



21602 MARTIN LN

PFLUGERVILLE, TX 78660

This expansive **11.59-acre tract** is situated in the thriving ETJ of Pflugerville, positioned directly across a new Flex/Warehouse business park—this property is poised for commercial ventures. Martin Ln is rapidly transforming into a commercial corridor, with

numerous established businesses, RV parking, and storage facilities already in place. The residential footprint is steadily receding, making way for more business opportunities. Conveniently located just minutes from the city.

ASKING PRICE: \$2,450,000

SAM SHEIKH
President | Principal Broker

SpecTower Realty Group
Sam@SpecTower.com
512.285.7146

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SpecTower
Realty Group



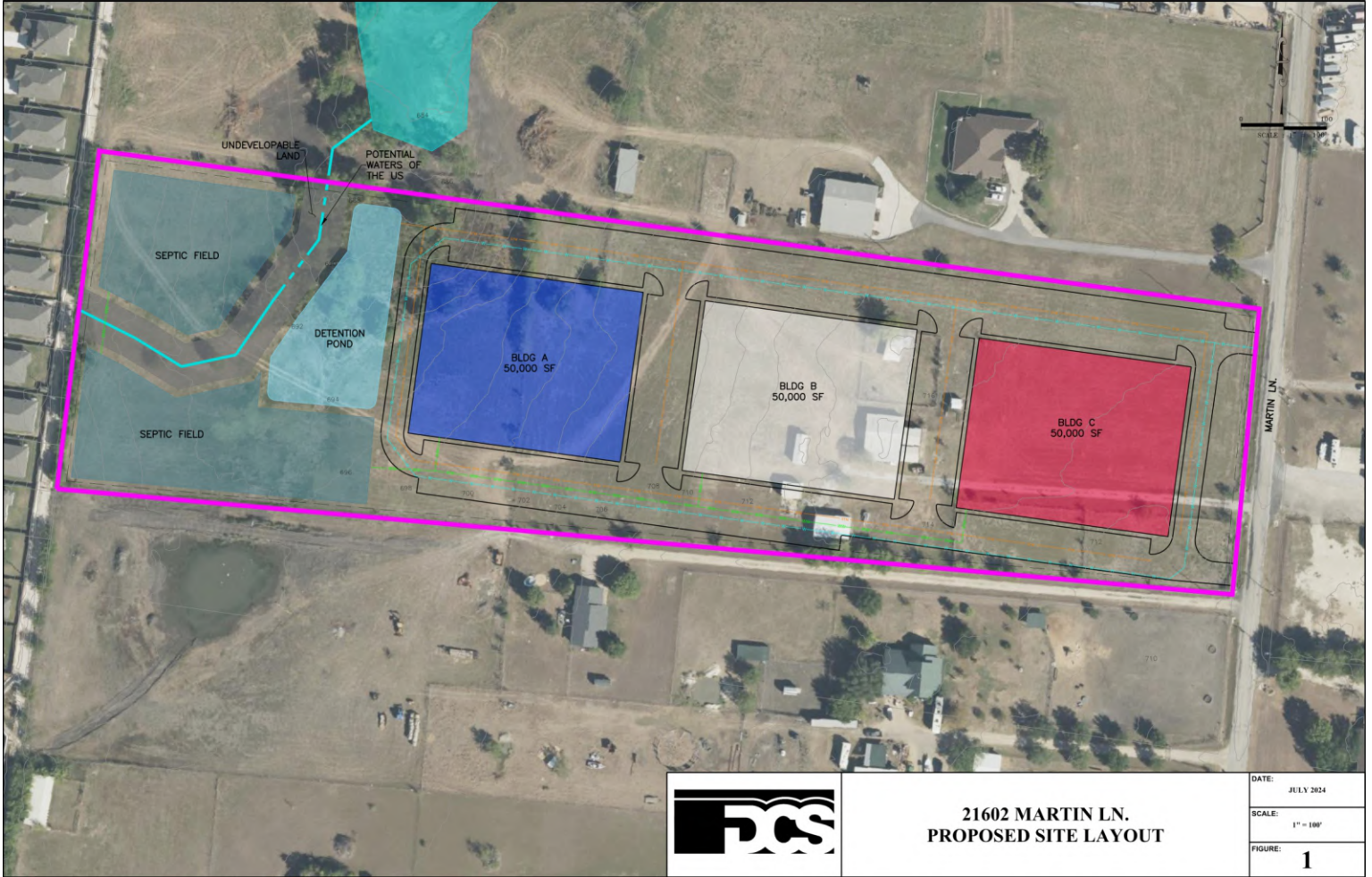
FOR SALE

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Proposed Site Plan (11.58 Acres)

