



ARS CROSSINGS | 19713 FM 685, PFLUGERVILLE, TX 78660

Features

- Located at the intersection of Toll 45 (93,915)VPD & Toll 130 (79,185)VPD
- First tier retail draw at premier regional intersection in central Texas
- Nearby retailers include Costco, Target, Home Depot, Dick's Sporting Goods, Ross
- Drive-thru and patio endcap opportunities available
- Delivering 72,000 SF of retail with great visibility

FOR LEASE

TOTAL SF: 72,568
CONTACT FOR MORE INFORMATION

Traffic Counts

Toll 45	93,915 VPD
Toll 130	79,185 VPD

Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population		7,205	87,798	203,259
Daytime Population		7,302	61,432	151,456
Average HH Income		\$155,941	\$138,248	\$119,013
Total Households		2,548	30,186	72,060

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Area Retailers & Businesses





STONE HILL TOWN CENTER
at home
DICK'S
CINEMARK
11.1m visits annually

COSTCO WHOLESALE
2m visits annually



45 TOLL 93,915 vpd

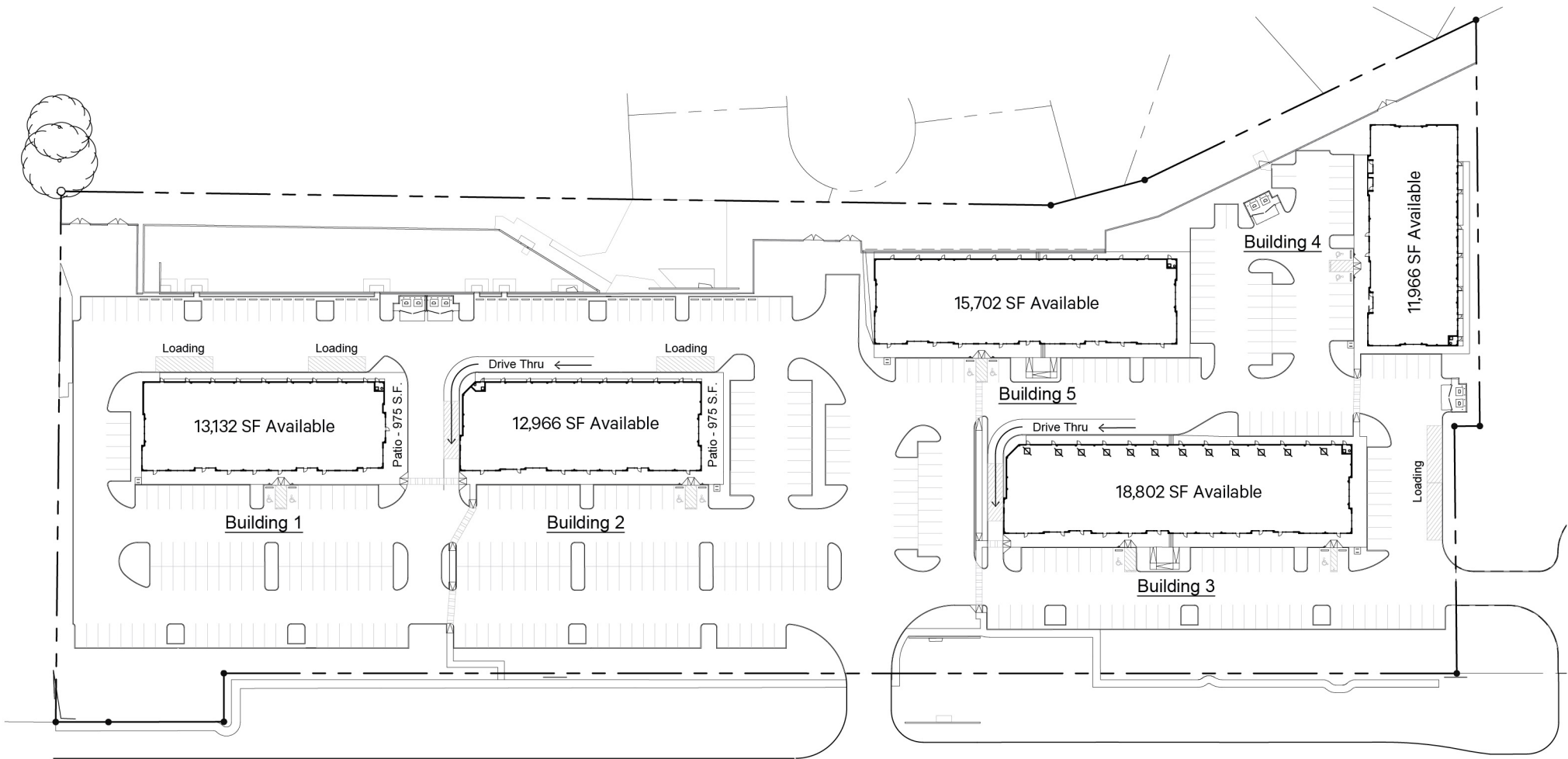
130 TOLL



79,185 vpd







F.M. 685 (SH 130)
(R.O.W. Varies)

Leasing Site Plan

Scale: 1" = 80'-0"

0 80' 160'





Meadows of Blackhawk
658 SF Homes

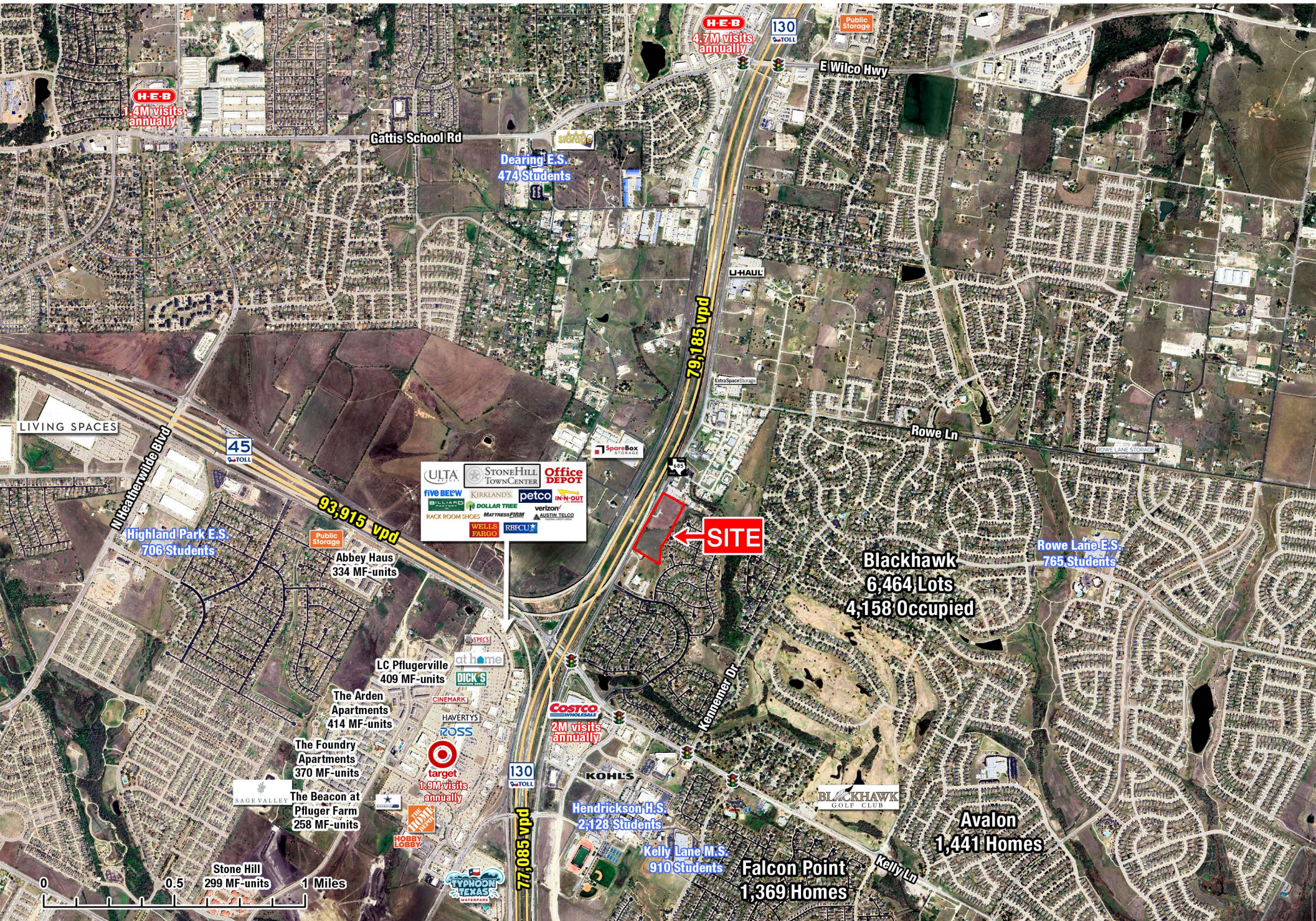
SITE

Fairways of Blackhawk
476 SF Homes

45
TOLL

130
TOLL

130
TOLL



LIVING SPACES



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/ATX/FA/130 & 45 North Quads 4.25mi June 2026

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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.**

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- 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

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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Nicholas Lawrence Naumann

Licensed Supervisor of Sales Agent/ Associate

Christopher Plumpe

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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