

FOR LEASE



1009 Pecan Street **UNIT 103** Pflugerville TX 78660

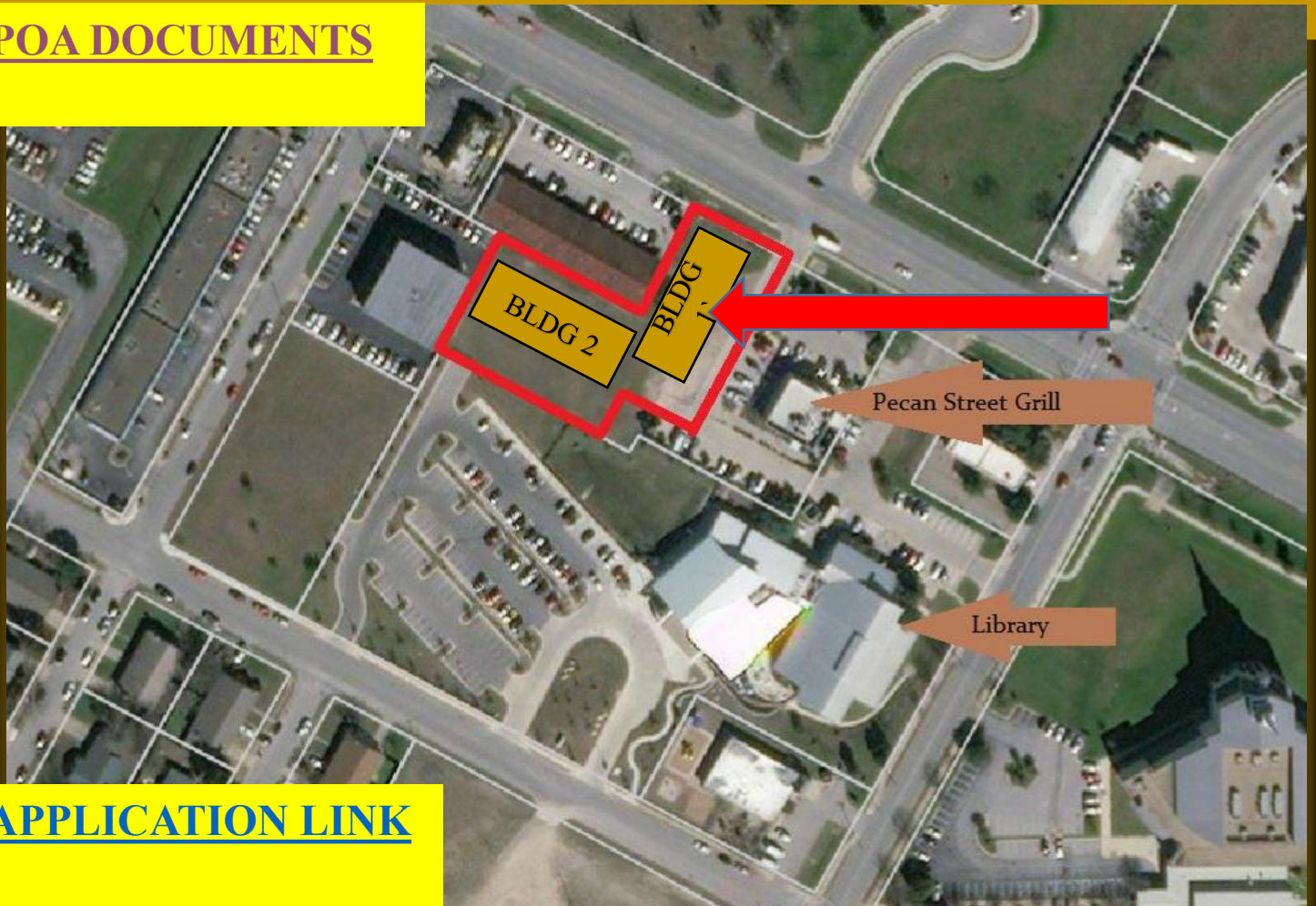
Betty Epperson

Epperson Realty Group LLC

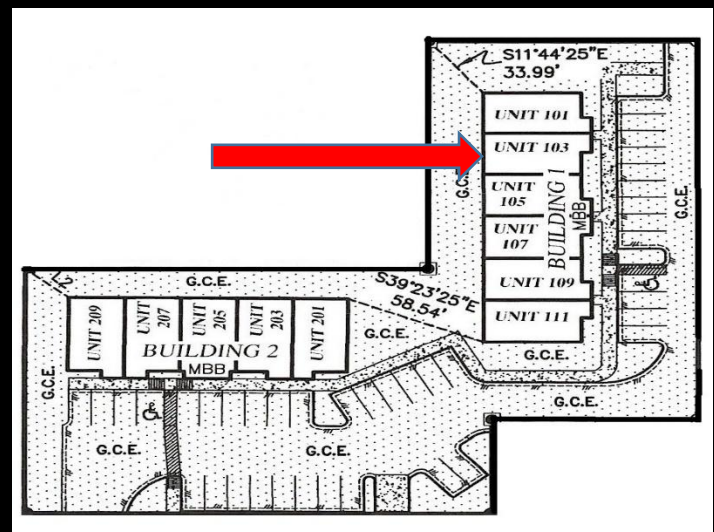
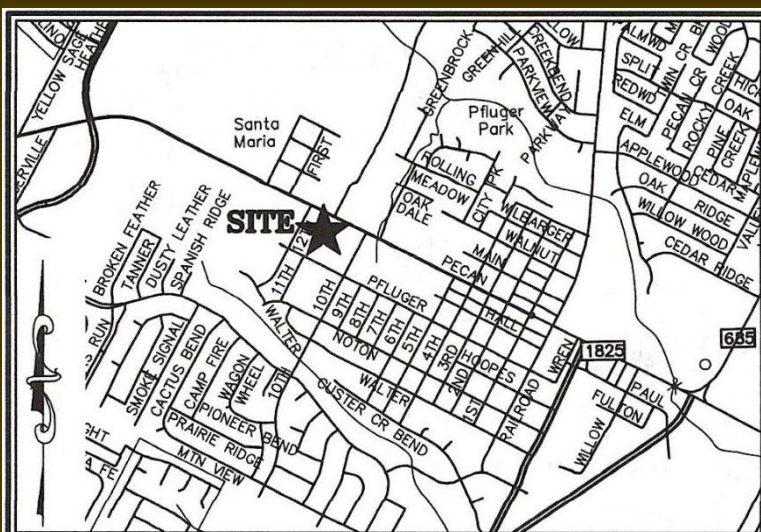
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[POA DOCUMENTS](#)



[APPLICATION LINK](#)



Library Office Park Condominiums FOR LEASE



**VIEW VIDEO
WALK THRU**

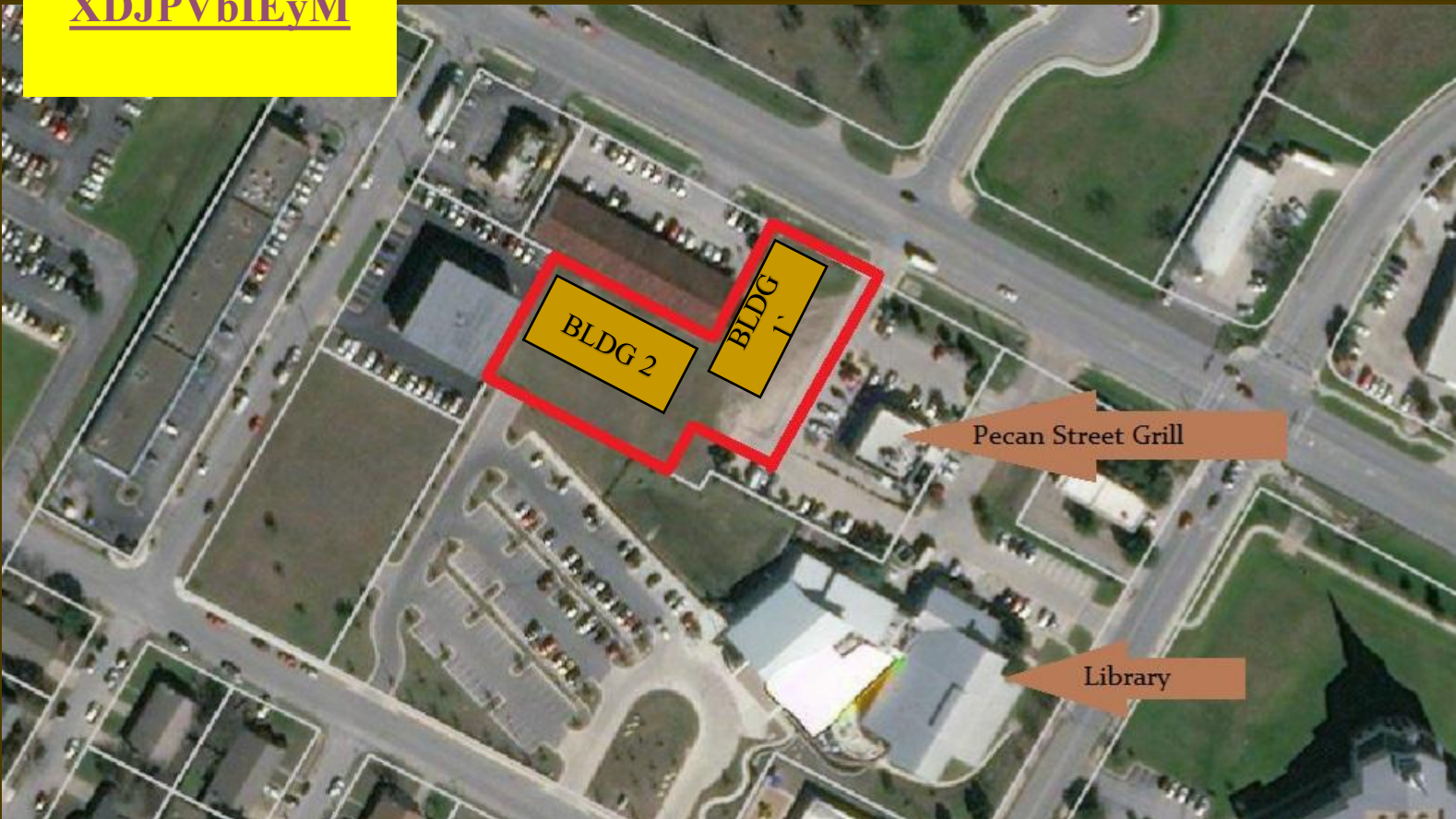
<https://youtu.be/yXDJPVbIEyM>

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Building 1 & 2 11 Units Total Units

Building 1 UNIT 103 For Lease

Ready to Occupy NOW

Unit 103 – \$2300.00 Min 3-5 Yr Lease

Includes Water, Trash, Sewer, Taxes

Possible Office Uses Include:

- As a General office, real estate, tax, insurance or other commercial office, retail, Personal Services**
- Min 3 -5 Yr Lease**

Property Highlights



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Exterior

850 Sq Ft Four sides Masonry
30-Year Composition Roof

Energy Features

Fiberglass Insulation
R-13 Insulation in the Walls
R-38 Insulation blown in the ceilings
Double-pane LOW E Insulated
Windows
High-efficiency A/C System
Individual Water Heater

Offices and Common Areas

Pre-wired for Security System
Textured Walls and Ceilings
Ceramic Hard Tile entry, ADA Bath
and Break Rooms
Carpet in Offices
Six-panel Colonist Interior Doors
Florescent Ceiling Lighting
Blinds In all Offices

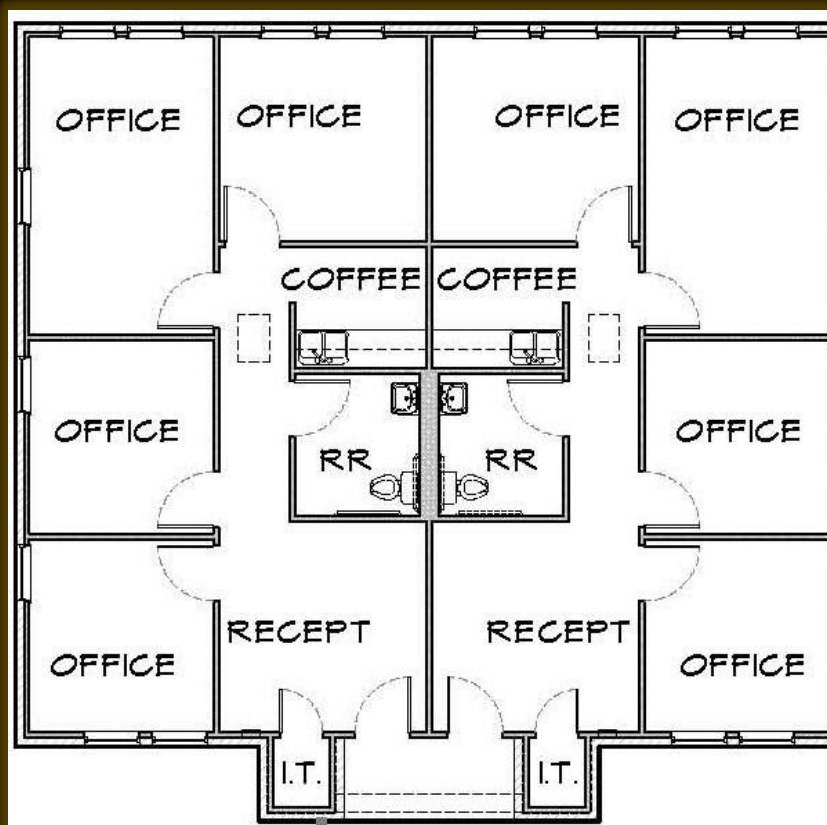
Baths

ADA -Accessible Commode and Sink
Mirror above Sink

Kitchenette

Stainless Steel Kitchen Sink
Laminate Countertops

Unit Floor Plans



Construction Features

Builders Warranty Program
Stud placement 16" on all Walls
Engineered Roof Trusses
Engineered Foundation with a pre-pour
Inspection
10' Ceilings

POA Includes

Common area maintenance, exterior
insurance, exterior lighting. Water,
sewer and trash \$160.00 a Month

