

FOR SALE

*Timeless
1940s Build
in the Heart
of Downtown
Pflugerville*

±1,848 SF

Available

±2,248 SF

TCAD

±0.25 AC

Land Area

GB1

Zoning



112 W. PECAN ST

Pflugerville, TX 78660

EXECUTIVE SUMMARY

112 W PECAN ST • PFLUGERVILLE, TX

Own your address on Pflugerville's most walkable street.

Lee & Associates is pleased to offer 112 W Pecan St. for sale. A 1940 office residence with ±1,479 SF on the first floor plus a ±369 SF loft, set on a ±0.25-acre lot one block from Main Street.

Original wood floors, a bay-window office, tall ceilings and a deep front porch give the property a character new construction can't match. Restaurants, coffee and Pfluger Hall are a two-minute walk; SH-130 and IH-35 are minutes away.

HIGHLIGHTS

- **Owner/User ready** - functional layout, ready to occupy
- **1940 character** - wood floors, tall ceilings, deep porch
- **Walkable downtown** - dining & event venues within 2 minutes
- **Regional access** - 4 min to SH-130 · 7 min to IH-35



PROPERTY SPECS

Asking Price	\$800,000	Zoning	GB1
Size	±1,848 SF	Property Type	Office
Land Area	0.25 AC	Year Built	1940

FLOOR PLAN

112 W PECAN ST • PFLUGERVILLE, TX

±1,848 SF

First Floor

±1,479 SF

Loft

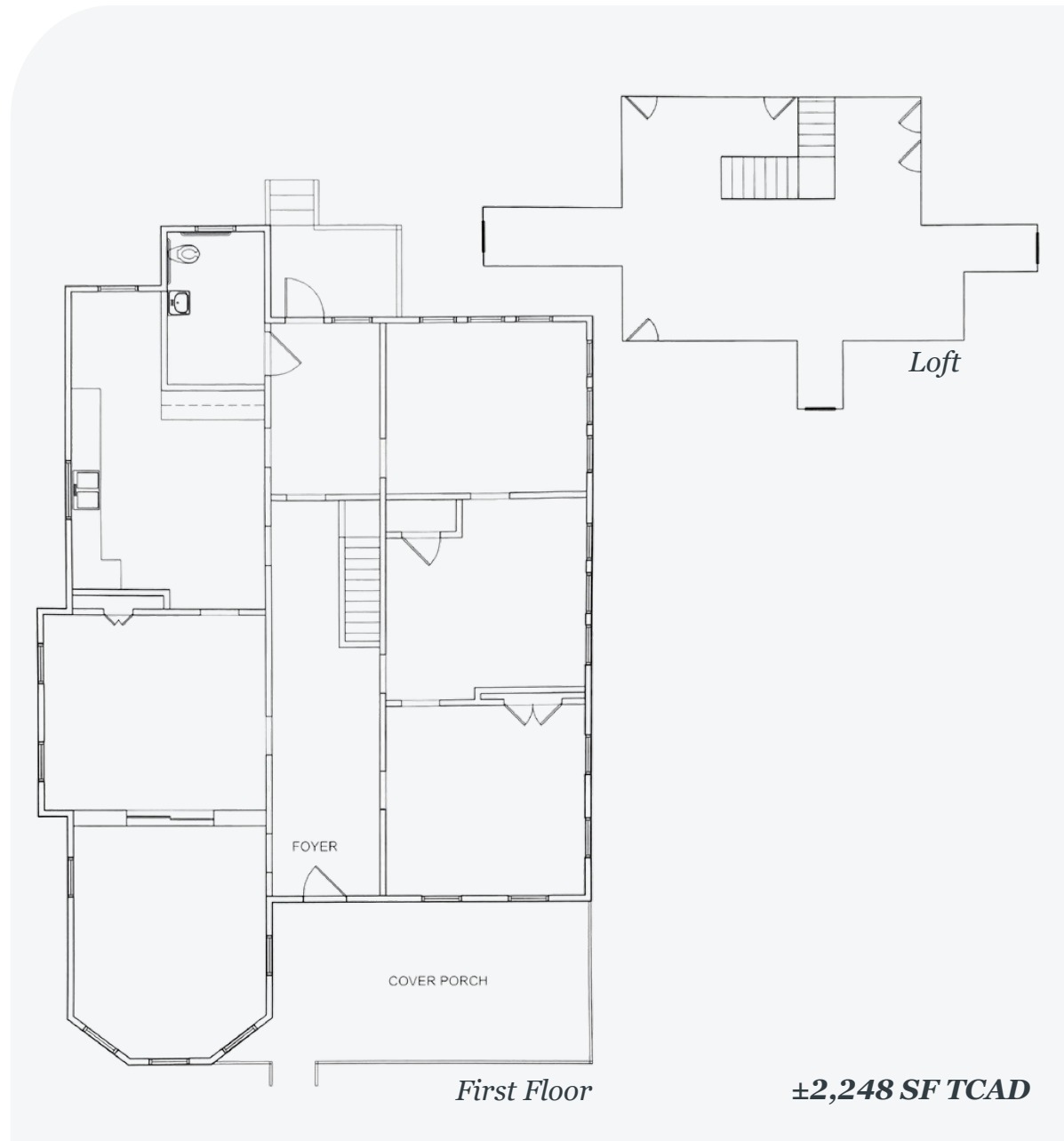
±369 SF

FEATURES

- Private offices with natural light
- Bay-window executive office
- Kitchenette / workroom
- Loft for storage or focus space
- Covered front porch & ramped entry

ZONING GB1 • PERMITTED USES

- Office
- Business Services
- Massage Therapy
- Live/Work Unit
- Daycare Facility
- Restaurant



PROPERTY PHOTOS

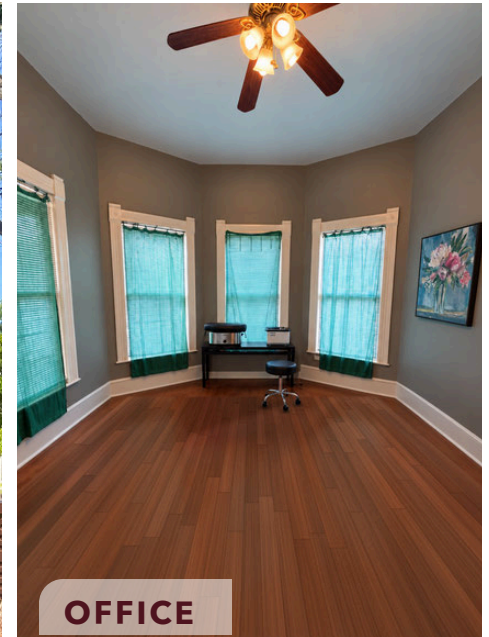
112 W PECAN ST • PFLUGERVILLE, TX



ACCESSIBLE ENTRY



EXTERIOR



OFFICE



KITCHEN



OFFICE



ON-SITE PARKING

AREA AMENITIES

112 W PECAN ST • PFLUGERVILLE, TX



4-MINUTES FROM MAJOR MEDICAL

- ▲ Ascension Medican Group Seton
- ▲ Texas Children's Pediatrics
- ▲ Austin Regional Clinic
- ▲ Thrive Medical

2-MINUTES FROM DINING AND RETAIL

- ▲ El Rincon Mexican Restaurant
- ▲ Dazzle Coffee & Smoothies
- ▲ Hanover's Draught Haus
- ▲ Pfluger Hall & Conference Center

EXCLUSIVELY LISTED BY

WIN SCOTT

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