

LAND FOR SALE

PFLUGERVILLE "PFLORIDOR MPC"

Toll 45, Pflugerville, TX 78660



PROPERTY DESCRIPTION

This 81 acre parcel is located on the highest volume east/west roadway, (tollway), in the northern Austin MSA. It enjoys also a location adjacent to a 51 acre tract owned by the Ascension-Seton Hospital network. The Sellers are developers that are in process to create a PUD, (Planned Unit Development), of the entire tract to establish the entire site as the first prime site within the Pflugerville master planned urban corridor. We are working together with all adjacent landowners to develop with the city a truly master planned development here.

PROPERTY HIGHLIGHTS

- 1000 feet of front on Toll 45
- Easy visibility from Toll 130
- Developer incentives for specific use

OFFERING SUMMARY

Sale Price:	Subject to offer
Lot Size:	81 Acres

AREA HIGHLIGHTS

- 15 Miles from new Samsung facility in Taylor
- 2 miles from new Amazon Distribution center
- 19 miles from Tesla Gigafactory
- 24 miles from Austin Bergstrom Airport
- 6 miles from Austin Executive Airport
- 24 miles from Central Business District - Austin

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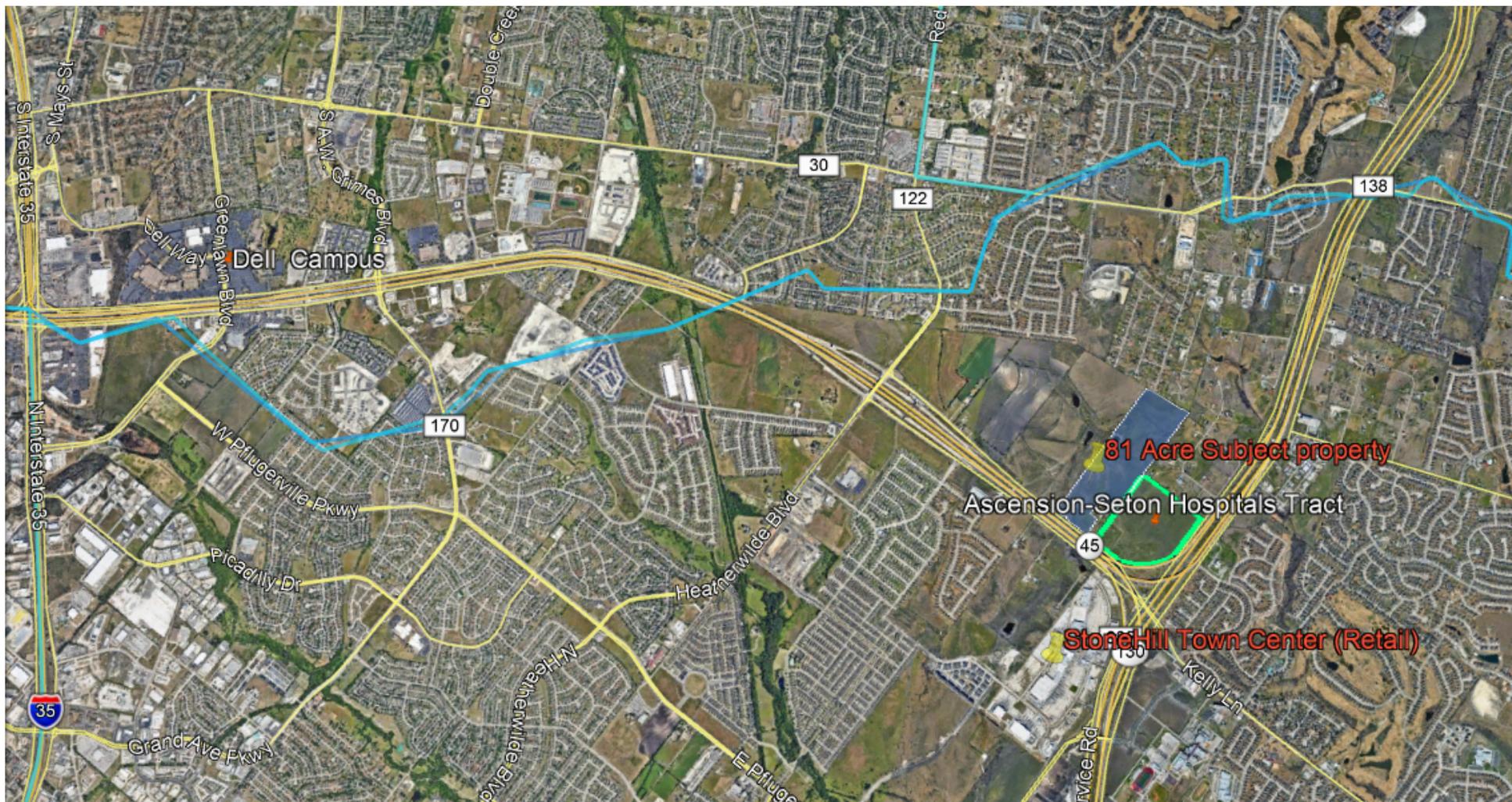
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INFILL SITE!

