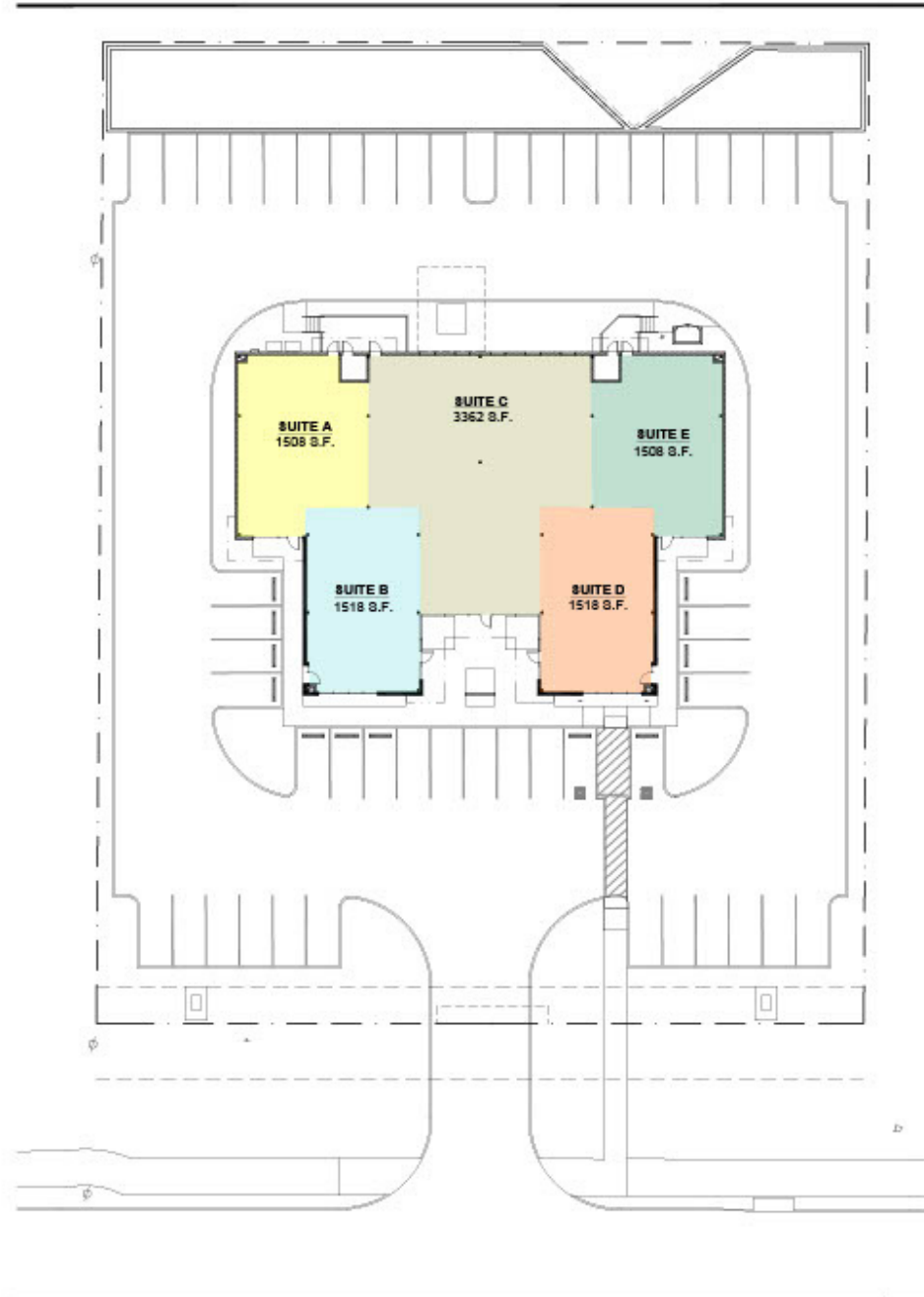
Information About Brokerage Services

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 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.

Thomas Allen	**576767**	TAllen@PracticeRealEstateGroup.com	**713/299.4602**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Macie Morris	**639519**	MMorris@PracticeRealEstateGroup.com	**512/900.6552**
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov