

# PECAN WEST

SUN LIGHT NEAR WAY X IMPACT WAY



FOR LEASE

163,472 SF

Manufacturing/Warehouse  
Opportunity, 100% HVAC



15508 Impact Way  
Pflugerville  
Texas 78660

40,378 - 91,739 SF  
Available for Lease

**CBRE**

# Property Overview



## Highlights



**Tollway Access**  
Direct access to SH-130,  
bypassing I-35 traffic



**State of the Art**  
New construction with mezzanine



**100% HVAC**  
100% HVAC Warehouse



**In the Path of Growth**  
Corporate neighbors include Samsung  
Austin Semiconductor Plant and  
the Tesla Gigafactory



**Talented Workforce**  
Pflugerville (and the rest of Austin) is rich  
with tech and blue-collar talent

## Strategic Location

Pecan West, a well-positioned 163,472 sf warehouse facility covering 13 acres along SH-130 in Pflugerville, TX. The property is close to major transportation arteries within the Northeast submarket and is strategically located to attract advanced manufacturing and warehouse opportunities. The area's immediate proximity to SH-130 and robust demographics make it an increasingly desirable destination for logistics and manufacturing users in the path of industrial growth.

163K SF Advanced  
Manufacturing or Warehouse Facility in the  
Highly Desirable Pflugerville Submarket

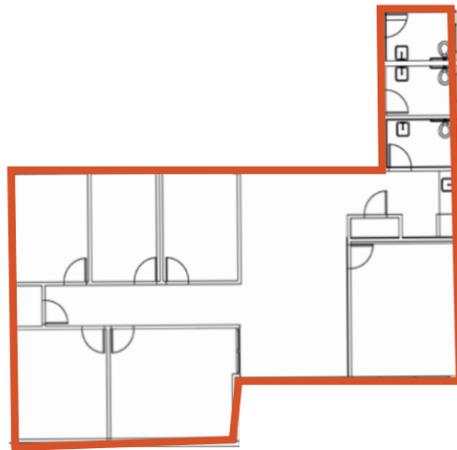


# Property Description

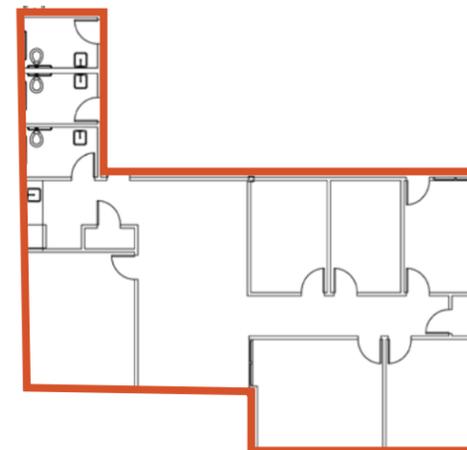
## Space Highlights

Building Size	163,472 SF
Total Availability	40,378 - 91,739 SF
Office	2,100 SF
Configuration	Rear load
Column Spacing	30' x 40' typical bay
Dock Doors	12 Dock high
Construction	Concrete tilt wall
Auto Parking	1,798/1000 SF
Fire Protection	ESFR
Clear Height	25'
Building Depth	200'
Power	Heavy Power - 3 Phase 5000 AMP   480
Notes	100% HVAC

Suite 300 Spec Office



Suite 200 Spec Office



SUN LIGHT NEAR WAY

- AVAILABLE
- LEASED



# Property Location



## Strategic Texas Triangle Location

Pflugerville, Texas is strategically positioned within the Texas Triangle - the thriving region between Austin, San Antonio, Dallas-Forth Worth and Houston, with a strong focus on industrial growth. Pflugerville's advantageous location places it in close proximity to these major metropolitan areas, making it an ideal choice for businesses seeking to capitalize on the regional market.





## Drive Times



Austin Bergstrom  
International Airport  
18 min | 18.6 miles



HWY 130  
30 sec | 0.25 miles



IH-35  
22 min | 10.4 miles



Downtown Austin  
28 min | 16.5 miles

# Market Overview



## Development Hotspot

Path of growth for the Austin Metro Area and ideal location beside the I-35 Corridor



## Strong Demographics

Growing, strong nearby demographics in the Pflugerville area



## Convenience

Best Western & Courtyard Marriott nearby; minutes from retail - Northeast Austin has become one of the most logical destinations for leading logistics and manufacturing companies in Central Texas