\$2,450,000

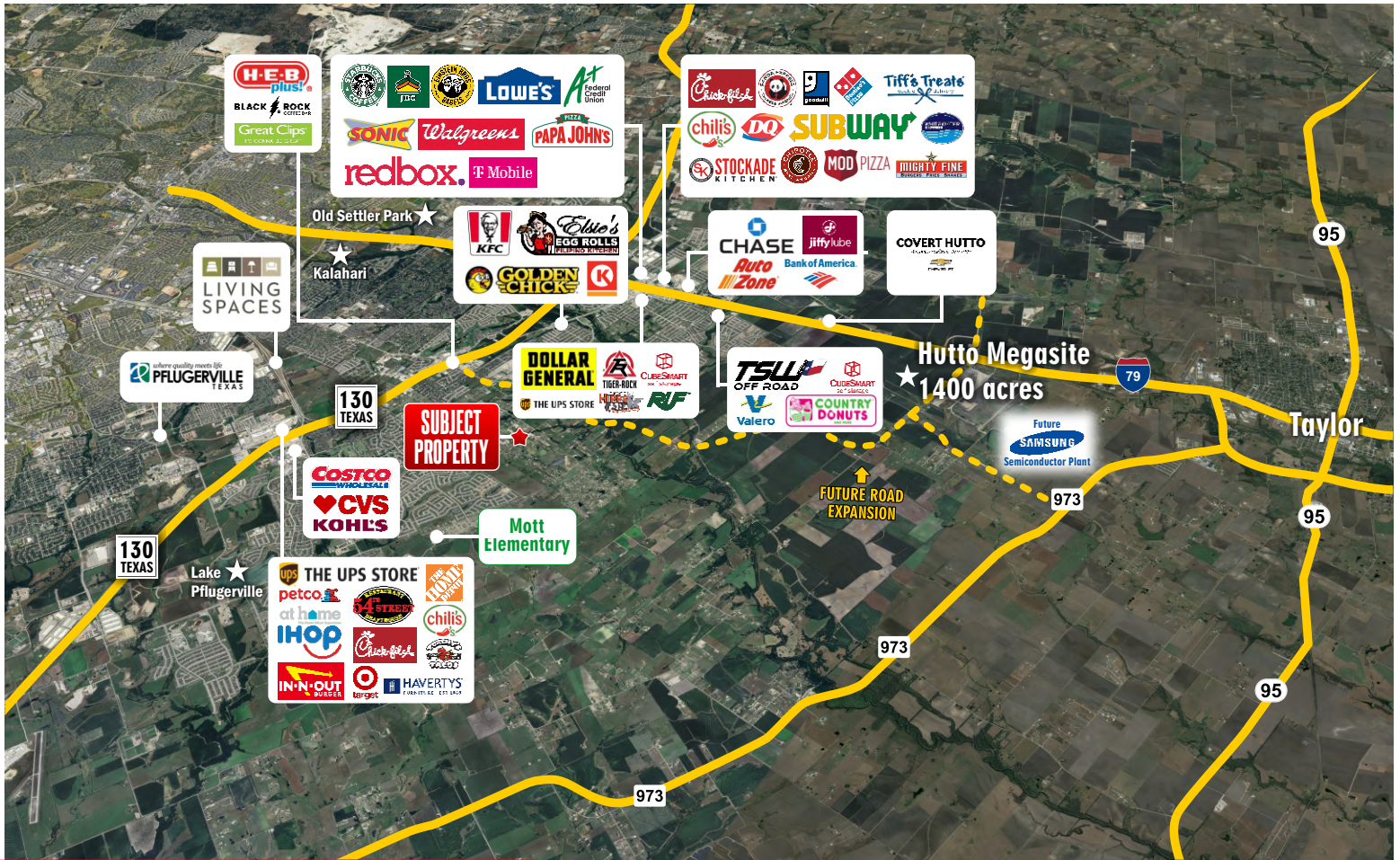
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PROPERTY HIGHLIGHTS:

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- **City:** Pflugerville
 - Outside of City limits
 - Within ETJ
- **Jurisdictions:** Williamson County
- **Emergency Services:** ESD No. 3
- **Zoning:** N/A
- **Water CCN:** Manville WSC
- **Sewer CCN:** City of Hutto
- **Power:** Oncor
- **Gas:** Atmos
- **Floodplain Map:** 48491C0675F
 - Outside of 100-yr Floodplain
- **Williamson County Parcel ID's:**
 - R329767
- **Total Parcel Area:** 11.581 Ac

WASTEWATER

- CCN:** City of Hutto
- No Wastewater lines located nearby
 - Septic System anticipated

EDWARDS AQUIFER

- Outside Edwards Aquifer Contributing, Recharge, and Transition Zones

WATER

CCN:
Manville WSC

EMERGENCY SERVICES

- Emergency Service District No. 3

FEMA FLOODPLAIN

- **Flood Map:** 48491C0675F
- Outside of 100-yr Floodplain

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07 Minutes to Costco

09 Minutes to Highway 45

09 Minutes to Stone Hill Shopping Center

13 Minutes, Amazon Distribution Center

14 Minutes to IDEA Charter School

16 Minutes to Samsung Semiconductor Plant

20 Minutes to Harmony Science Academy

27 Minutes to Tesla Gigafactory

28 Minutes to Austin-Bergstrom International Airport

29 Minutes to Austin Downtown

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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

| | | | |
|---|----------------|--------------------------|----------------------|
| <u>SpecTower Realty Group</u> | <u>9008892</u> | <u>sam@spectower.com</u> | <u>(512)285-7146</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Sam Sheikh</u> | <u>656784</u> | <u>sam@spectower.com</u> | <u>(512)285-7146</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Sam Sheikh</u> | <u>656784</u> | <u>sam@spectower.com</u> | <u>(512)285-7146</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| _____ | | _____ | _____ |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

SpecTower Realty Group, 2911 AW Grimes Blvd Unit #600 & 610 Pflugerville TX 78660
Sam Sheikh Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (512)285-7146 Fax: _____
www.lwolf.com

IABS 1-0 Date
Lease Application

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