

4.41 ACRES TOLL 45

5054 Toll 45, Pflugerville, TX 78660

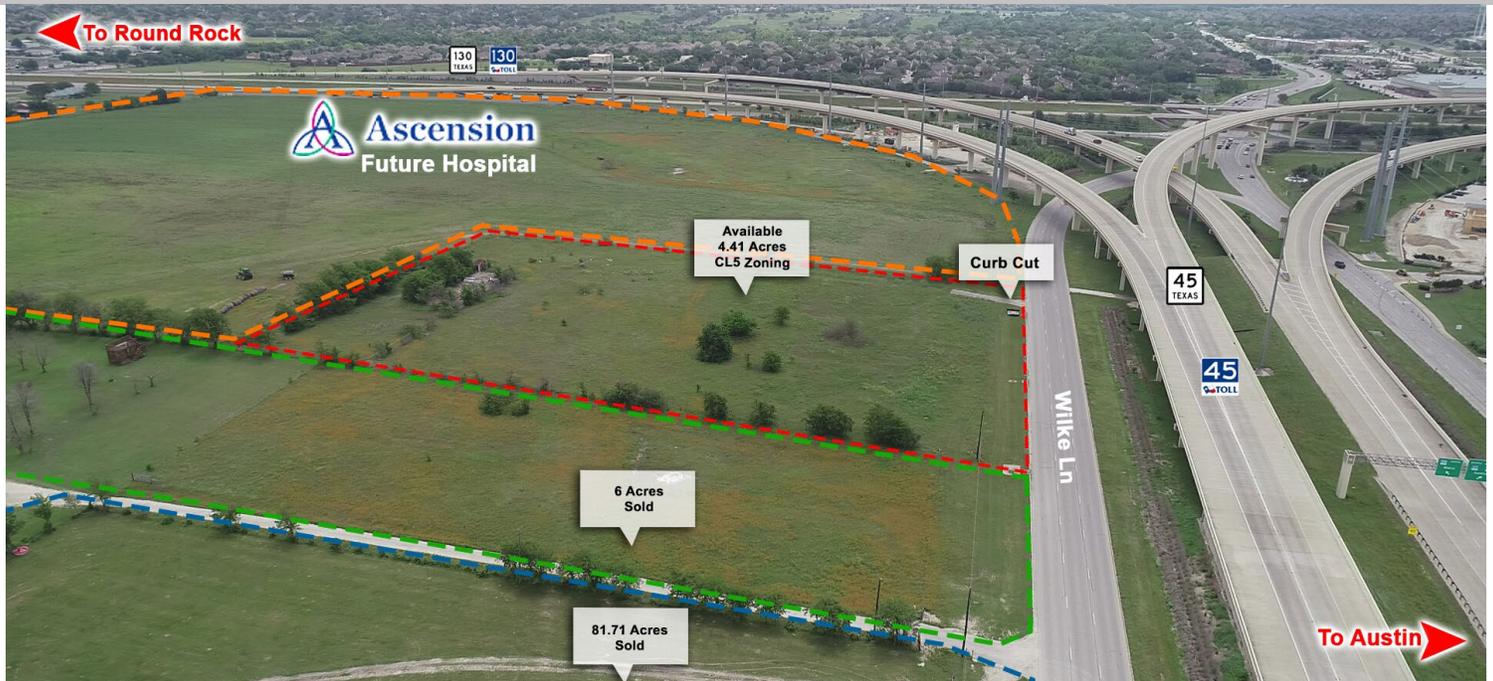
SALE
Call for Pricing

DISCRPTION: NWC of SH 45 and SH 130

LAND AREA: 4.41 Acres

TRAFFIC COUNT:

Toll 45: 15,000 VHPD
Toll 130: 30,000 VHPD



AREA RETAILERS



PROPERTY DESCRIPTION

This property is located in the NW Corner of SH 45 and SH 130 adjacent to a 51 - acre tract purchased by Ascension-Seton Hospital Network. The 4.4 acres. Provides key frontage access to the Ascension - tract.

OPPORTUNITIES

Investment - Buy and increase value with entitlement
Development – Spec, Build - to – Suit, or sell retail pad sites
End User – Buy at today's lower price and build in 12 – 18 months

PROPERTY HIGHLIGHTS

- Part of the the planned Business Corridor for City of Pflugerville
- Allows for high density commercial, residential, mixed use
- Current zoning allows for an urban live/work/play/eat environment
- Adjacent to a 51 - acre Seton Hospital tract to the east
- Less than 5 miles from new Amazon distribution center
- 7 miles to the new Kalahari Water Park/ Dell Diamond
- Permitted uses include
- Live Work Units
- Skilled Nursing/AL,MC,CC
- Bar/Tavern, Brew, Pubs
- Medical Office, Clinics, Lab

