

\$25 - 2300 Rowe Lane, Pflugerville

MLS® #4094065

\$25

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.20 Acres

N/A, Pflugerville, TX

ESTIMATED COMPLETION SEPTEMBER 2021- This property is a 4,741 SF retail/office condo that can be 1 or 3 individual spaces. The property has cutouts for easy access to the sewer line. The finished ceiling can be as high as 13' 9" or 12' drop ceiling. Electrical, water, and fire sprinkler system are stubbed out for each space. This is a great opportunity for an owner/user or someone looking to add commercial retail space to their portfolio. This is a high-growth area and in need of more commercial businesses. Contact me to schedule a showing!

Blackhawk Plaza is an office/retail development. Unit 104 has been leased to Abacus Children Academy, a 7,000 square feet preschool and Infant care facility, shares the site. There are 4,741 square feet that can be combined or split into 3 other spaces. The site offers a total of 52 parking spots. The site is surrounded by large master plan communities with over 3,457 households. This site is located less than a mile away from toll-130 and the intersection of toll-130 and Texas 45, which provides easy access from all over the Austin metropolitan area. Traffic count continues to expand and the residential, industrial, and retail is flourishing in East Pflugerville, Hutto, and Round Rock. This area is where you want your growing business to be! The property is also for lease at \$25/SF/YR base + \$8/SF/YR NNN.



Built in 2020

Essential Information

ListingFeed	abor_vow
MLS® #	4094065
List Price	\$25
Sale Price	\$20
Sale Date	November 1st, 2021
Bathrooms	0.00
Acres	1.20
Year Built	2020
Type	Commercial Lease
Sub-Type	Office
Status	Closed

Community Information

Address	2300 Rowe Lane
Subdivision	N/A
City	Pflugerville
County	Travis
State	TX
Zip Code	78660

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Paved, Parking Lot

Interior

Interior	Concrete, See Remarks, Vinyl
Heating	Central, Exhaust Fan
Cooling	Central Air

Exterior

Construction	HardiPlank Type, Stone, Stucco
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