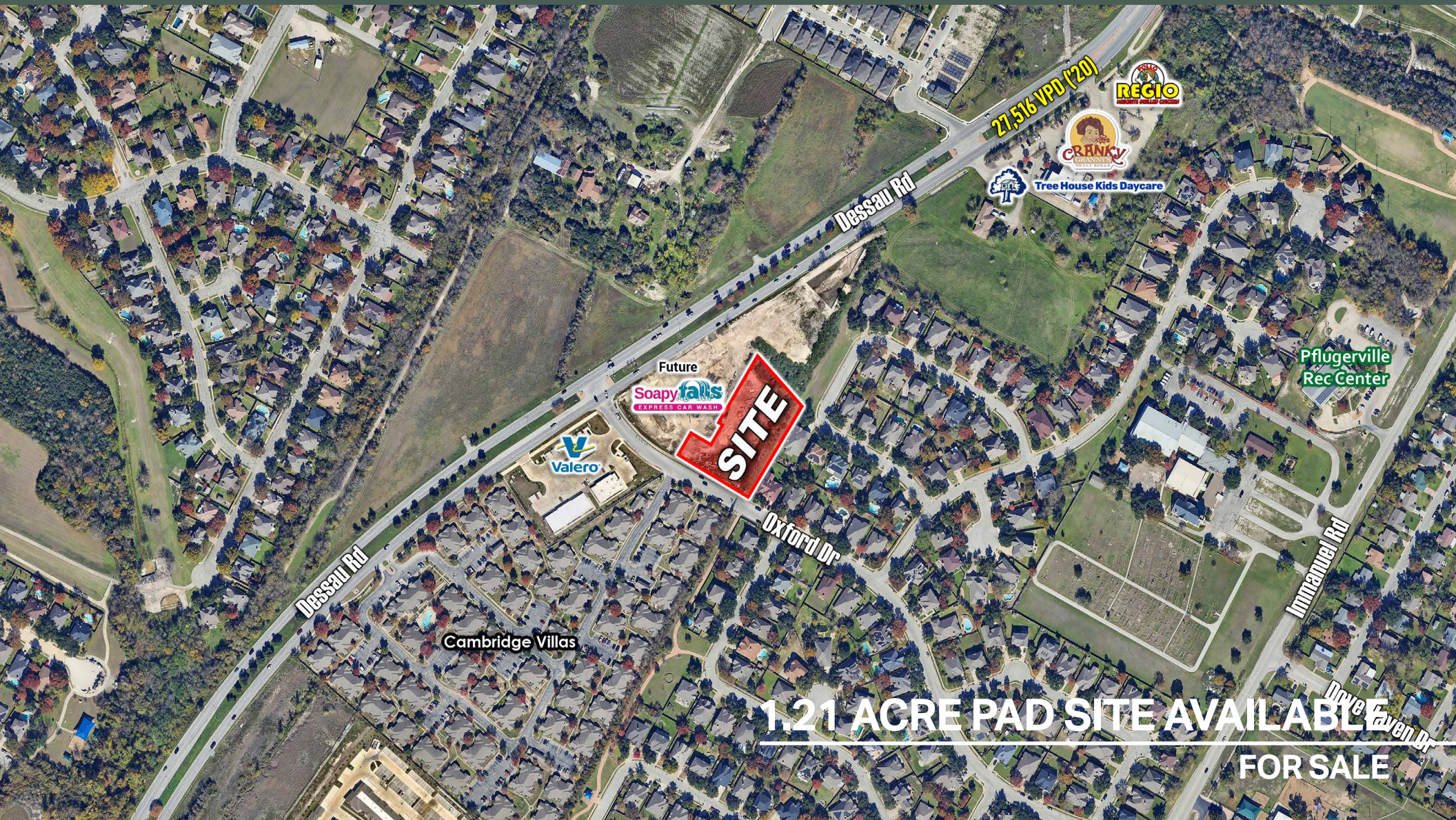


PAD SITE AVAILABLE

600 Oxford Drive, Pflugerville, TX 78660



1.21 ACRE PAD SITE AVAILABLE
FOR SALE

Russ Howard
512.575.3577
rhoward@caswellcommercial.com

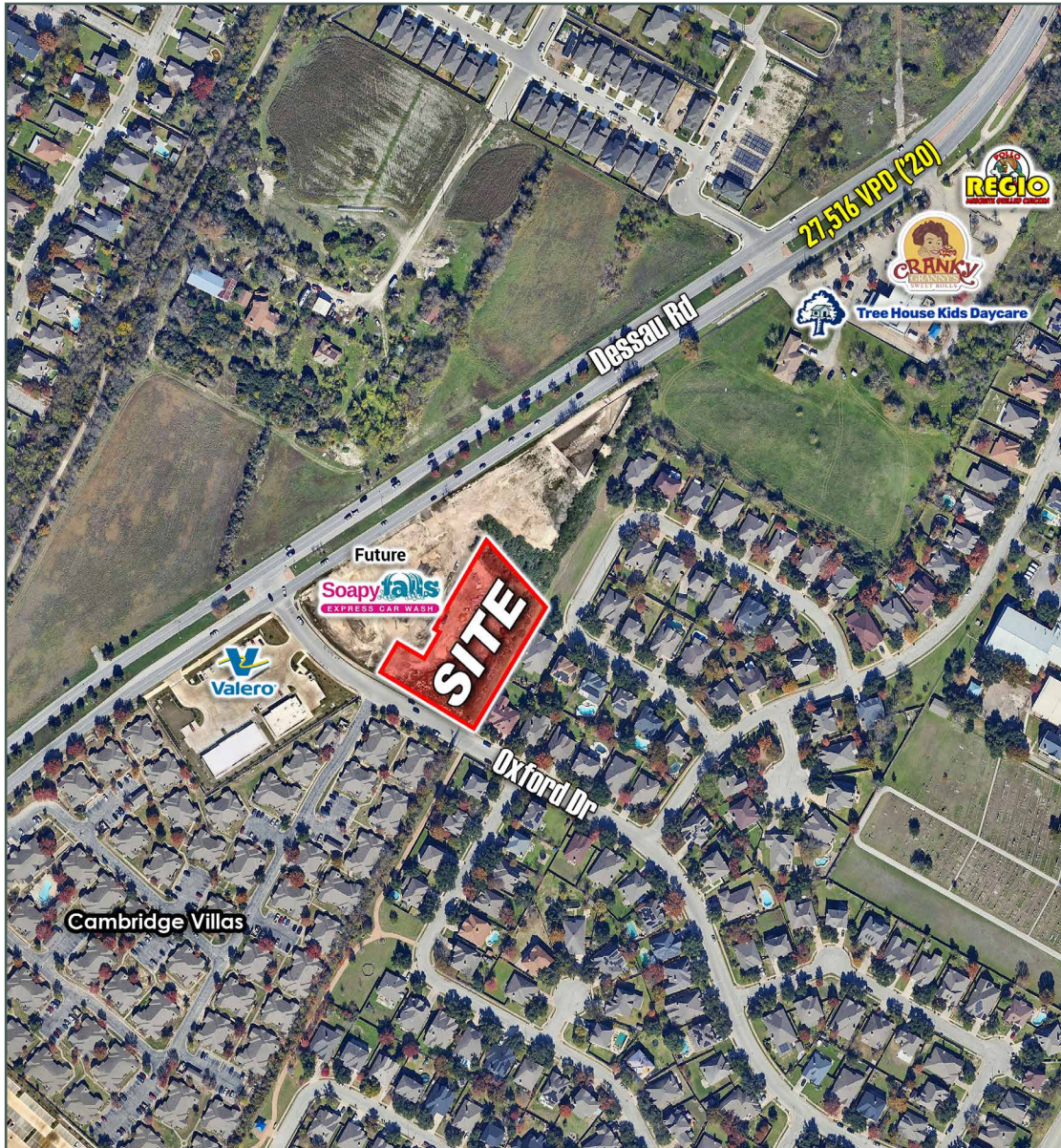
Matt Epple
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PAD SITE AVAILABLE

PROPERTY HIGHLIGHTS

600 Oxford Drive, Pflugerville, Texas 78660



LOCATION

600 Oxford Drive
SEQ of Dessau Rd & Oxford Dr



PROPERTY

- » 1.21 Acres
- » Zoning - GB1
- » Call for Pricing



PROPERTY HIGHLIGHTS

- » Near HEB & Amazon Warehouse
- » Utilities at site
- » Shared detention is off-site



TRAFFIC COUNTS (TXDOT)

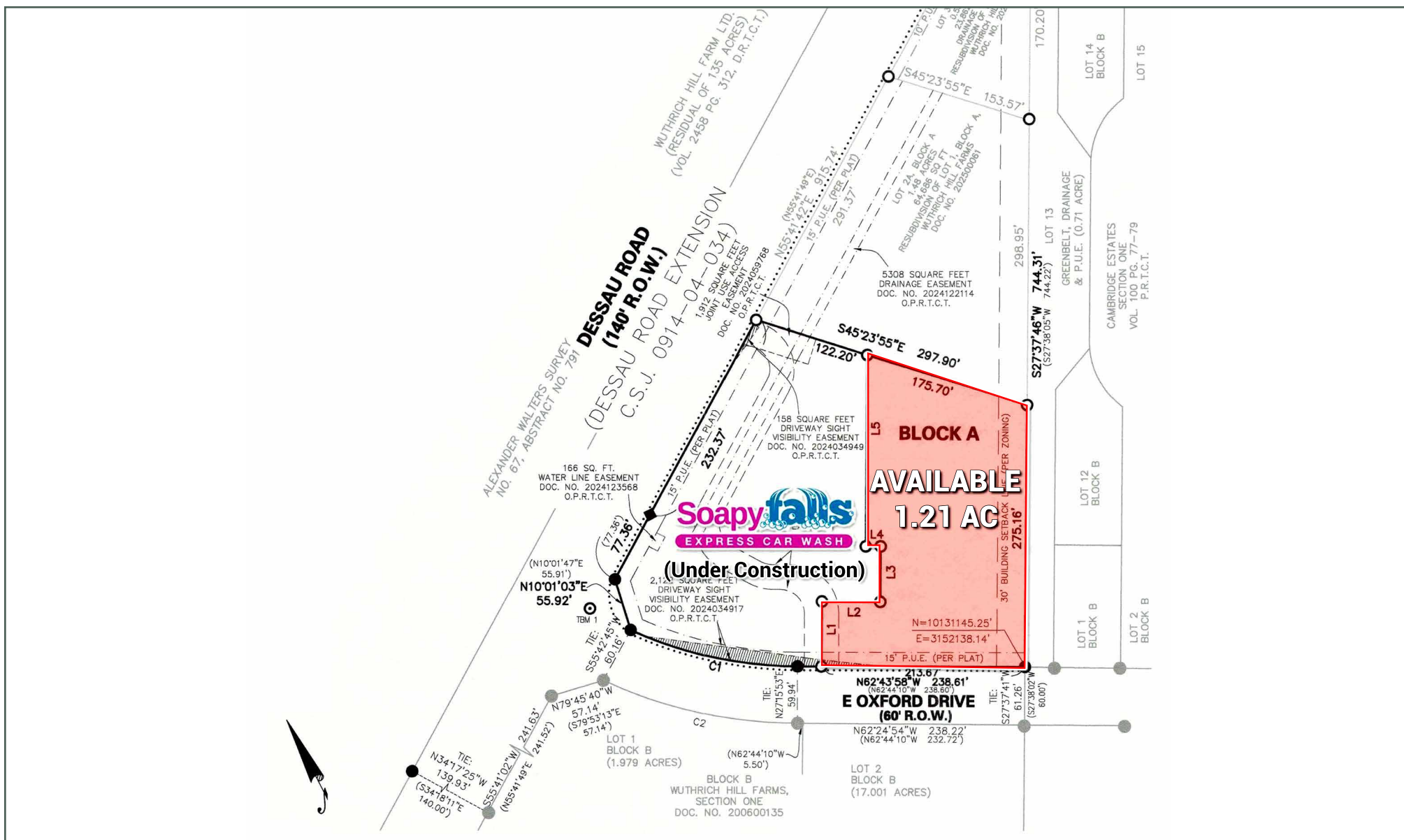
Dessau Rd: 27,516 VPD ('20)



