FOR LEASE

WELLS POINT ONE

1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



± 8,529-39,377 SF

PRIME INDUSTRIAL SPACE AVAILABLE

ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES

EASTGROUP PROPERTIES

WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



BUILDING DETAILS

1007 Heatherwilde Blvd is a Class A industrial development in Pflugerville offering 50,036 SF across multiple suites. Designed for warehouse, light manufacturing, and office users, the property features 100% HVAC insulated warehouse space and highly-efficient layouts with convenient access to I-35 for seamless regional connectivity. The fully climate-controlled warehouse sets this property apart from most conventional industrial product in the submarket, making it well-suited for users with sensitive inventory, precision manufacturing, or clean-room requirements.

Building Size	50,036 SF
Year Built	2001
Clear Height	± 30'
Construction	Class A Industrial
Power	3-Phase, 480/277V
Parking Ratio	3.78 : 1,000 SF

- ESFR Sprinklers
- 100% HVAC, Insulated Warehouse
- Dock-High & Grade-Level Loading

2 MILES
I-35

25 MINS
AUSTIN-BERGSTROM INT'L AIRPORT

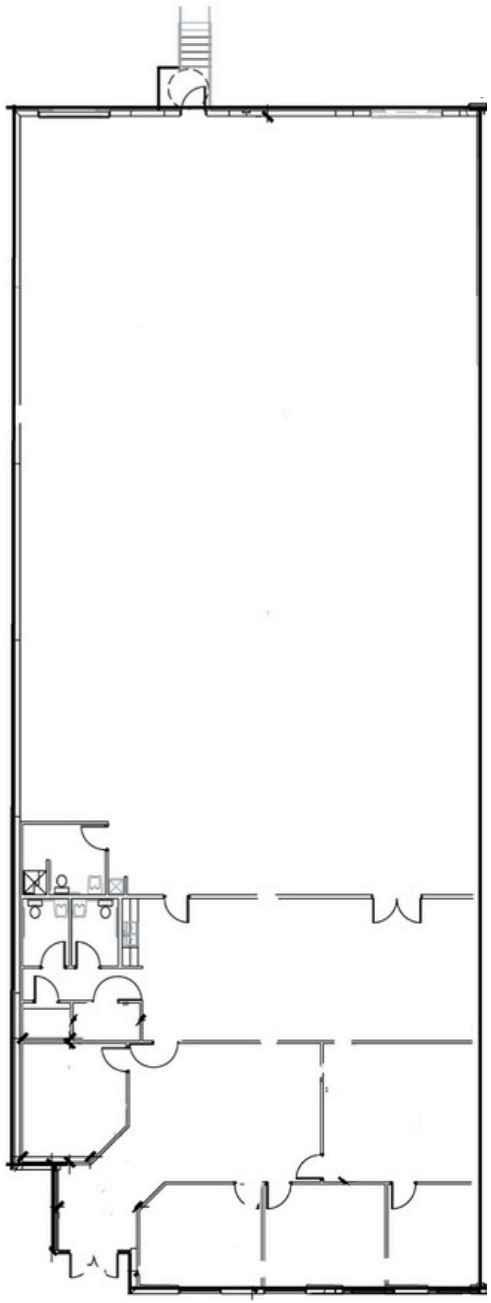
22 MINS
DOWNTOWN AUSTIN

SUITE 100 | AVAILABLE 09/01/2027

WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

SUITE HIGHLIGHTS

TOTAL SIZE	±8,529 SF
OFFICE	30%
CLEAR HEIGHT	±30'
LOADING	1 DOCK-HIGH 1 RAMP
SPRINKLERS	ESFR
PARKING	3.78 : 1,000 SF
HVAC	100%



ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP PROPERTIES

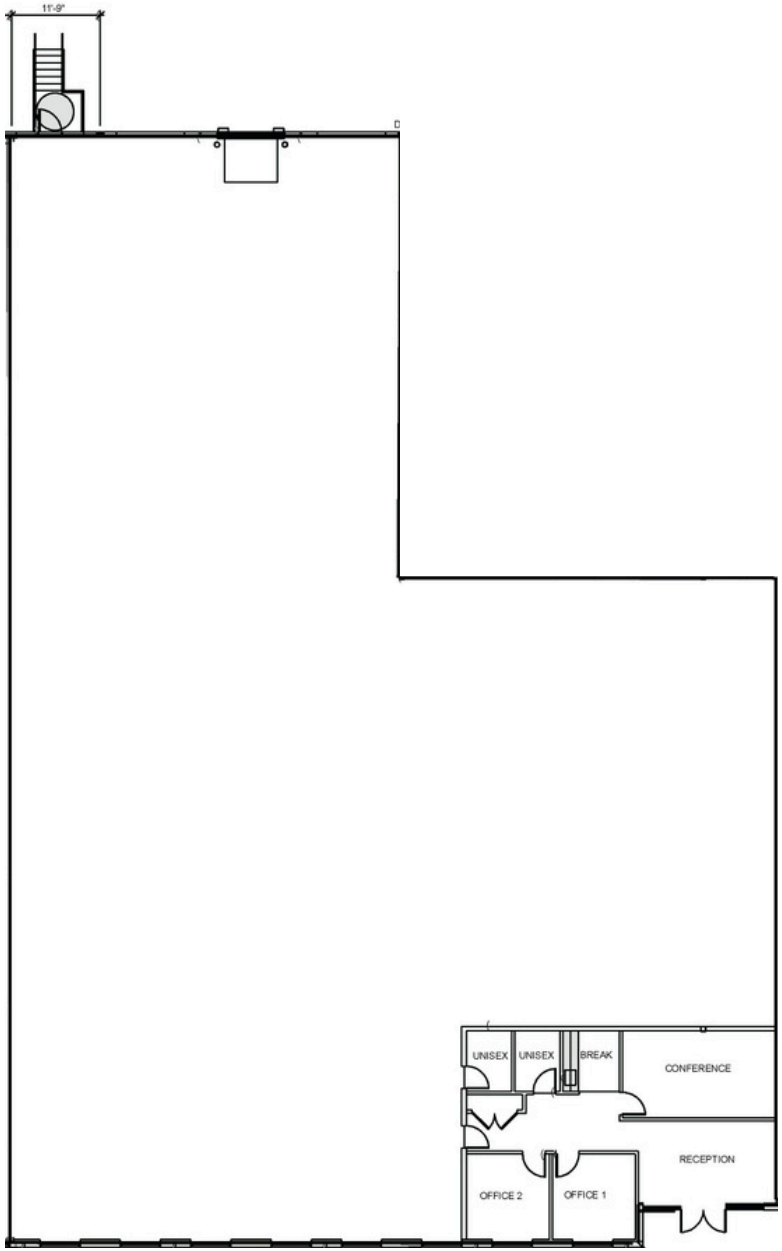
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE 300 | AVAILABLE NOW

WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

SUITE HIGHLIGHTS

TOTAL SIZE	±12,189 SF
OFFICE	5%
CLEAR HEIGHT	±30'
LOADING	3 DOCK-HIGH
SPRINKLERS	ESFR
PARKING	3.78 : 1,000 SF
HVAC	100%



ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

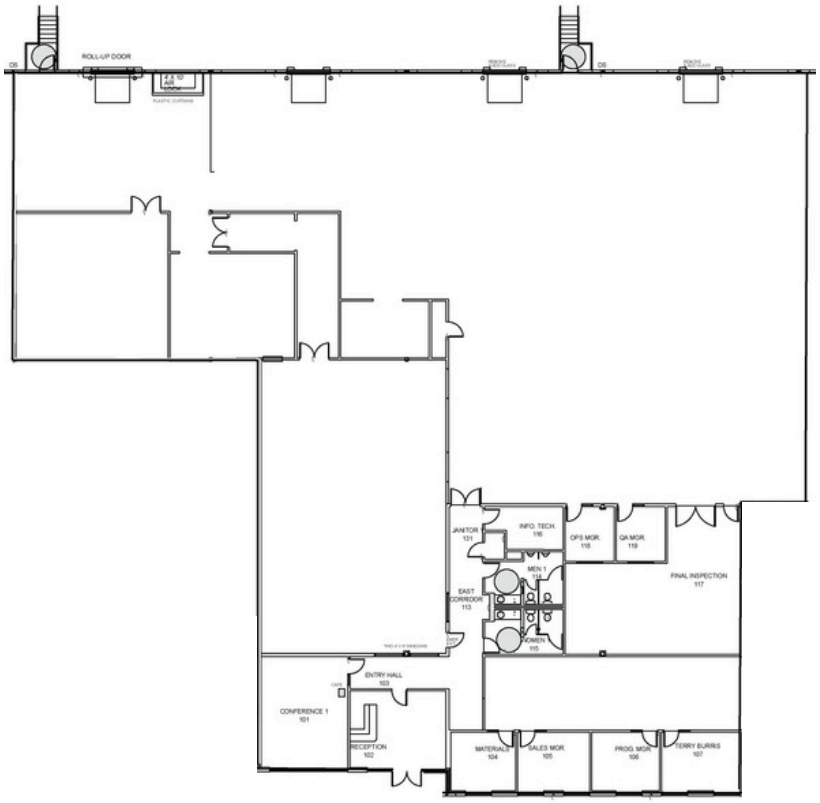
WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE 500 | AVAILABLE 03/01/2027



SUITE HIGHLIGHTS

TOTAL SIZE	±18,659 SF	**LOADING**	3 DOCK-HIGH 1 GRADE LEVEL
OFFICE	±35%	**SPRINKLERS**	ESFR
MANUFACTURING	±30%	**PARKING**	3.78 : 1,000 SF
CLEAR HEIGHT	±30'	**HVAC**	100%

ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

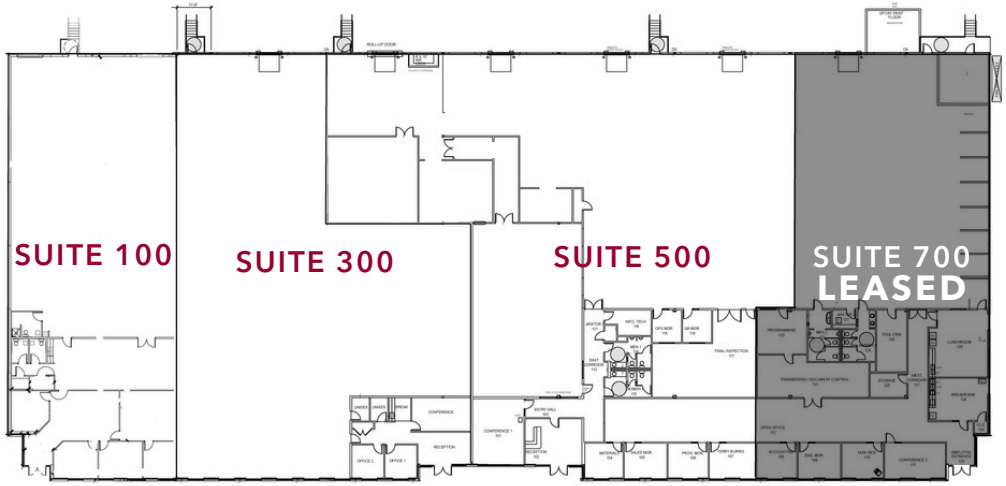
WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SITE PLAN







WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PRIME LOCATION

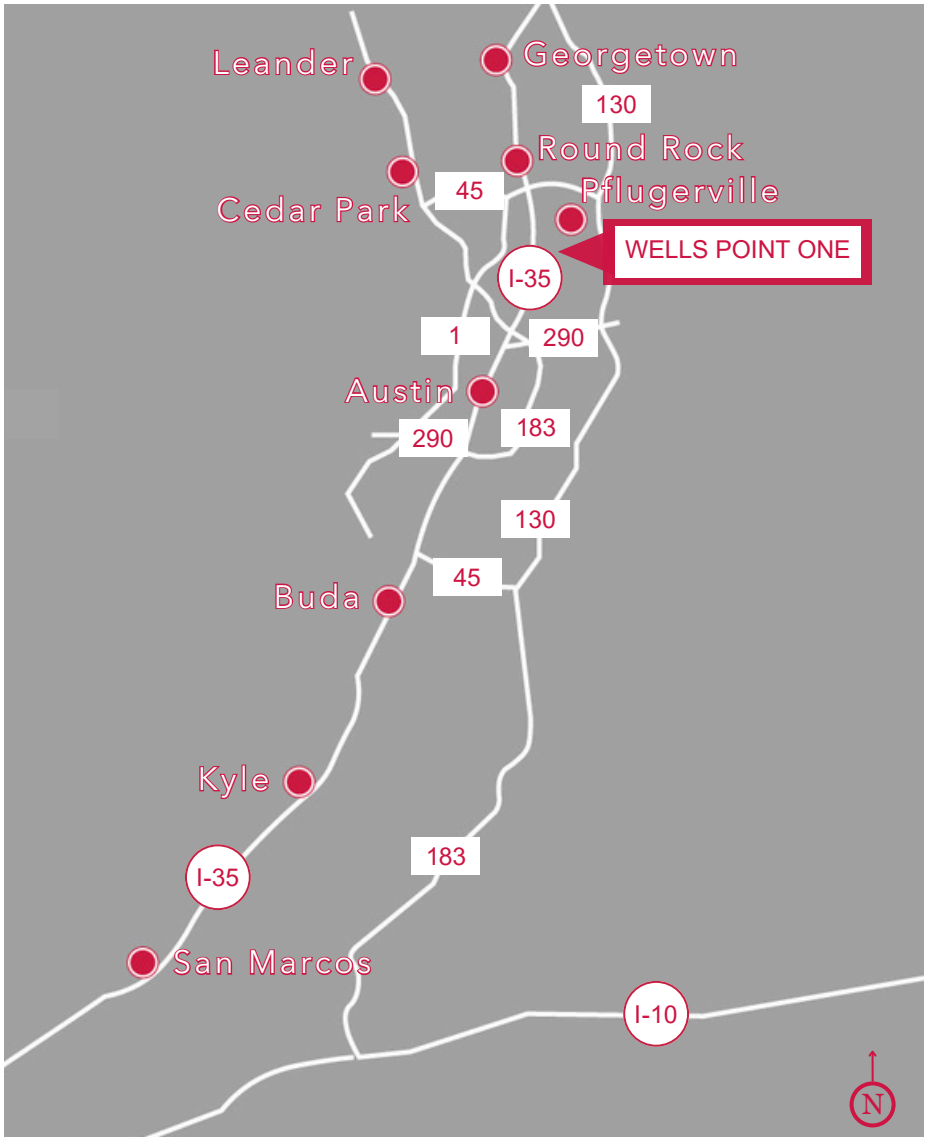
Round Rock
14 minutes

Downtown Austin
21 minutes

Austin Airport (AUS)
25 minutes

Houston
150 minutes

Dallas
150 minutes



AREA DEMOGRAPHICS

Population

1 mile	3 miles	5 miles
14,865	110,841	254,768

Median Household Income

1 mile	3 miles	5 miles
$85,421	$90,122	$91,386

Civilian Laborforce

1 mile	3 miles	5 miles
8,486	68,282	157,386

Traffic Counts

Wells Branch Pkwy & McCallen Pass
18,920 MPSI

Wells Branch Pkwy & S Heatherwilde Blvd
14,037 MPSI

McCallen Pass & Wells Branch Pkwy
11,371 MPSI

WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

ACCESS MAP

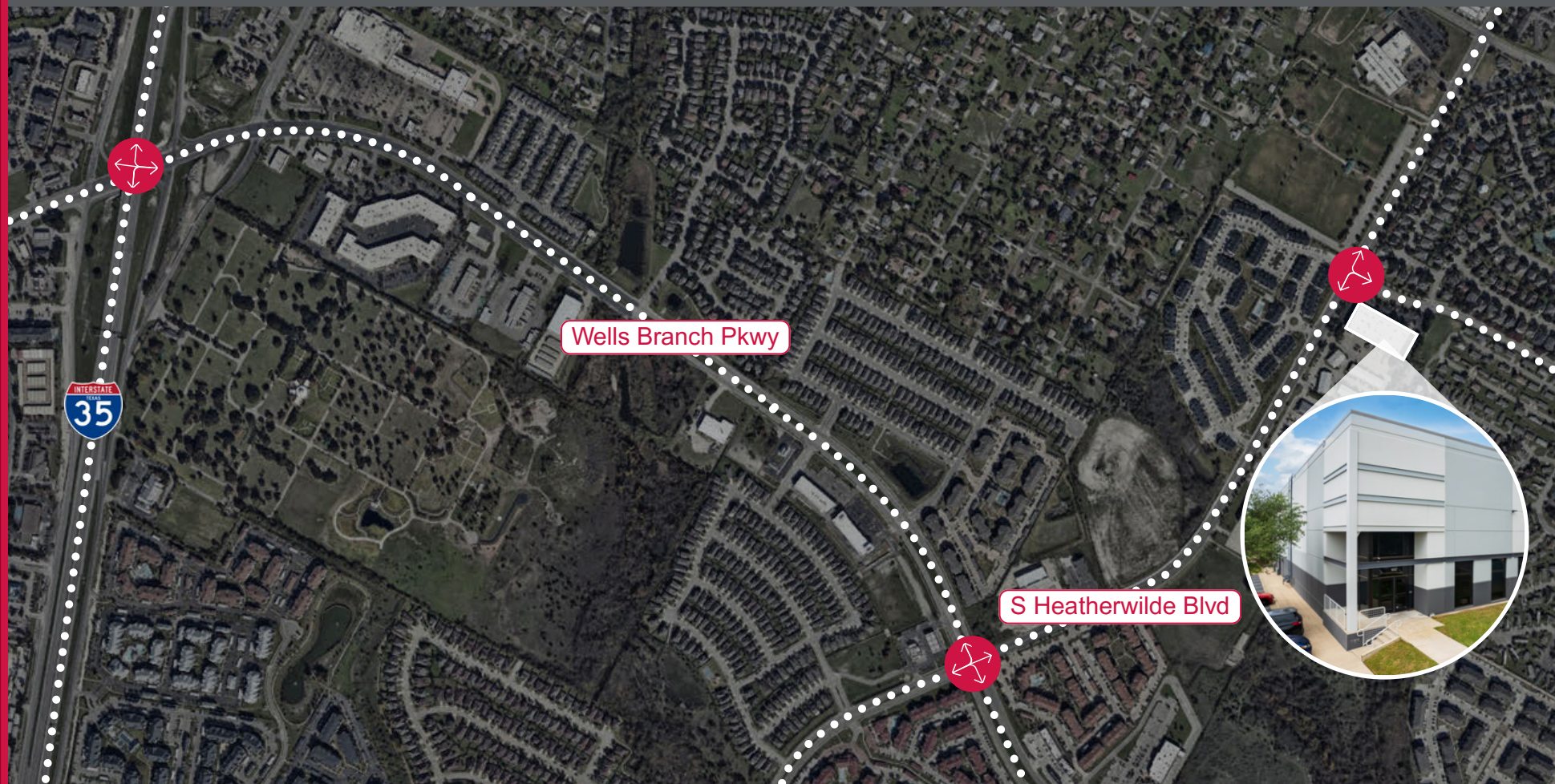
Right off I-35. At the heart of Pflugerville's growing industrial corridor.

Immediate Access to I-35 Frontage Roads
Rapid connectivity to Austin, Round Rock, Georgetown, and the greater Central Texas corridor

Access to Growing Labor Pool
With over 157,000 civilian workers within 5 miles, the property offers strong staffing potential

Minutes from SH-45 Toll Road
Seamless east-west mobility linking key employment centers, residential communities, and logistics hubs

Centralized Pflugerville Location
Convenient access to a deep local labor pool, nearby retail, dining, and city services along Wells Branch Pkwy and Pecan Street

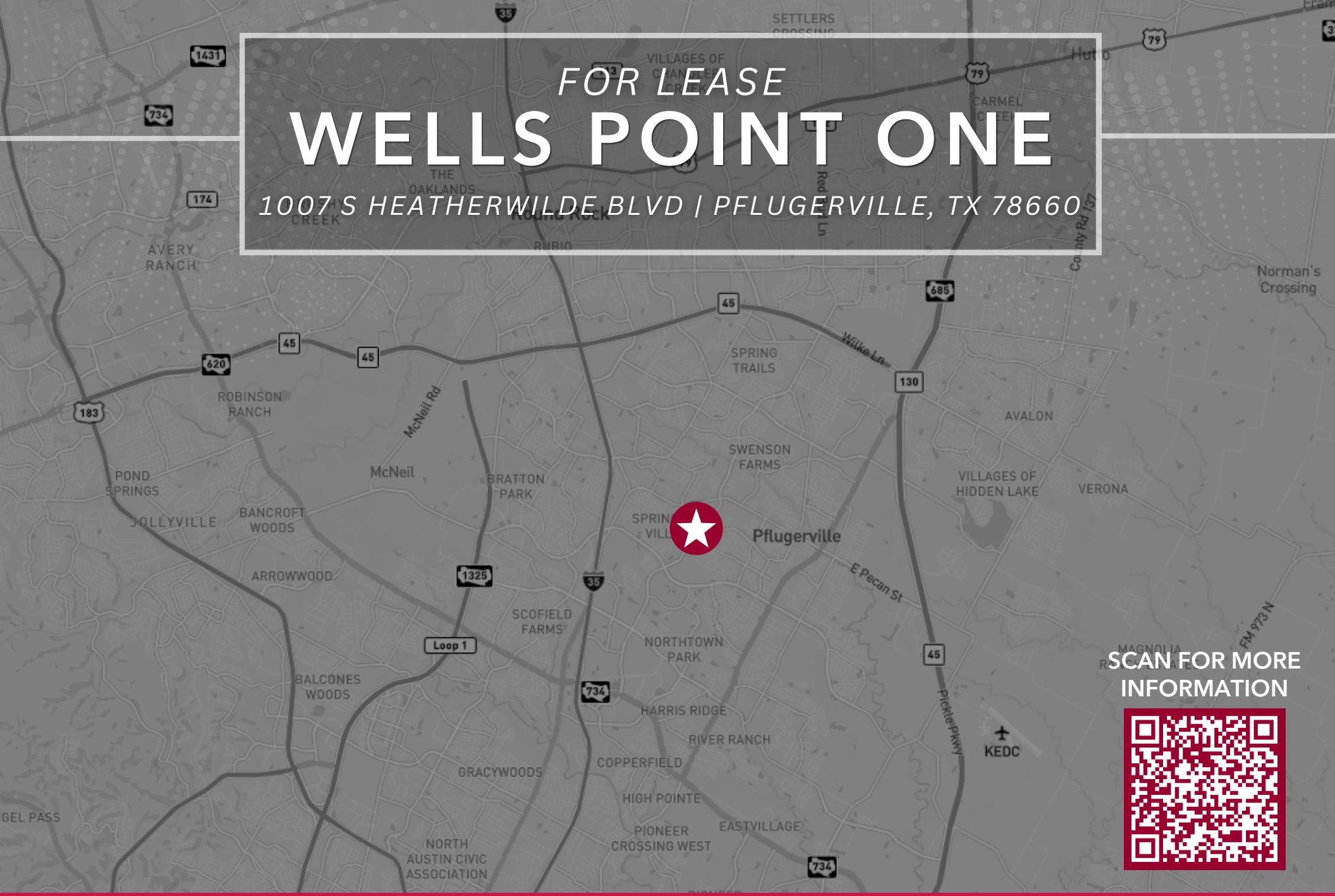


WELLS POINT ONE
1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660

FOR LEASE

WELLS POINT ONE

1007 S HEATHERWILDE BLVD | PFLUGERVILLE, TX 78660



SCAN FOR MORE INFORMATION

ADAM GREEN, SIOR
agreen@lee-associates.com
512.699.1103

WILL SALLIS
wsallis@lee-associates.com
512.289.9277

LEE & ASSOCIATES

EASTGROUP PROPERTIES