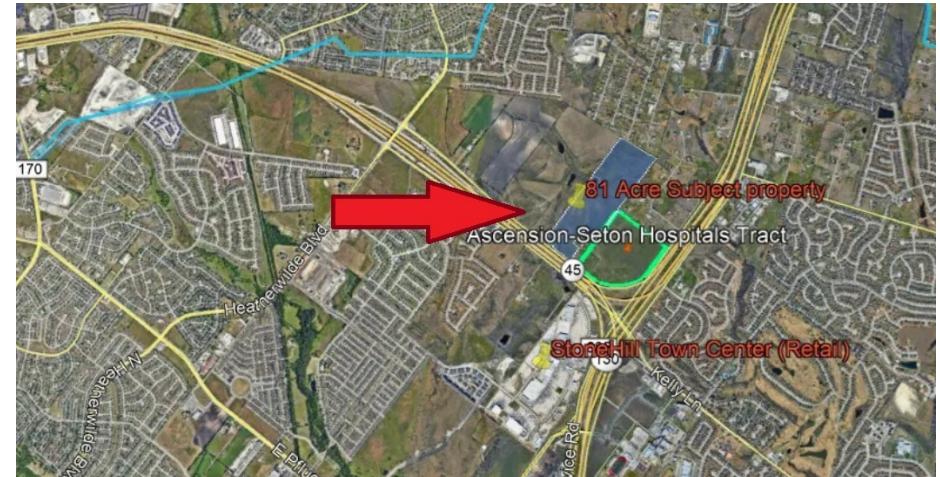


## LAND FOR SALE

# CHISHOLM STATION

Toll 45 And Toll 130, Pflugerville, TX 78660



### PROPERTY DESCRIPTION

Chisholm Station promises to be Pflugerville's top mixed-use development. Some of the initial plans are outlined on the Chisholmstation.com website. A close examination of this site suggests it is an infill site! Rooftops abound within a 5-mile radius. This corridor was delayed in its development until 2023 due to the absence of utilities. Now that water and wastewater are at the doorstep, multiple developments are planned along the north side of Toll 45.

The northern edge of the City of Pflugerville has the highest per-capita patent rate in the Austin metro. Home to many engineers who work at nearby Dell Technologies, Samsung, and Tesla, Pflugerville is rapidly becoming more than a sleepy little bedroom community.

Located along the Toll 130 and 45 corridor, the site provides easy access for nearly

### OFFERING SUMMARY

Sale Price:	Subject to offer
Lot Size:	81 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	461	2,265	6,220
Total Population	1,161	5,926	18,353
Average HH Income	\$99,084	\$107,704	\$112,240

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
 Commercial Director  
 O: 512.901.9805  
 C: 512.415.9367  
 RichGary@KWCommercial.com  
 TX #0675838

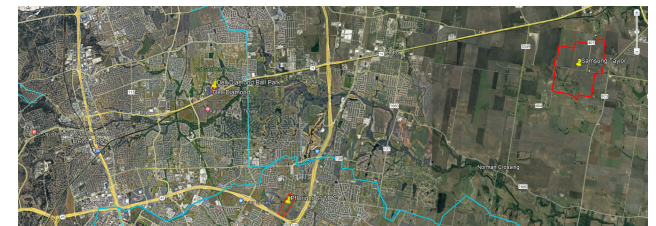
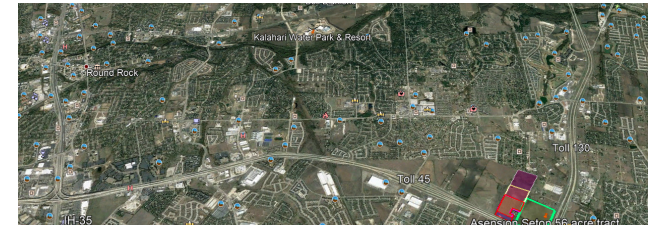
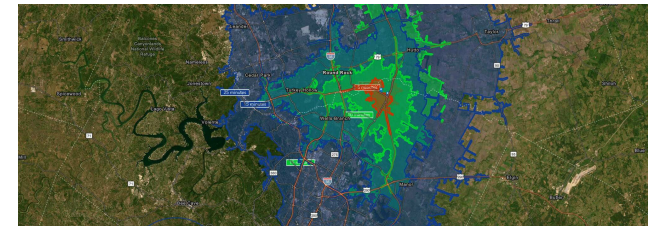
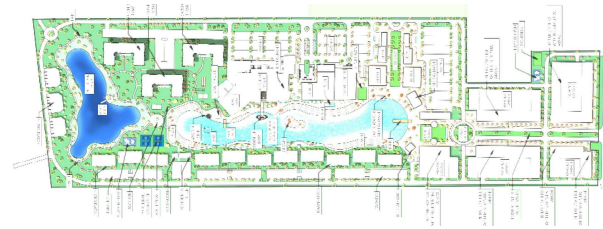
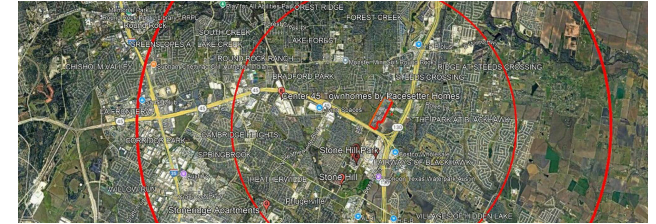
**KW COMMERCIAL**  
 7801 N. Capital of TX. Hwy.  
 Ste. 390  
 Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

# CHISHOLM STATION

Toll 45 And Toll 130, Pflugerville, TX 78660



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
Commercial Director  
O: 512.901.9805  
C: 512.415.9367  
RichGary@KWCommercial.com  
TX #0675838

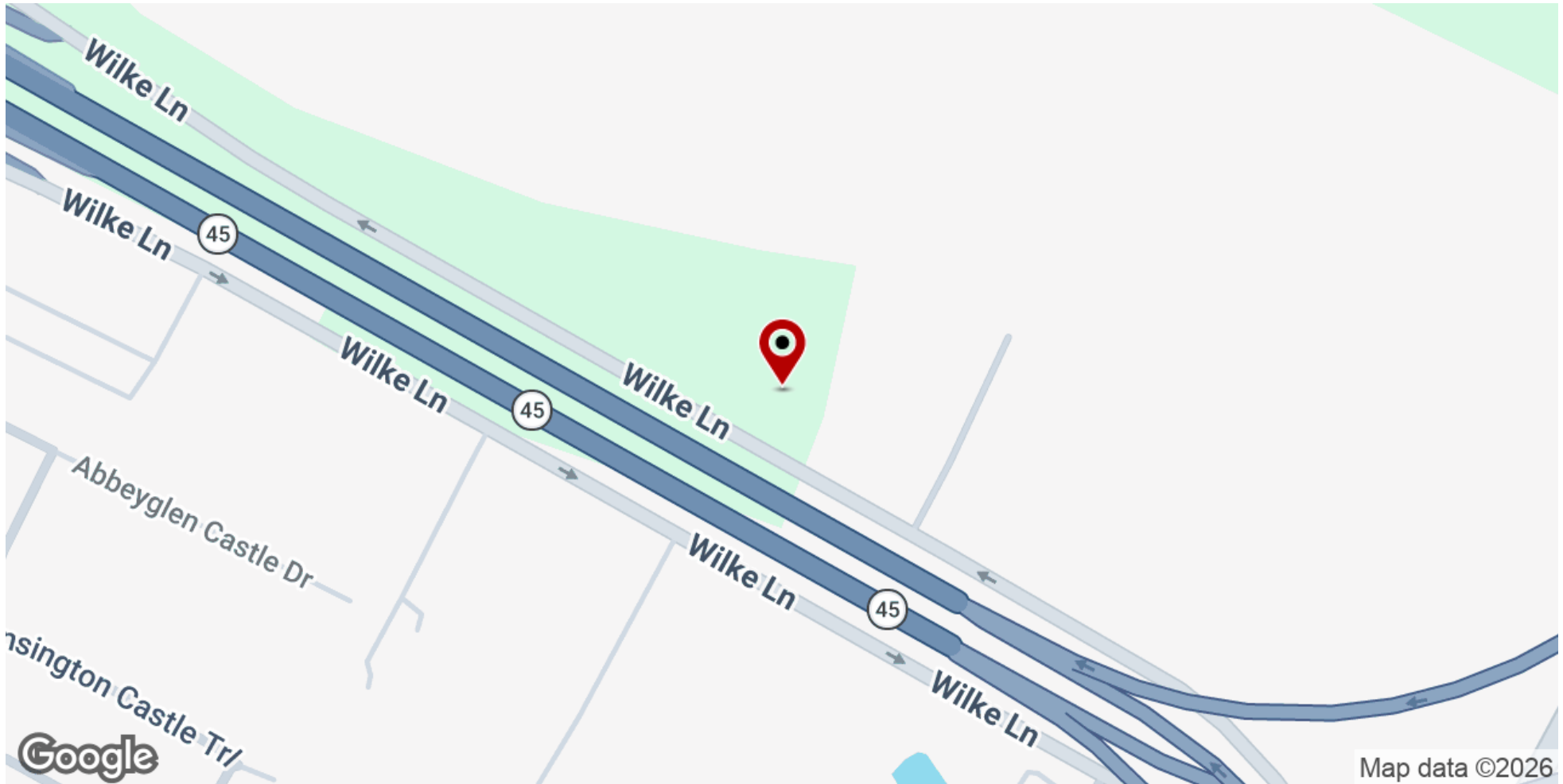
**KW COMMERCIAL**  
7801 N. Capital of TX. Hwy.  
Ste. 390  
Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**LAND FOR SALE**

