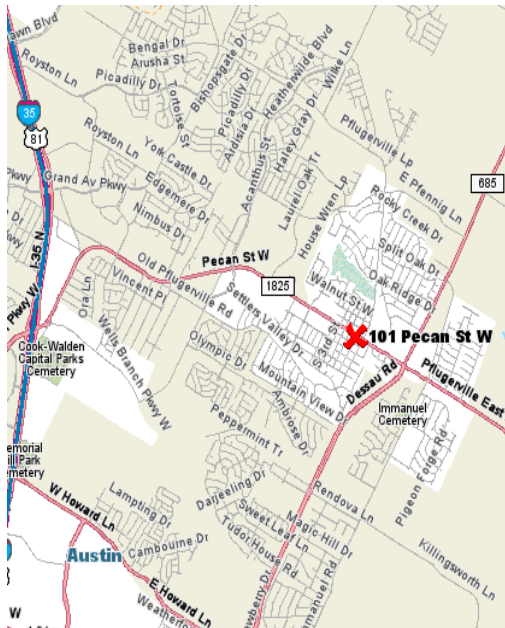


# FOR LEASE



## 101 Pecan Street Pflugerville | Texas | 78660

- Located approximately 3.5 miles east of IH-35 in downtown Pflugerville on the corner of Pecan St. and South 1st St.
- 1,845 SF retail building includes 2 suites.
- Suite A: 1,500 SF (available now).
- Great parking.
- City of Pflugerville Utilities.
- Zoned: GB1 (general business).
- Specific Use: Office; Retail; Hair/Nail Salon; Restaurant.
- Rate: \$20.00 PSF (annual) + NNN.

1000 N. IH-35, Suite A | Round Rock | TX | 78681  
Phone 512.255.3000 [www.DonQuick.com](http://www.DonQuick.com)

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