RICHARD GARY

Associate

O: 512.901.9805

C: 512.415.9367

richgary@kwcommercial.com

7801 N Capital of Texas Hwy,

Austin, TX 78731

(512) 901-9800



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PROPERTY OVERVIEW



PROPERTY OVERVIEW

Property Type:	Land
Zoning:	CL5 High Density
Projected Uses:	Medical, Office, Retail
Land Area:	4.41 acres
Utilities:	Pflugerville

DEMOGRAPHIC SUMMARY (2020)

	1 MILE	3 MILES	5 MILES
POPULATION	8,864	93,267	194,39
HOUSEHOLDS	2,620	29,555	64,915
MEDIAN HOUSEHOLD INCOME	\$111,201	\$107,616	\$91,538
MEDIAN DISPOSABLE INCOME	\$89,702	\$86,233	\$74,862

Water and Wastewater: The SH 45 Water and Wastewater line extension project consists of two gravity wastewater lines (2,800 LF of 15-inch and 700 LF of 24-inch) and one water line (670 LF of 16-inch) crossing under SH-45 to serve approximately 476 acres of undeveloped properties northwest of the SH-45 and SH-130 interchange. Construction is underway, anticipated to be complete in February 2022.

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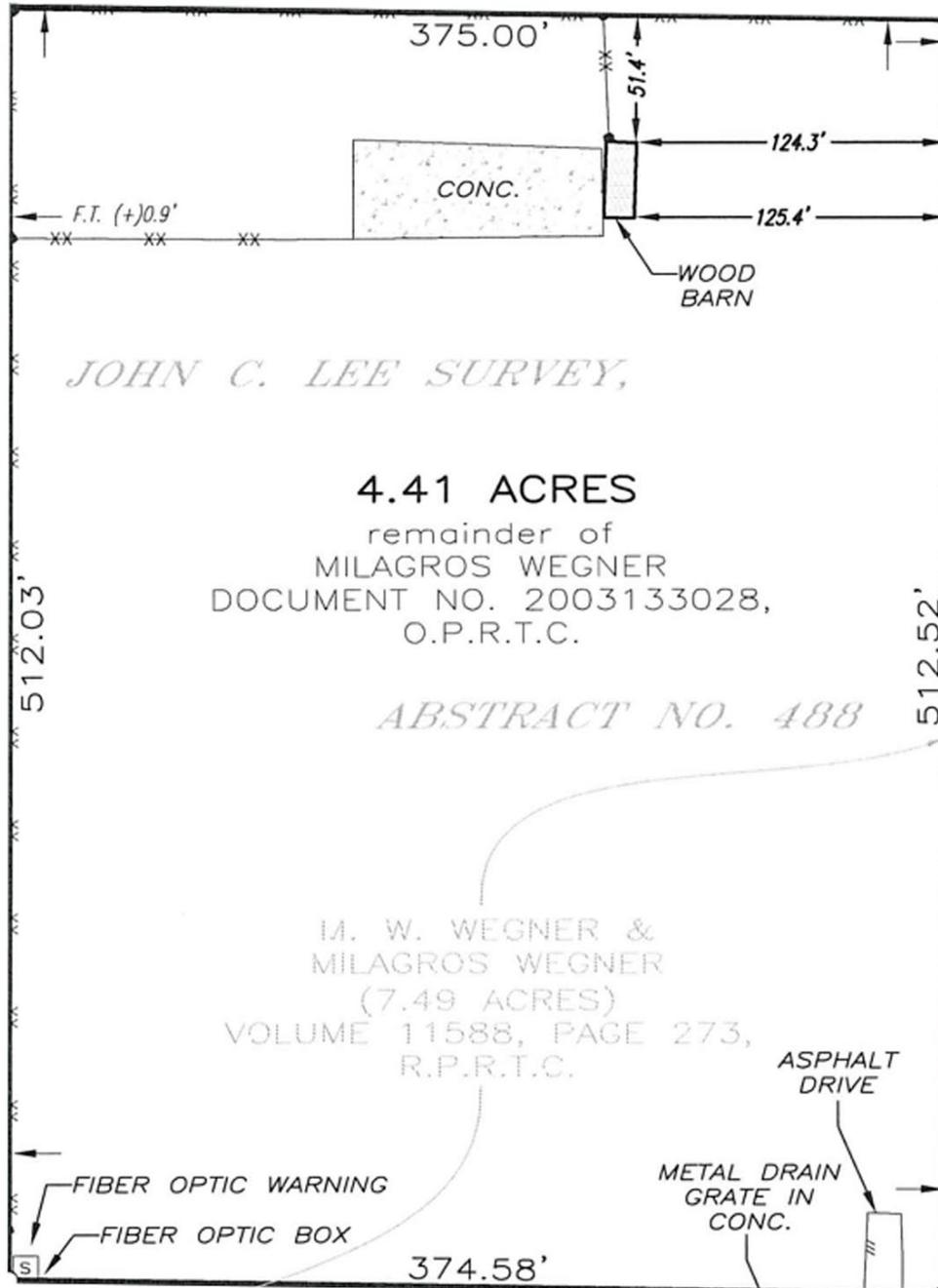
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SURVEY