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ABS 200 SUR 71 CONRAD P
ACR 123.593 (1-D-1)
TIMMERMAN HAGN LTD
(330438)

ABS 488 SUR 35 LEE J C ACR 55.9321
(1-D-1)
ASCENSION SETON (1839989)

ABS 200 SUR 71
CONRAD P ACR
6.1040
SH45 4AC LLC
(1451706)

ABS 488 SUR 35
LEE J C ACR 4.41
SH45 4AC LLC
(1451706)

NOTE:
USE BOUNDARY LINES ARE
CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE.

LEGEND	
	PROPERTY LINE
	CITY OF PFLUGERVILLE FLOODPLAIN (REFER TO PRELIMINARY DRAINAGE STUDY)
	MINIMUM 920' BUFFER FROM SINGLE FAMILY PROPERTY LINE TO 160' ALLOWED HEIGHT
	INTERNAL CONNECTIVITY

WILKE LANE/ SH 45



GRAPHIC SCALE 500'

JW PFLUGERVILLE PUD EXHIBITS

EXHIBIT D - CONCEPT PLAN

PFLUGERVILLE, TEXAS

MARCH 2023

Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771

State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

ALVS_JDL 3/2/2023 2:44 PM
K:\AUS_CIVIL\069410600-PF 81 JW DEVELOPMENT\CAO\PU D EXHIBITS\PLANSHEETS\EXHIBIT A2 - SITE PLAN.DWG
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PLOTTED BY
DWG NAME
LAST SAVED

PFLUGERVILLE AREA DEMOGRAPHICS

Toll 45, Pflugerville, TX 78660

DEMOGRAPHIC SUMMARY

Pflugerville
Ring of 3 miles

KEY FACTS

94,098

Population



30,208

Households

34.7

Median Age

\$89,678

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



31%

Some College



43%

Bachelor's/Grad/Prof Degree

INCOME



\$111,581

Median Household Income



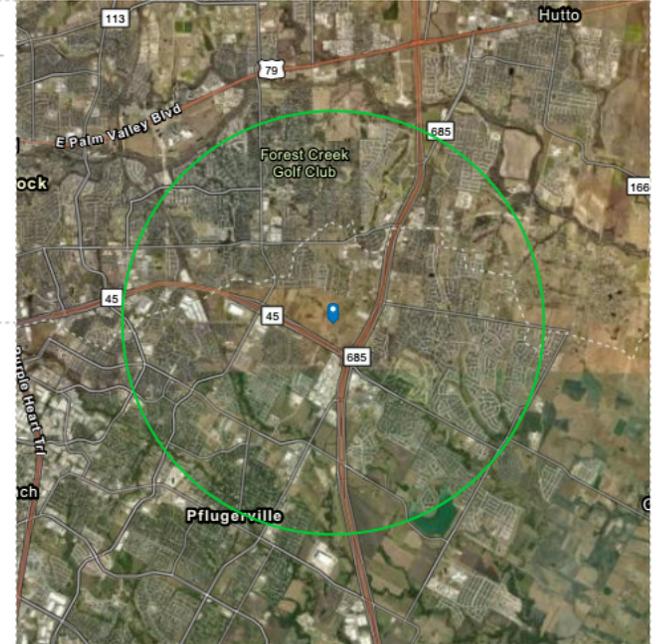
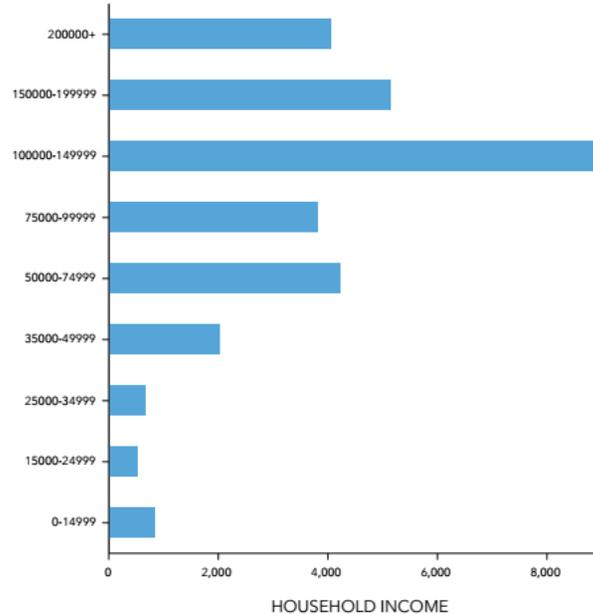
\$42,124

Per Capita Income



\$329,055

Median Net Worth



EMPLOYMENT



White Collar

80%



Blue Collar

11%



Services

9%



Unemployment Rate

This infographic contains data provided by Esri.