# CHISHOLM STATION

Toll 45 And Toll 130, Pflugerville, TX 78660



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
Commercial Director  
O: 512.901.9805  
C: 512.415.9367  
RichGary@KWCommercial.com  
TX #0675838

**KW COMMERCIAL**  
7801 N. Capital of TX. Hwy.  
Ste. 390  
Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## LAND FOR SALE

# CHISHOLM STATION

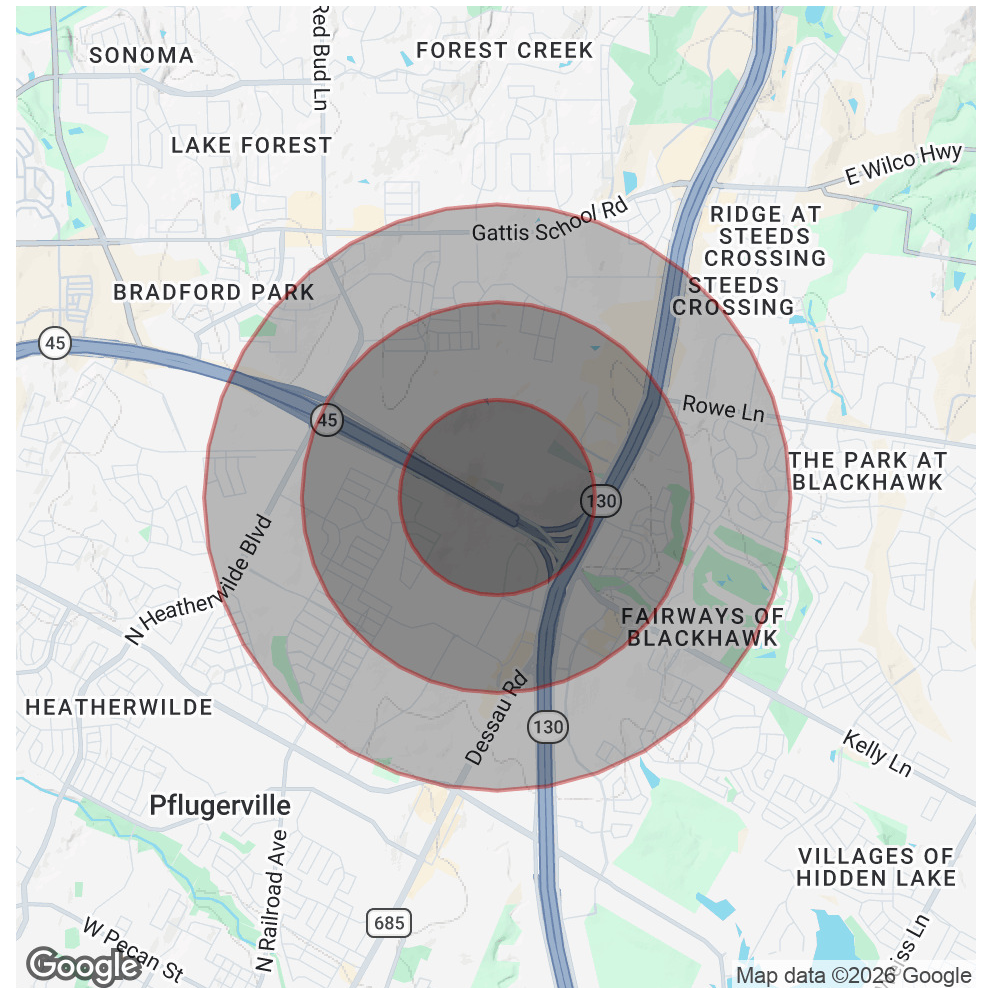
Toll 45 And Toll 130, Pflugerville, TX 78660



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,161	5,926	18,353
Average Age	34.9	34.0	35.4
Average Age (Male)	33.1	33.0	33.8
Average Age (Female)	35.5	37.6	36.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	461	2,265	6,220
# of Persons per HH	2.5	2.6	3.0
Average HH Income	\$99,084	\$107,704	\$112,240
Average House Value	\$255,191	\$265,632	\$262,111

2020 American Community Survey (ACS)



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RICHARD GARY**  
 Commercial Director  
 O: 512.901.9805  
 C: 512.415.9367  
 RichGary@KWCommercial.com  
 TX #0675838

**KW COMMERCIAL**  
 7801 N. Capital of TX. Hwy.  
 Ste. 390  
 Austin, TX 78731

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)