

# 21101 FM 685

COMMERCIAL AND MULTIFAMILY OPPORTUNITY

PFLUGERVILLE, TX



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# SITE DETAILS

[DUE DILIGENCE LINK](#)



## ADDRESS

21101 FM 685, Pflugerville, TX 78660



## SIZE

±11.86 Acres



## LAT., LONG.

30.49656893064038, -97.58032867361023



## ZONING

2022-5-PUD

- Entitled for 474 MF Units & 17K SF of retail

\*Seller is open to a rezone



## PARCEL

0293520111



## UTILITIES

Manville Water: 16" water line along the frontage of FM 685

City of Pflugerville Wastewater: 8" line offsite just north of the tract



## TAX RATE

2.230%



## SCHOOLS

**Pflugerville ISD**

Dearing Elementary School

Kelly Lane Middle School

Hendrickson Highschool



## LEGAL

ABS 2753 SUR 9 CASNER J ACR 11.8580



## PRICE

Call for Pricing: (512) 575-5125

DMRE is an investor in this property



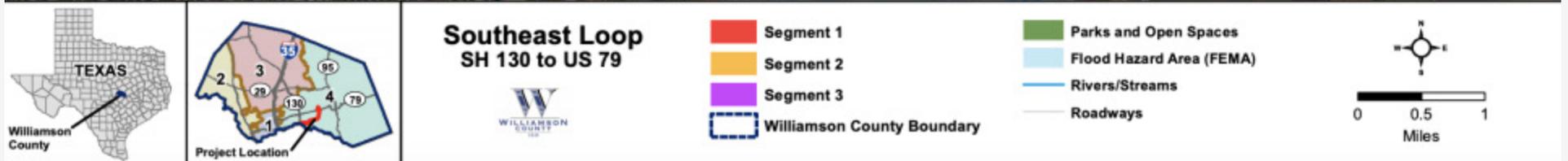
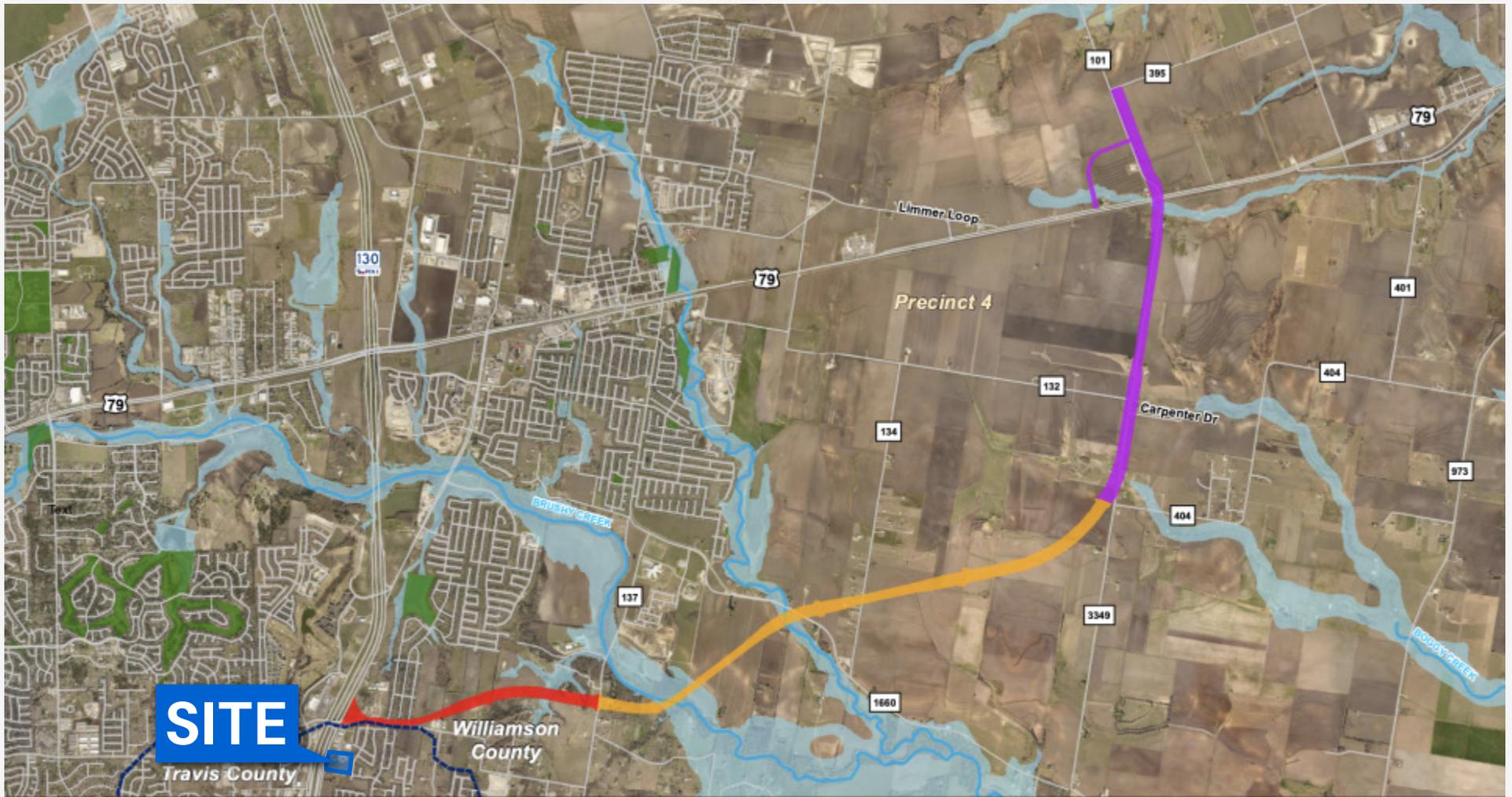


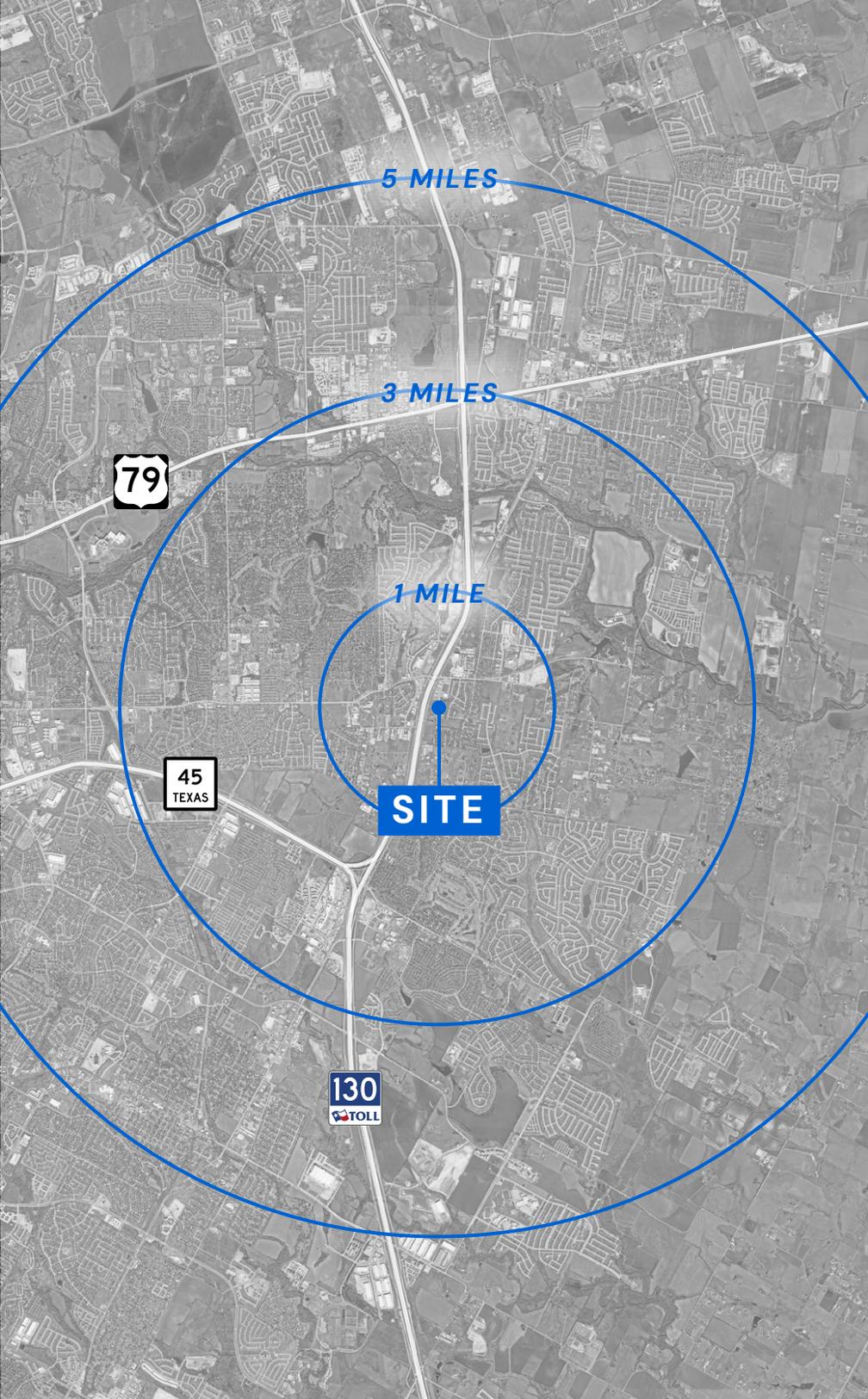
# AREA ACTIVITY





# FUTURE HUTTO SOUTHEAST LOOP





# 2025 TAX RATES

TRAVIS COUNTY	0.375845
PFLUGERVILLE ISD	1.106900
TRAVIS CENTRAL HEALTH	0.118023
CITY OF PFLUGERVILLE	0.535000
TRAVIS COUNTY ESD #2	0.092765
<b>TOTAL</b>	<b>2.230</b>

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	11,397	77,286	183,392
5 YEAR EST. POPULATION GROWTH	2.3%	3.2%	5.9%
AVERAGE HOUSEHOLD INCOME	\$150,302	\$173,006	\$160,214
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$440,732	\$468,790	\$439,298

# DISCOVER PFLUGERVILLE

- The site is located along TX-130 just South of the future Hutto Southeast Loop extension, which will connect TX-130 and US-79.
- Located less than 5 miles in either direction from the central business districts of Pflugerville, Hutto, and Round Rock.

## CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Direct access to TX-130 via FM 685
- 1.5 miles North of TX-45
- 3 miles South of US-79
- 6 miles East of Mopac
- 13 miles Northeast of US-183 & Loop 360 corridor

## CONVENIENT ACCESS ACROSS CENTRAL TEXAS

- Downtown Pflugerville: 8 minutes
- Downtown Hutto: 8 minutes
- Downtown Round Rock: 12 minutes
- Taylor: 16 minutes
- Georgetown: 20 minutes
- The Domain: 20 minutes
- Austin-Bergstrom Int. Airport: 22 minutes
- Downtown Austin: 24 minutes



# WHY CENTRAL TEXAS

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.



**67M+**  
ANNUAL VISITORS

**33.8**  
MEDIAN AGE

**1.3M+**  
POPULATION

**1.5%**  
JOB GROWTH RATE

**15.4%**  
MULTIFAMILY VACANCY RATE

**11.7%**  
INDUSTRIAL VACANCY RATE

**\$29.5B**  
VISITOR SPENDING

# INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for voluntary use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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PRINCIPAL

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LET'S  
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# TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH