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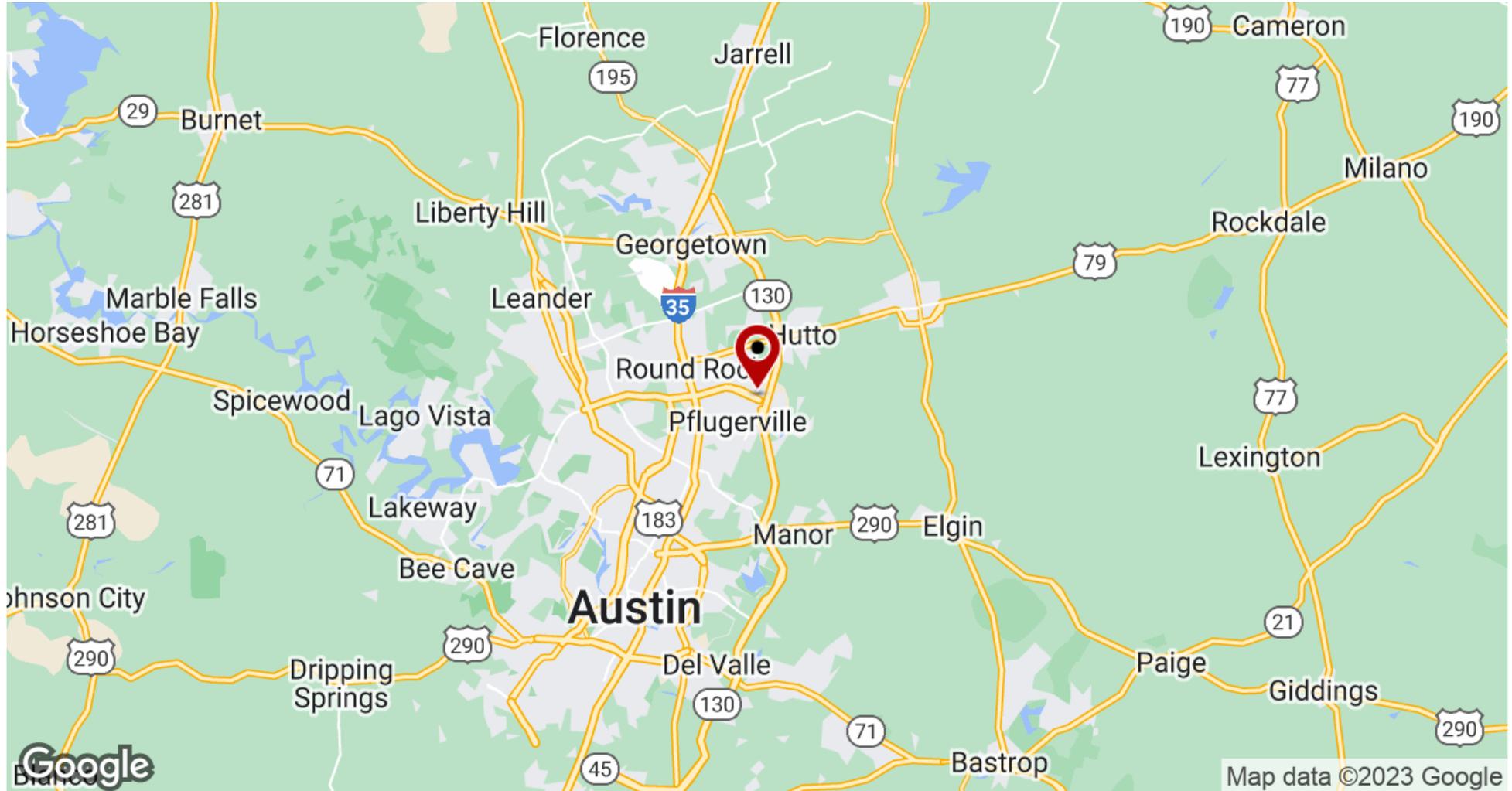
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PFLORIDA MPC (CONCEPT 1- NOT FINAL)