RICHARD GARY

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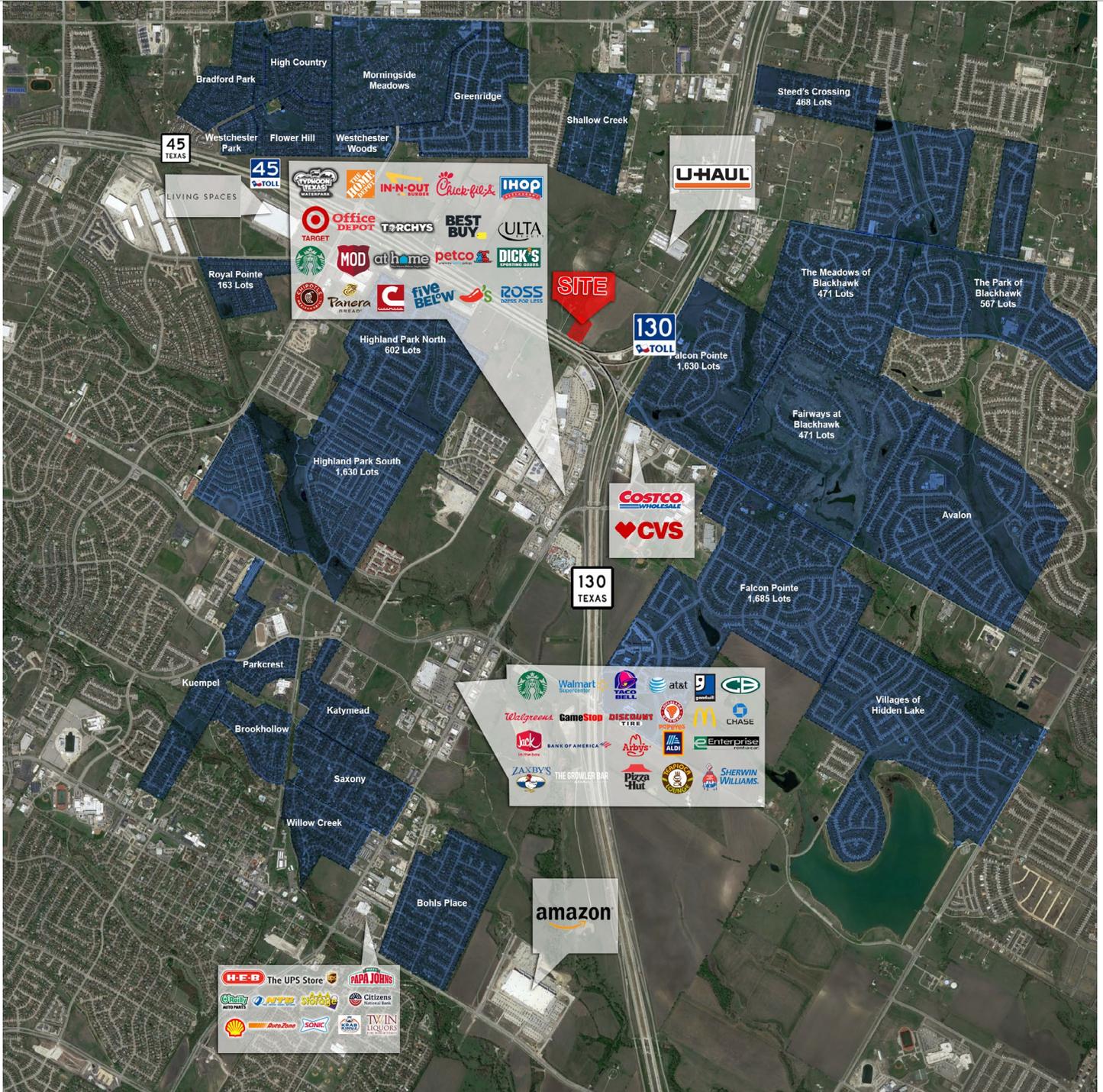
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AERIAL



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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.

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:
 - 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.

KELLER WILLIAMS REALTY	0492214	alicecaron@kw.com	512-637-8311
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JEAN GRUBB	0321636	jdgrubb@kw.com	512-448-4111
Designated Broker of Firm	License No.	Email	Phone
ALICE CARON	0336633	alicecaron@kw.com	512-637-8311
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date