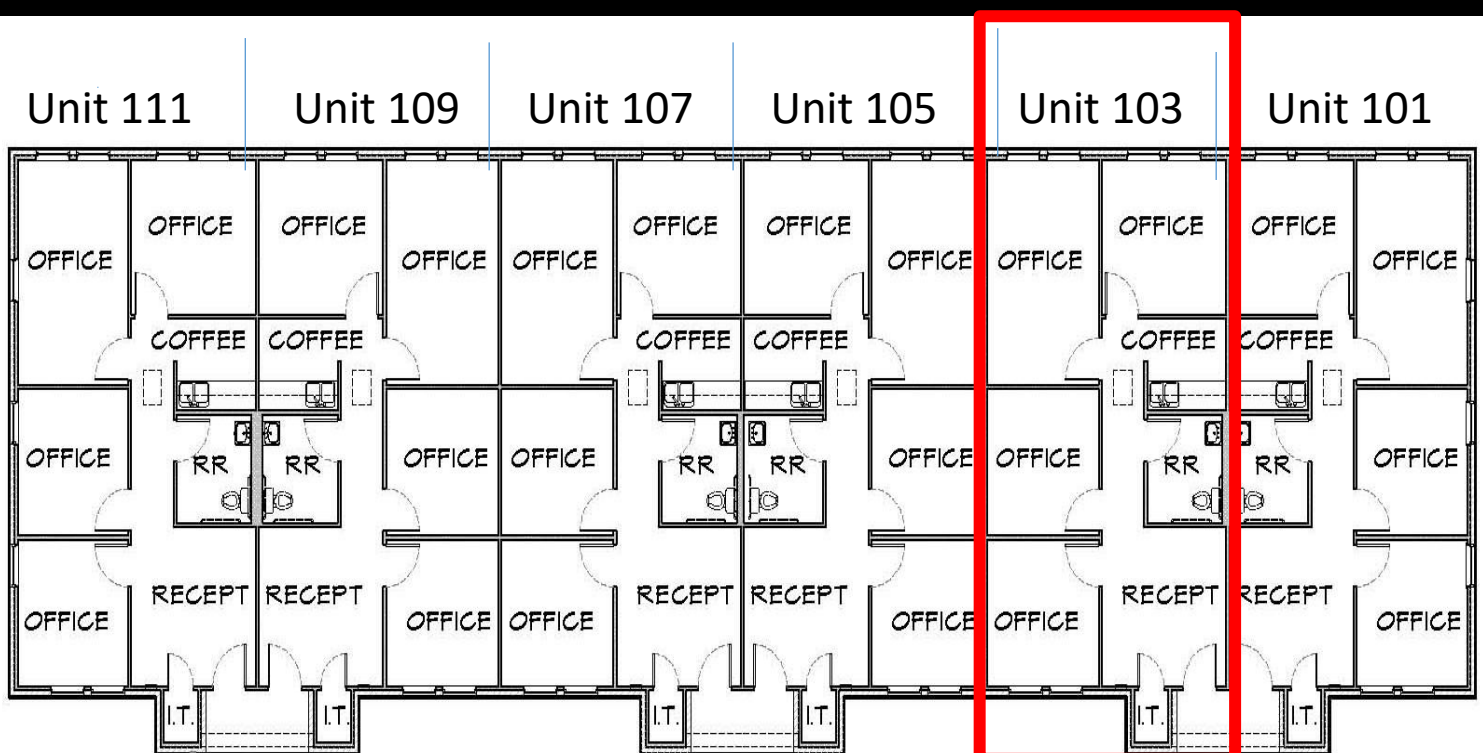
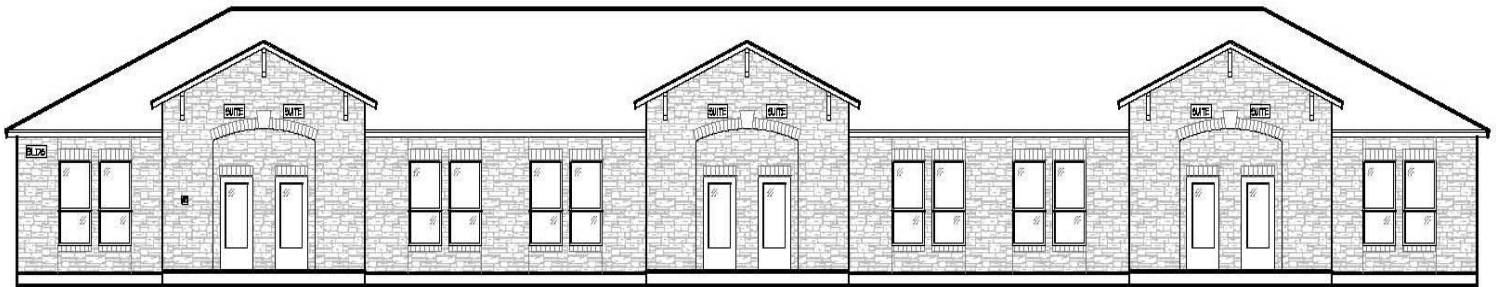
Building Renderings



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1009 W PECAN STREET BLDG 1

5,100 Sq. Ft.



Pictures

[APPLICATION LINK](#)



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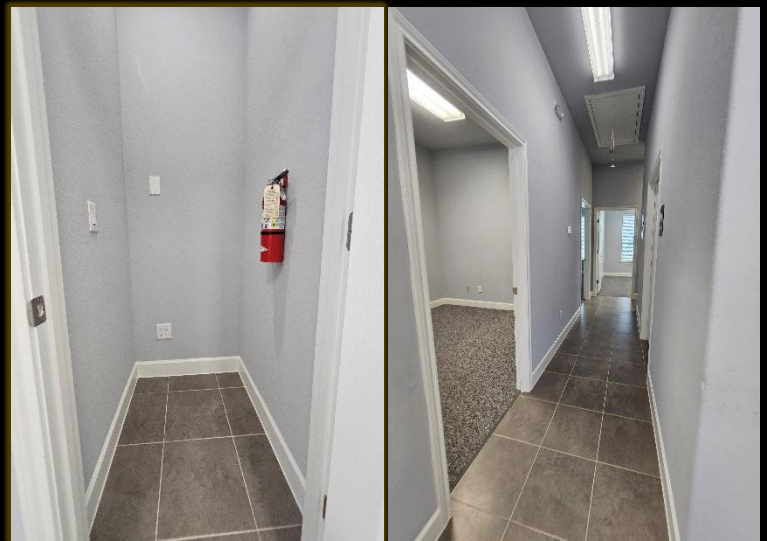


