

COMMERCIAL LAND & OFFICE FOR SALE

PRIME COMMERCIAL PROPERTY AVAILABLE – 20501 FM 685, PFLUGERVILLE

20501 FARM TO MARKET 685, PFLUGERVILLE, TX 78660



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

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.

TABLE OF CONTENTS

20501 FARM TO MARKET 685



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

Property Summary	3
Aerial View	4
Exterior	5
Interior	6
Location Maps	7
Demographics	8
Business Map	9
Disclaimer	10

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PROPERTY SUMMARY

20501 FARM TO MARKET 685



Property Summary

Lot Size:	5.03 AC
Building SF:	2,481 SF
Zoning:	GB2

Property Overview

Located at 20501 Farm to Market 685 in Pflugerville, Texas, this vast 5.03-acre parcel is already zoned for General Business 2 use. Complemented by a newly renovated 2,481 square foot office building and a detached two-bay garage or storage structure, it offers an optimal environment for a variety of commercial and industrial activities. Positioned adjacent to FM 685 and visible from the 130 toll road, it provides easy access to major thoroughfares like US 183 and SH-45, establishing it as a strategic center for businesses serving the surrounding communities.

Permitted Uses: GB2 zoning allows for a range of commercial activities, including wholesale businesses, contractor shops, mini-storage facilities, major automotive repair, and similar more intense commercial uses.

Location Overview

The surrounding area already hosts numerous established commercial and industrial parks, amplifying the property's potential for growth and development. Furthermore, its proximity to Tesla and Samsung presents significant opportunities for businesses seeking to capitalize on the rapidly expanding local economies. This property's location offers a prime advantage for businesses looking to harness the thriving commercial and industrial activity in the community.

AERIAL VIEW

20501 FARM TO MARKET 685



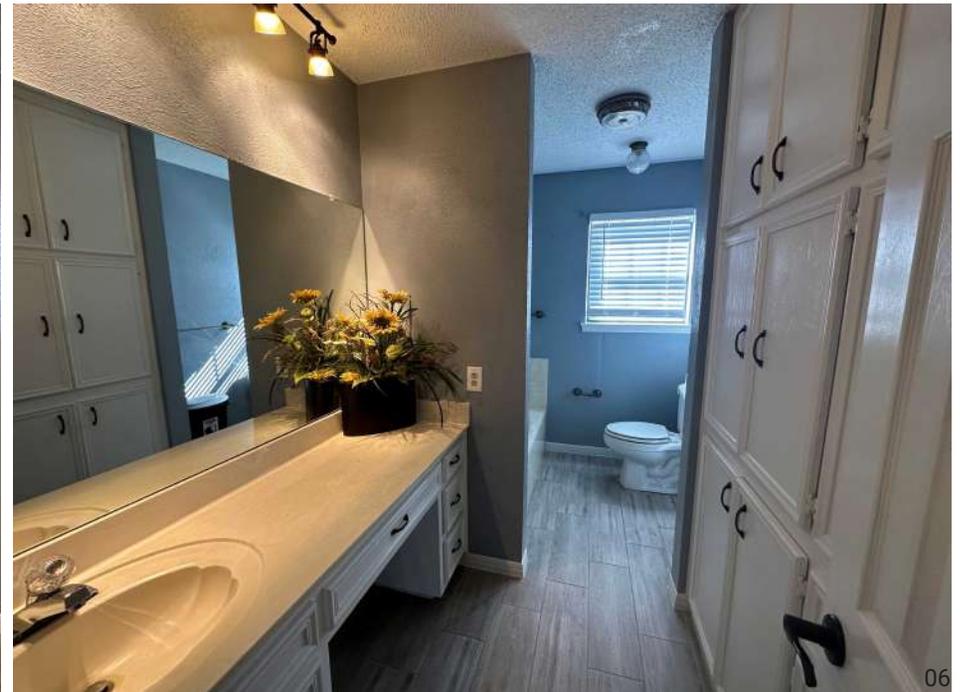
EXTERIOR

20501 FARM TO MARKET 685



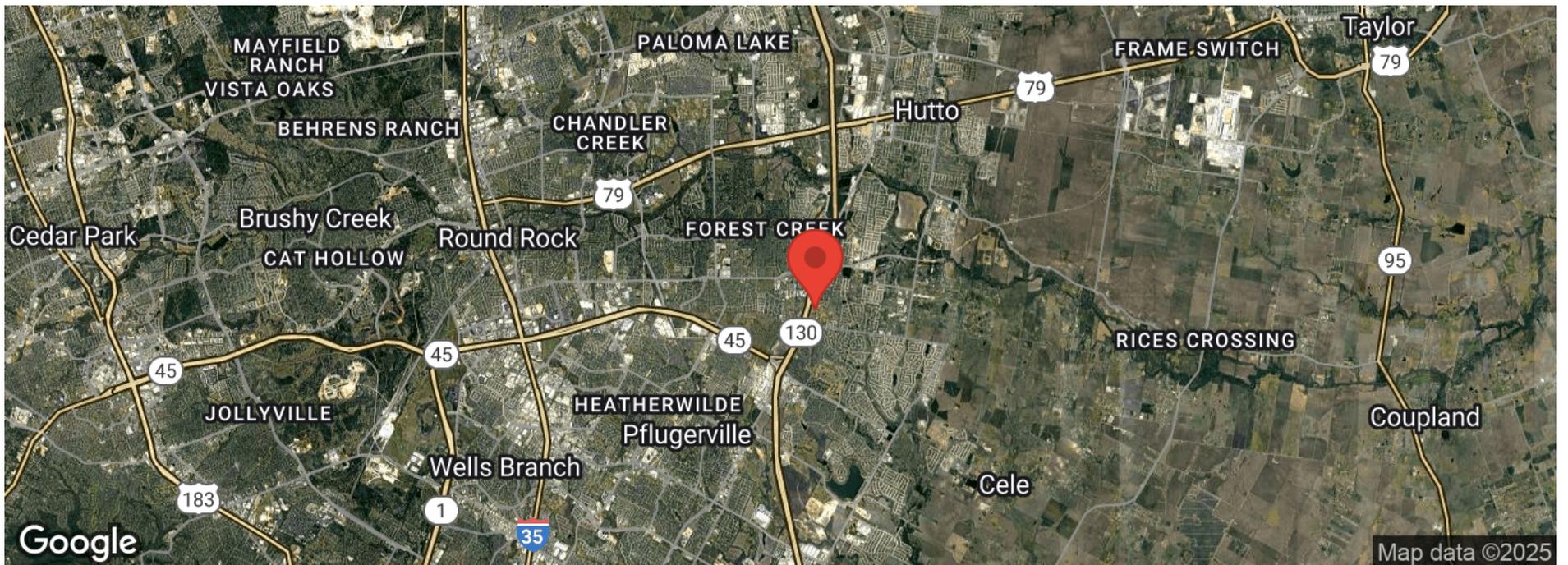
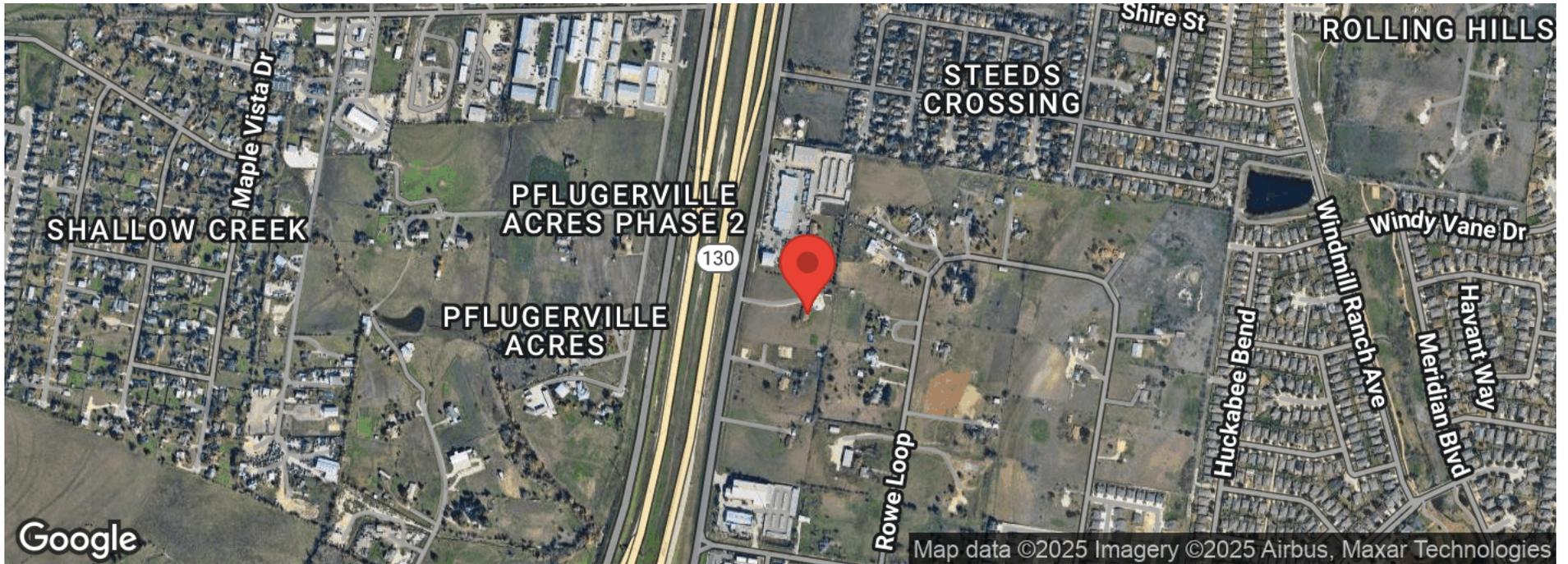
INTERIOR

20501 FARM TO MARKET 685



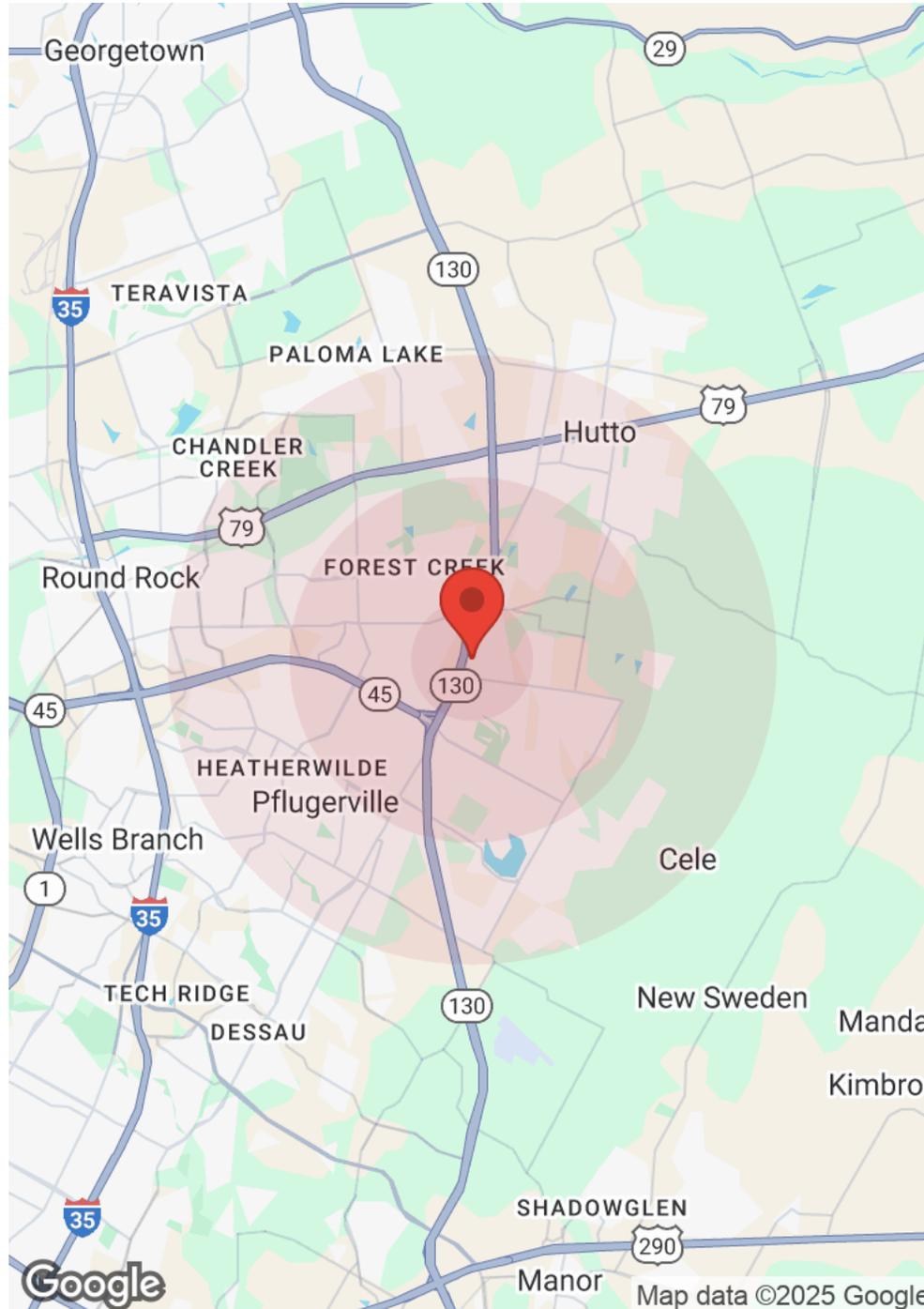
LOCATION MAPS

20501 FARM TO MARKET 685



DEMOGRAPHICS

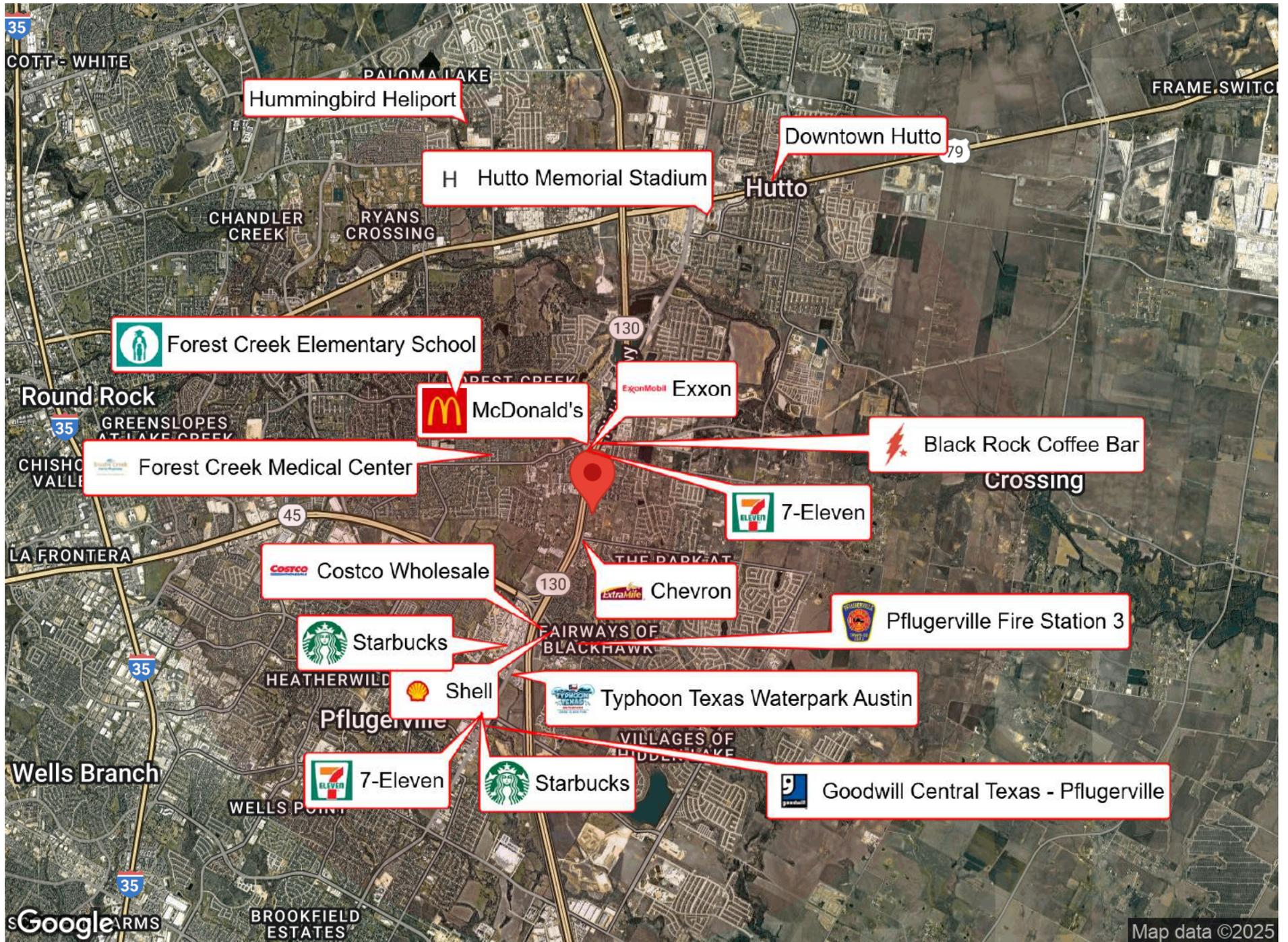
20501 FARM TO MARKET 685



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,413	36,679	91,601
	Female	4,499	38,102	95,247
	Total Population	8,912	74,782	186,848
Age	Ages 0-14	1,843	15,389	37,265
	Ages 15-24	1,025	8,887	22,433
	Ages 25-54	4,301	36,228	90,316
	Ages 55-64	885	7,251	18,435
	Ages 65+	857	7,026	18,398
Income	Median	\$137,901	\$136,729	\$124,249
	< \$15,000	62	445	1,782
	\$15,000-\$24,999	30	248	1,114
	\$25,000-\$34,999	28	440	1,459
	\$35,000-\$49,999	202	1,291	4,167
	\$50,000-\$74,999	286	2,822	7,721
	\$75,000-\$99,999	272	2,882	8,621
	\$100,000-\$149,999	807	6,571	17,143
	\$150,000-\$199,999	701	4,933	11,318
> \$200,000	562	6,288	13,540	
Housing	Total Units	3,428	29,113	74,582
	Occupied	2,949	25,921	66,865
	Owner Occupied	2,439	19,458	46,572
	Renter Occupied	510	6,463	20,293
	Vacant	478	3,191	7,716

BUSINESS MAP

20501 FARM TO MARKET 685



DISCLAIMER

20501 FARM TO MARKET 685



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.