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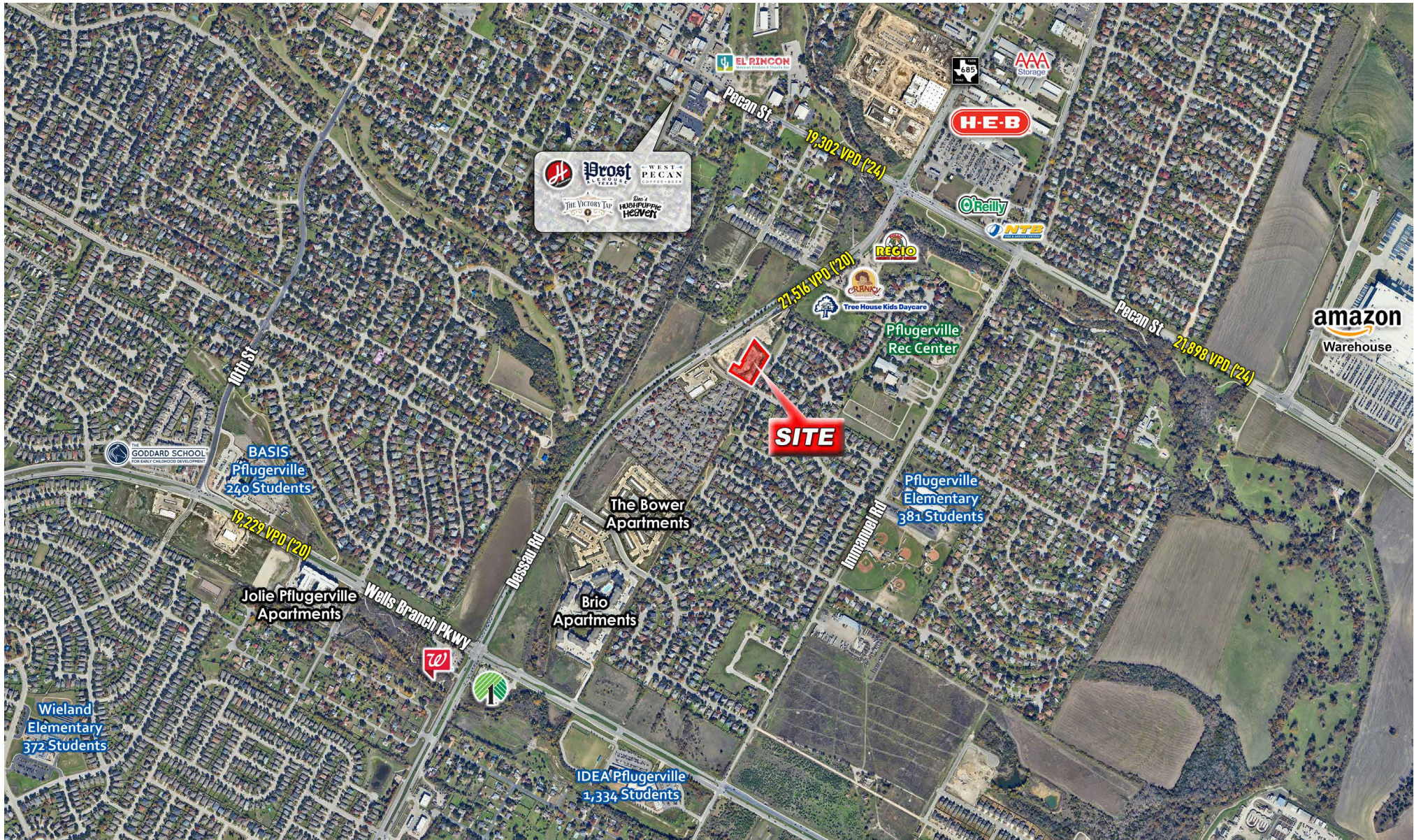
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PAD SITE AVAILABLE

SITE AERIAL

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PAD SITE AVAILABLE

MARKET AERIAL

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PAD SITE AVAILABLE

DEMOGRAPHIC SNAPSHOT

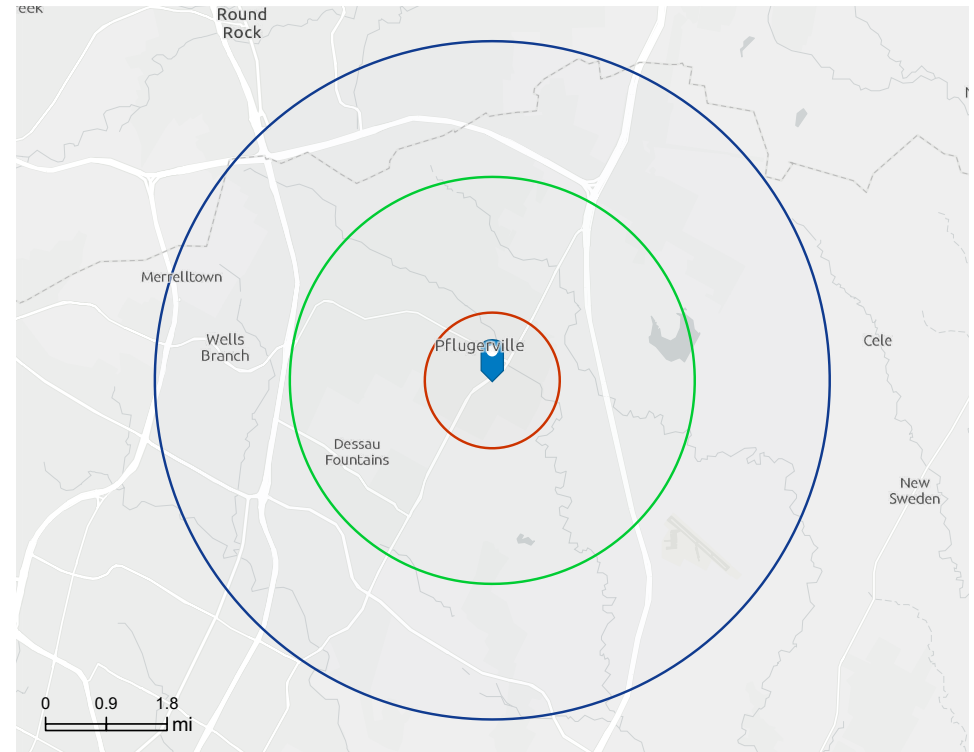
600 Oxford Drive, Pflugerville, Texas 78660

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,314	57,217	148,201
2020 Total Population	8,807	81,911	213,082
2020 Group Quarters	51	296	704
2026 Total Population	10,835	99,055	247,401
2026 Group Quarters	54	314	745
2031 Total Population	11,867	107,063	268,362
2026-2031 Annual Rate	1.84%	1.57%	1.64%
2026 Total Daytime Population	8,722	79,397	204,060
Workers	4,153	37,301	101,449
Residents	4,569	42,096	102,611

Household Summary			
2010 Total Households	2,887	18,998	55,064
2010 Average Household Size	2.88	3.00	2.69
2020 Total Households	3,178	29,209	80,177
2020 Average Household Size	2.76	2.79	2.65
2026 Total Households	4,134	37,021	97,623
2026 Average Household Size	2.61	2.67	2.53
2031 Total Households	4,711	41,120	108,280
2031 Average Household Size	2.51	2.60	2.47
2026-2031 Annual Rate	2.65%	2.12%	2.09%
2026 Families	2,973	24,359	61,006
2026 Average Family Size	3.04	3.23	3.17
2031 Families	3,330	26,702	66,890
2031 Average Family Size	2.96	3.16	3.12
2026-2031 Growth Rate	2.29%	1.85%	1.86%

Median Household Income			
2026	\$123,208	\$102,394	\$103,179
2031	\$136,612	\$117,700	\$119,757

Median Age			
2010	37.1	32.0	31.7
2020	40.7	33.7	33.5
2026	41.6	35.5	35.2
2031	42.7	37.1	36.6



2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,712	67,191	168,013
Less than 9th Grade	2.9%	4.1%	3.3%
9th - 12th Grade, No Diploma	2.0%	3.7%	3.0%
High School Graduate	22.8%	16.1%	14.2%
GED/Alternative Credential	4.1%	3.6%	3.4%
Some College, No Degree	21.9%	20.2%	18.9%
Associate Degree	7.0%	7.7%	7.4%
Bachelor's Degree	26.5%	29.6%	32.4%
Graduate/Professional Degree	12.9%	15.2%	17.5%

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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2