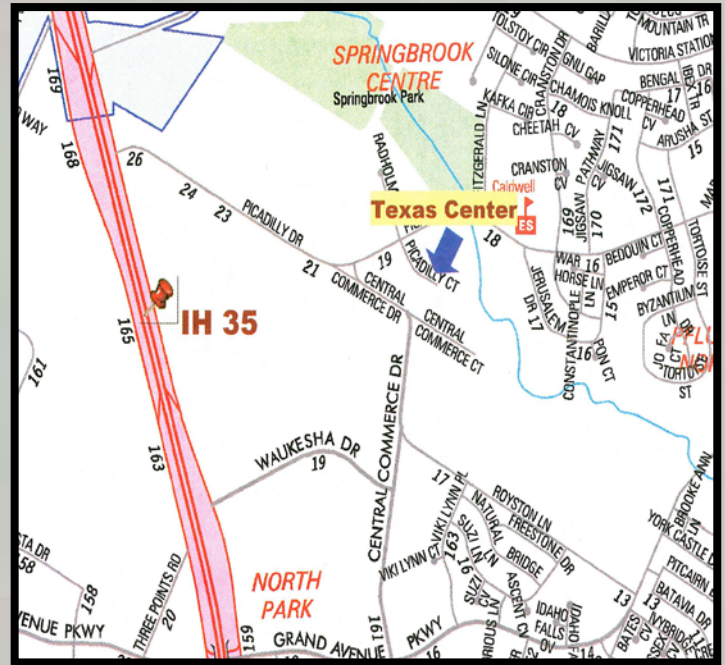


TEXAS CENTER

**16708 PICADILLY COURT, PFLUGERVILLE, TEXAS
FLEX SPACE AVAILABLE 1,500 SQ FT AND UP**



LOCATION: 16708 Picadilly Court, approximately one mile east of IH-35, just off Picadilly Drive.

UTILITIES: All public utilities except natural gas.

PROJECT OVERVIEW: 36,000 sq ft pre-engineered metal building with masonry façade. Constructed in 2004. Finished and shell space available. Current tenants include an indoor inflatable playground, a dance studio, a computer cable/component manufacturing and assembly facility, along with two churches.

PARKING: Ample parking ratio of 1.75 spaces per 1,500 sq ft.

RATES: Call or email for competitive rates on shell and finished space.

COMMENTS: Many turn-key services available from the Owner / Developer, including custom interior design and finish out construction. For more information, see

http://www.larrynelsonco.com/gallery_industrial_texas.htm.

BUILDING FEATURES:

- Spacious 60' spans
- Clear heights up to 30'
- 10' x 12' storefront / grade level overhead doors
- 3-phase power (120 / 208 volt)
- Monitored fire sprinkler system
- Common area maintenance services

Demographic Report						
	1 Mi.	3 Mi.	5 Mi.	1 Mi.	3 Mi.	5 Mi.
	Population			Households		
2013 Projection	10,293	108,431	229,476	3,133	37,978	80,523
2008 Estimate	8,146	89,894	190,263	2,524	32,089	67,726
2000 Census	4,666	61,555	131,202	1,474	22,768	47,957
1990 Census	1,183	27,917	64,846	406	10,887	24,114
Growth 1990 - 2000	294.42%	120.49%	102.33%	263.05%	109.13%	98.88%
2008 Est. Avg. H. H. Income				\$86,707	\$72,974	\$76,029

Nelson Development Company
Texas Center, L.L.C.

CONTACT: LARRY NELSON
(512) 306-0030

<mailto:lnelson@larrynelsonco.com>