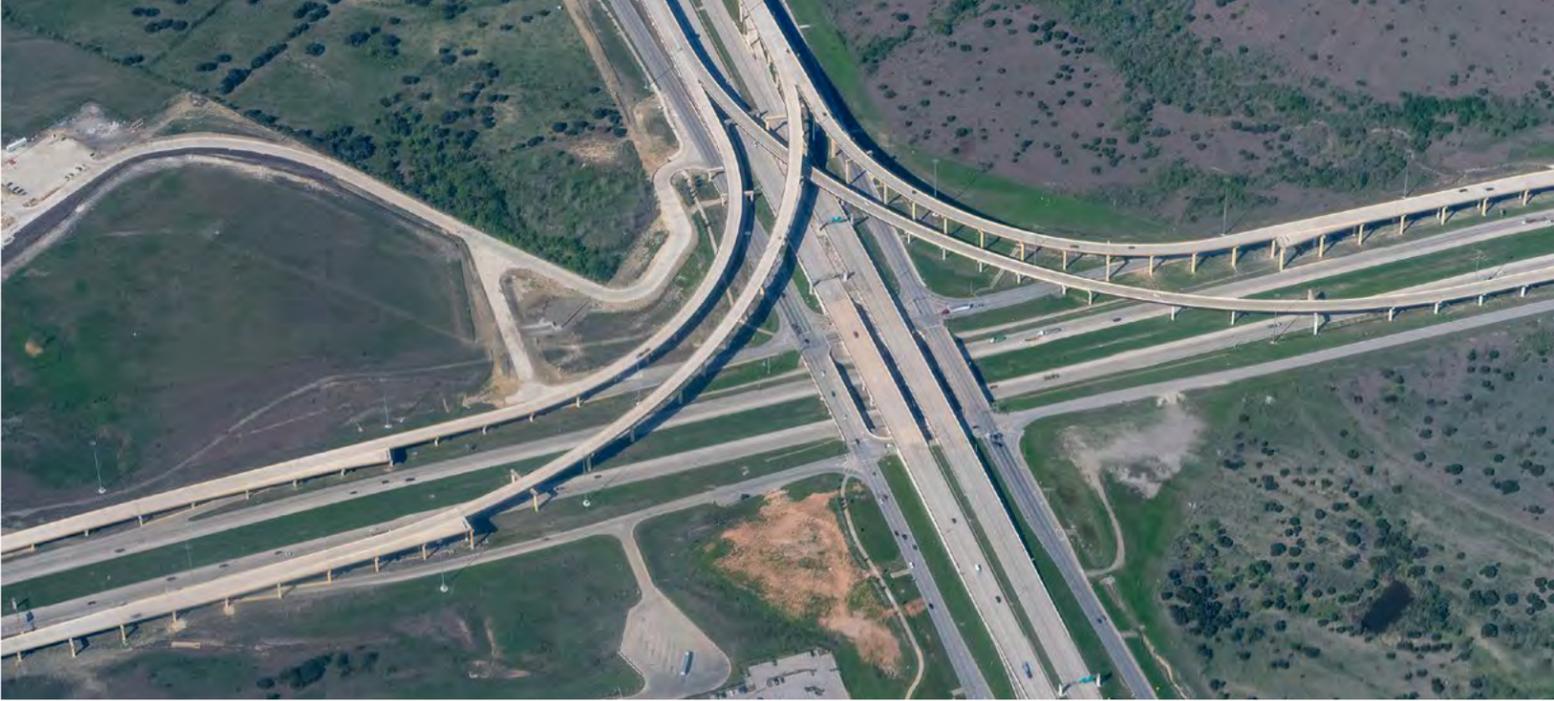
# Best of Both Worlds

Pflugerville, centrally located in this thriving submarket, is rapidly growing in tandem. Convenient to Austin, Pflugerville growth is spurred by its excellent schools, reasonable cost of living, young and educated workforce and varied amenities.

Companies have taken notice of the opportunity for tapping into leading talent in the area. Dell, Tesla, 3M, Samsung Applied Materials and GM are just a few of the major manufacturing and logistics employers in the submarket.



# Corporate Neighbors



# Accelerated Growth

The submarket’s boom has been supercharged with the completion of SH-130, the fastest highway in the nation (85 mph), and a critical time-saver compared to Austin’s other major thoroughfares. This translates to quicker access to Austin, San Antonio, Houston and beyond; and significant monetary savings.

Notably, the completion of SH-130 has attracted the likes of Tesla and Samsung, with Tesla recently becoming the Austin metro’s largest employer, with an on-site workforce of over 20,000 people and with Samsung announcing \$17B of investment in a next-gen chip fabrication plant.

Demographics	3 Miles	5 Miles	10 Miles
Population	41,077	168,930	639,082
2029 Projection	48,324	188,267	691,453
Households	13,533	61,065	248,618
Average Household Income	\$143,763	\$127,216	\$118,633
Businesses	864	3,026	21,833
Employees	7,171	34,664	306,781

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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