Pictures



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Pflugerville Zoning Map



Betty Epperson

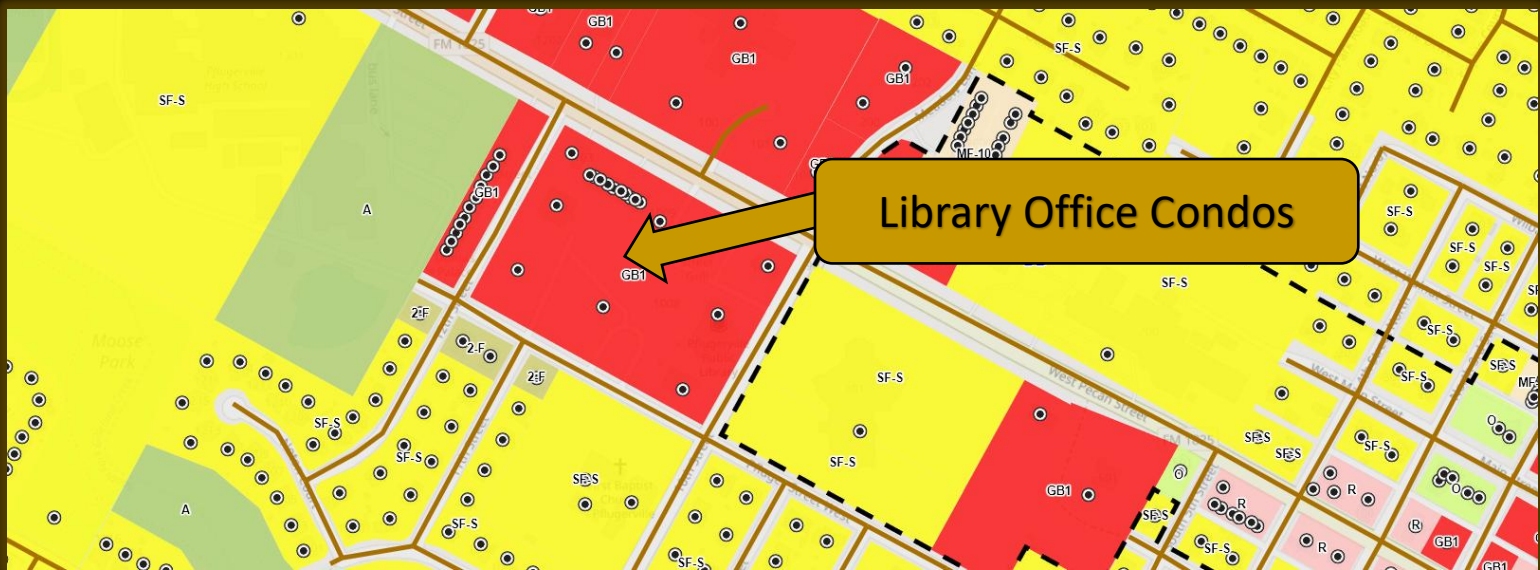
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Why Library Office Park?

- Close to Pflugerville High School
- Site is less than 5 miles from major highways
- Site Adjacent to Pflugerville Library
- Median Household Income is Appx. \$80,000 / Year
- High traffic count (approximately 21,000 vehicles per day)
- **READY TO OCCUPY**



Zoning Legend

Demographics:

Estimated Population: 71,891

Zoning is General Business 1

**Call today for a
personal showing!**

Land Use

	Agriculture/Conservation District
	Single Family Estate District
	Single Family Suburban Residential
	Single Family Residential District
	Two Family Residential District
	Multi-Family 10 Residential District
	Multi-Family 20 Residential District
	Office District
	Retail District
	General Business 1
	General Business 2
	Light Industrial District
	Planned Unit Development



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.

2-10-2025



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 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. **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.

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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Epperson Realty Group LLC	9001764	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Betty Epperson	474240	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Betty Epperson	474240	BettyEpperson@EppersonRealtyGroup.com	512-630-7290
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date