



## Outstanding Commercial Development Site

## Corner of Pfennig Ln. & Black Locust Dr.

### Highlights

- SF-MU Zoning (Single Family - Mixed Use)
- Future Land Use | Neighborhood Retail/Office/Commercial
- Minutes away from restaurants and retail sites
- Pflugerville ISD (K-12 schools) within 1 mile radius

### For Sale

- SqFt : 135,036
- Available Acres : 3.10
- Asking Price: Call Broker

Charlice Wehbe  
McAllister & Associates  
512.680.1915  
charlice@matexas.com

**McALLISTER**  
**& ASSOCIATES**  
REAL ESTATE SERVICES

# McAllister & Associates

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M  
& A

## DRIVE TIMES

MINUTES APPROX.

TX-130	7
TX 45	8
IH-35	15

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,773	21,552	56,682
Total Population	8,287	66,371	158,901
Average HH Income	\$83,302	\$78,342	\$76,474

PFLUGERVILLE | LAND | FOR SALE

Pfennig Ln. & Black Locust Dr. Pflugerville, TX 78660

2 of 7





Enter address here

Legend

- OV - 685 Commercial Park Overlay
- DD - Downtown District Overlay

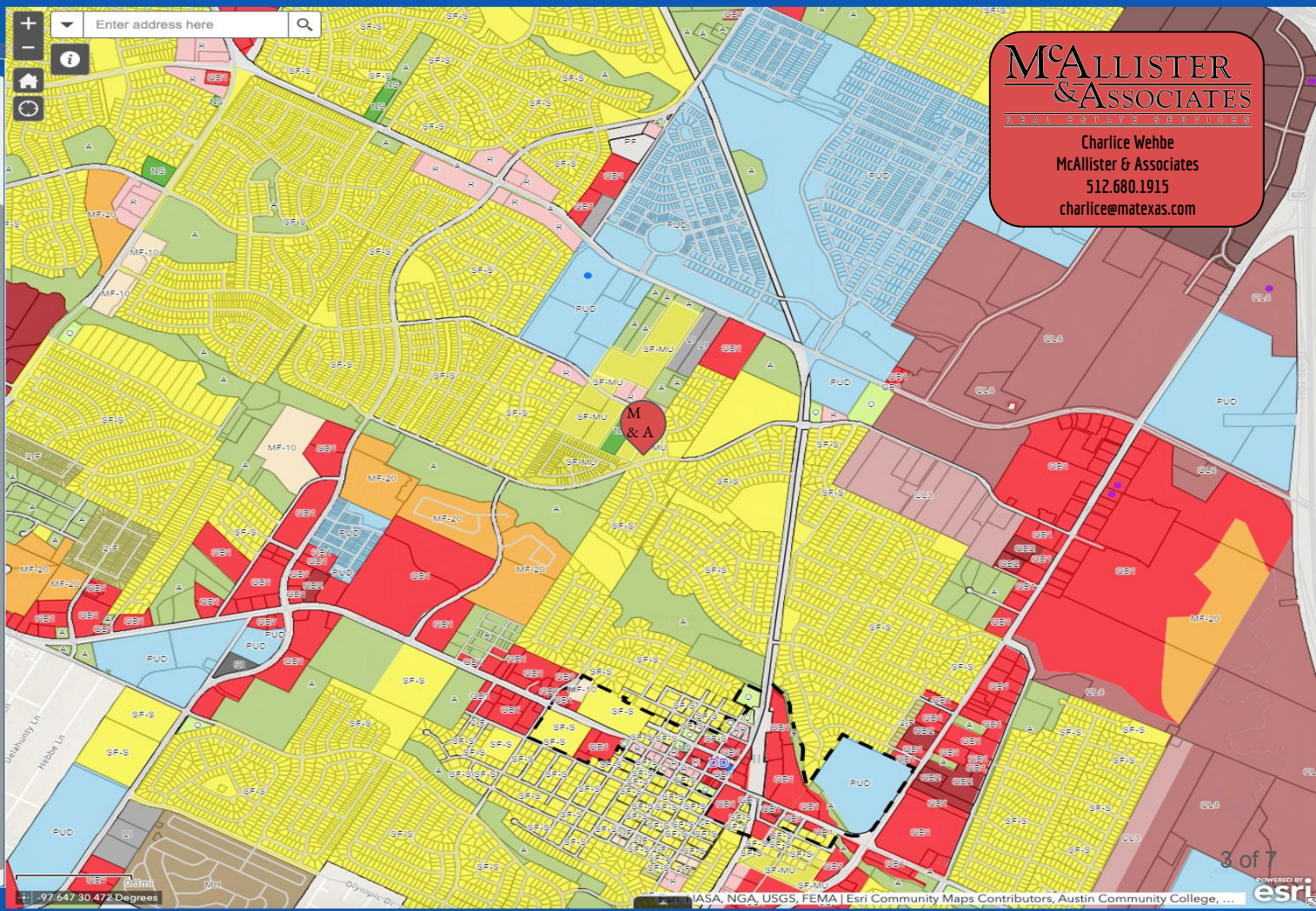
Zoning Districts

- A - Agriculture/Conservation District
- SF-E - Single Family Estate District
- SF-S - Single Family Suburban Residential District
- SF-R - Single Family Residential District
- SF-MU - Single Family Mixed Use Residential District
- 2-F - Two Family Residential District
- MF-10 - Multi-Family 10 Residential District
- MF-20 - Multi-Family 20 Residential District
- MH - Manufactured Housing District
- NS - Neighborhood Services District
- O - Office District
- R - Retail District
- GB1 - General Business 1
- GB2 - General Business 2
- CI - Campus Industrial District
- LI - Light Industrial District
- GI - General Industrial District
- PUD - Planned Unit Development
- CL3 - Suburban Level 3 District
- CL4 - Urban Level 4 District
- CL5 - Urban Center Level 5 District

Lots



Pflugerville City Limits



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## Future Land Use

### Land Uses

- Rural Residential/Agriculture
- Suburban Residential
- Traditional Neighborhood
- Mixed-Density Neighborhood
- Mixed-Use Neighborhood
- Neighborhood Retail/Office/Commercial

- Mixed-Use Commercial
- Innovation Centers
- Employment
- Industrial
- Institutional
- Parks and Open Space
- Utilities
- Downtown District

### Road Types

- Freeway
- Arterial, Existing
- Future Arterials
- Special, Existing
- Future Special
- Collector, Existing
- Future Collectors

- Lake Pflugerville
- City Limits
- ETJ
- County Line

Subject  
Tract

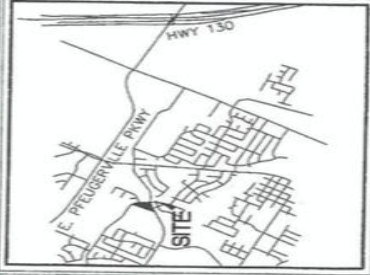
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## NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON DEED RECORDED IN DOCUMENT # 2004190167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
3. "THIS DOCUMENT WAS PREPARED UNDER 22A.C.A. § 21. DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



## LOCATION MAP

NOT TO SCALE  
GILLELAND CREEK  
WATER SHED #48  
CITY GRID Q38  
MAPSCO 438J&N

## LEGEND:

DR DEED RECORDS OF TRAVIS COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

4.642 ACRES  
KOREAN UNITED METHODIST  
CHURCH OF AUSTIN  
(DOC. # 2002213975 OPR)



## GRAPHIC SCALE



1 inch = 100'



CURRENT ZONING:  
SINGLE-FAMILY  
SUBURBAN  
RESIDENTIAL

3.10 ACRES  
135,038 sq. ft. MORE OR LESS

3.10 ACRES  
JOHN B BROCK III  
(DOC. # 2004190167 OPR)  
PROP ID# 529138  
REF ID# 02763801060000

CURRENT ZONING:  
NEIGHBORHOOD  
SERVICES

BLACK LOCUST DRIVE  
70' RIGHT-OF-WAY

S04°19'33"E 322.24

E. BEBEE SURVEY  
ABSTRACT NO. 5

Curve Data:  
R=25.00'  
Δ=66°16'57"  
L=37.65'  
CB=S38°51'22"W  
CH=34.19'

Curve Data:  
R=915.00'  
Δ=17°05'23"  
L=272.92'  
CB=S73°28'59"W  
CH=271.91'

REMAINING PORTION OF  
A 100 ACRE TRACT  
CARL J KUENPEL  
(VOL. 1419, PGS.  
147-150 DR)

PEWING LANE  
70' RIGHT-OF-WAY  
S64°08'08"W 193.92  
S27°48'23"E 67.74

EXHIBIT FOR  
ZONING

A 3.10 ACRE, OR 135,038 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A THAT 3.10 ACRE TRACT CONVEYED TO JOHN B. BROCK III IN DEED RECORDED IN DOCUMENT NUMBER 2004190167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE E. BEBEE SURVEY, ABSTRACT NO. 5, OF THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

**PAPE-DAWSON**  
**ENGINEERS**

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State Board of Professional Engineers, Architects, Surveyors and Geological Engineers  
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SHEET 1 OF 1  
JOB No.: 50759-00

AUGUST 3, 2012

# OFFERING SUMMARY

**McALLISTER  
& ASSOCIATES**  
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Charlice Wehbe  
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Address	Pfennig Ln. & Black Locust Dr. Pflugerville, TX 78660
County	Travis
Jurisdiction	City of Pflugerville
Zoning	SF - MU Zoning (Single Family - Mixed Use)
Size	3.10 Acres
Floodplain	None
Sewer	City of Pflugerville
Water	City of Pflugerville



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**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.

2-10-2025



#### 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. **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.**

**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:
  - 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 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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charlice Wehbe	828767	charlice@matexas.com	512-680-1915
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](http://www.trec.texas.gov)

IABS 1-1