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DISCUSSION

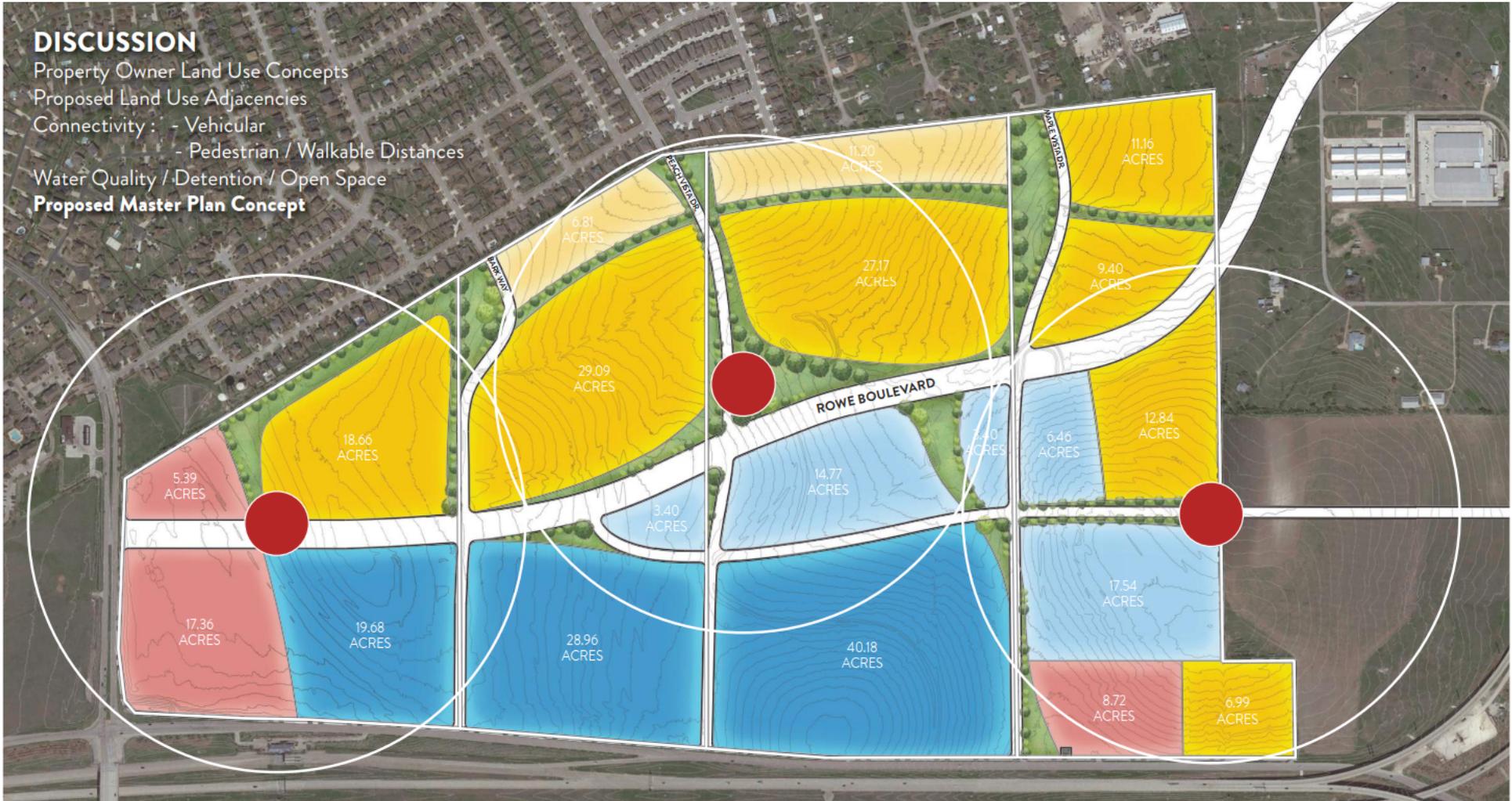
Property Owner Land Use Concepts

Proposed Land Use Adjacencies

Connectivity : - Vehicular
- Pedestrian / Walkable Distances

Water Quality / Detention / Open Space

Proposed Master Plan Concept



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Sale Price

SUBJECT TO OFFER

LOCATION INFORMATION

Building Name	Pflugerville Corridor Villages
Street Address	Toll 45
City, State, Zip	Pflugerville, TX 78660
County	Travis
Market	Austin
Sub-market	Far NE
Cross-Streets	Toll 45/Toll130

BUILDING INFORMATION

Number of Lots	10
Best Use	Master Planned Commercial/Residential Development

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	CL4, CL5
Lot Size	81 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richgary@kwcommercial.com	(512)415-9367
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 1-0 Date