



80.38 ACRES

21217 & 21265 MELBER LN

Manor, TX 78653, USA

Presenting a rare opportunity to acquire an expansive 80.38-acre tract of land on Melber Lane within the Pflugerville Extraterritorial Jurisdiction (ETJ), governed by Travis County. This property offers unique development potential, strategically located in a rapidly developing area with about **1,469 sq ft of frontage** on Melber Ln.

Ideal for a variety of projects, this land combines accessibility with the promise of growth, making it a valuable investment for future development.

Land Size:	Approximately 80.38 Acres
Total Frontages:	1,469 sq ft
Jurisdictions:	Pflugerville ETJ & Travis County
Emergency Services:	ESD 2
Zoning:	N/A
Water CCN:	Manville WSC
Sewer CCN:	City of Pflugerville
Power:	Oncor
Gas:	Atmos
Travis County Parcel Id's:	965489, 371260, 281992, 371259

FOR SALE: \$14,999,990

SAM SHEIKH

President | Principal Broker
 SpecTower Realty Group
 Sam@SpecTower.com
 512.285.7146

Ripe for a variety of developments including business parks, flex spaces, and residential communities. This tract is well-suited for creating customizable 5-acre parcels, providing a canvas for luxury homes, commercial hubs, or innovative workspaces.



PROPERTY AERIAL MAP:



PROPERTY HIGHLIGHTS:

Wastewater:

- CCN: City of Pflugerville
- Nearest Utility: Vine Creek LS
- Distance to Utility: Approximately 10,000 LF

New Sweden Wastewater Interceptor:

City CIP project under design for "New Sweden Wastewater Interceptor" directly south of site will provide future wastewater service.

Water:

CCN: Manville WSC

Edwards Aquifer:

- Outside of Edwards Aquifer Recharge Zones

Emergency Services District:

- Travis County ESD No. 2

Lakeside Mud #9:

- Approximately 1,000 new homes
- Proposed land set aside for park and new elementary school
- Getting wastewater service from City of Hutto South WWTP

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SITE POTENTIAL:

A Canvas for Diverse Projects Imagine a sprawling business park, designed to accommodate a vibrant mix of start-ups, established companies, and light manufacturing units, all benefitting from the strategic location and the thriving economic landscape of Travis County.

The park could feature state-of-the-art office spaces, lush green landscapes, and communal areas designed to foster innovation and collaboration among businesses. Alternatively, envision the possibility of subdividing the vast expanse into 5-acre parcels, offering developers and investors the flexibility to create a diverse range of projects—from luxury residential communities to niche commercial ventures. Each parcel could be tailored to meet the specific needs of its occupants, whether it's a serene living space close to nature or a dynamic commercial hub.

Flex Space for Modern Businesses In addition to traditional development models, this land offers the potential for creating flex spaces—a versatile solution for modern businesses combining office, warehouse, and retail components. These flexible environments cater to the evolving needs of startups and SMEs, providing them with the adaptability to grow and transform their operations within a single location.

DEMOGRAPHICS

POPULATION PROJECTIONS & HISTORICAL ESTIMATES

Radius	2017 - 2022	2023 - 2028 Projected
1 mile	54% 144 - 222	43% 279 - 400
3 miles	119% 6,445 - 14,125	30% 14,482 - 18,757
5 miles	62% 40,344 - 65,261	24% 63,119 - 78,091
10 miles	30% 247,060 - 320,024	18% 330,597 - 390,375

Source: US Census Bureau. 2017 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. US Census Bureau. 2022 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. Applied Geographic Solutions. Estimates and Projections. 2023B.

Population

	1 mile	3 miles	5 miles	10 miles
Population	222	14,125	65,261	320,024
Population Density (people per sq mi)	71	505	839	1,030

Income

	1 mile	3 miles	5 miles	10 miles
Median Household Income (in 2022 inflation adjusted dollars)	\$112,644	\$134,115	\$125,802	\$100,090
Mean Household Income (in 2022 inflation adjusted dollars)	\$126,691	\$145,070	\$138,581	\$115,196

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

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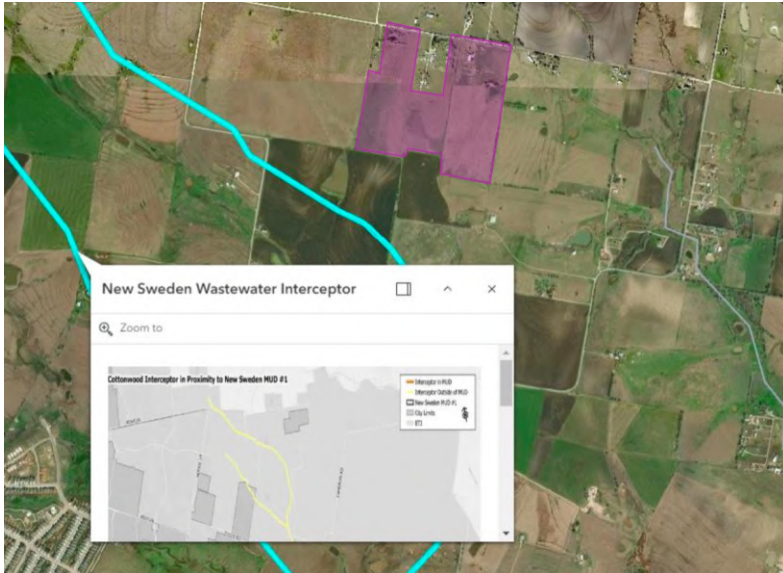
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FUTURE WASTEWATER:



City CIP project under design for “New Sweden Wastewater Interceptor” directly south of site will provide future wastewater service.

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT:

- Mott El Elementary School
Grades PK, K5 **Public**
- Cele Middle School
Grades 6-8 **Public**
- Weiss High School
Grades 9-12 **Public**

RESIDENTIAL SUBDIVISIONS WITHIN 3 MILES

- Vine Creek
- Brooklands
- Lookout At Brushy Creek
- Reserve At Westcreek
- Verona
- Enclave at Cele
- Avalon
- Park At Blackhawk
- New Sweden Green

CR 129 ROAD PROJECT



Location: CR 129 from south of Brushy Creek to north of the southern Williamson County Line

Description: The project will adjust roadway elevation to address sight-distance issues. Williamson County will maintain two lanes in the project area, reconstructing the existing 10-foot lanes as 11-foot lanes and adding two-foot shoulders. The project is being completed as part of the voter-approved 2019 Road Bond.

Status: Construction is expected to begin in early 2024 and be complete in fall 2024.

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NEARBY LAKESIDE MUD #9:

The city of Hutto annexed 456.753 acres of land to create a new municipal utility district and housing development known as Lakeside MUD 9 was announced to offer 1,000 larger home options on 45, 55, or 70-foot-wide lots. Homes will range in size from 1,700-4,000 square feet. 20 Acres have been donated to the district for a new school, and a small portion of the 456 acres will be allocated towards commercial development according to the Community Impact.



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COMMUTE TIMES:



10 Minutes to 130

11 Minutes to Samsung Semiconductor Plant

12 min to Costco

14 Minutes to Stone Hill Shopping Center

20 Minutes to IDEA Charter School

24 Minutes to Harmony Science Academy

29 minutes to Tesla Gigafactory

32 min to Austin-Bergstrom International Airport

32 Minutes to Austin Downtown

32 minutes, Amazon Distribution Center 20 Min

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NEARBY ATTRACTIONS:



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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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Sheikh	656784	sam@spectower.com	(512)285-7146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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IABS 1-0 Date
Lease Application

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