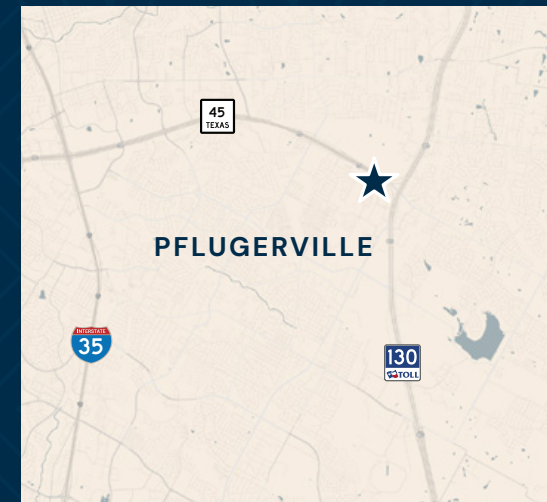




PFLUGER FARM LN PFLUGERVILLE, TX

±10 ACRES

RETAIL DEVELOPMENT
OPPORTUNITY WITHIN
MIXED-USE PLAN AT THE
45/130 CORRIDOR



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PROPERTY DETAILS

DUE DILIGENCE LINK

ADDRESS

18612 Pfluger Farm Ln
Pflugerville, TX 78660

SIZE

±10 Acres

LAT., LONG.

30.475309902095443, -97.59786628790505

PARCEL

0284460901

FLOODPLAIN

No floodplain

UTILITIES

Available to Site

TAX

2.19%

SCHOOLS

Pflugerville ISD

Brookhollow Elementary School
Park Crest Middle School
Hendrickson High School

LEGAL

ABS 689 SUR 6 STUART T G ACR 24.7488 (1-D-1W)

PRICE

Call for Pricing

45
TEXAS

±10
ACRES



SITE PLAN



*Plan is for illustrative purposes and is subject to change

AREA ACTIVITY - SOUTHEAST



AREA ACTIVITY - WEST



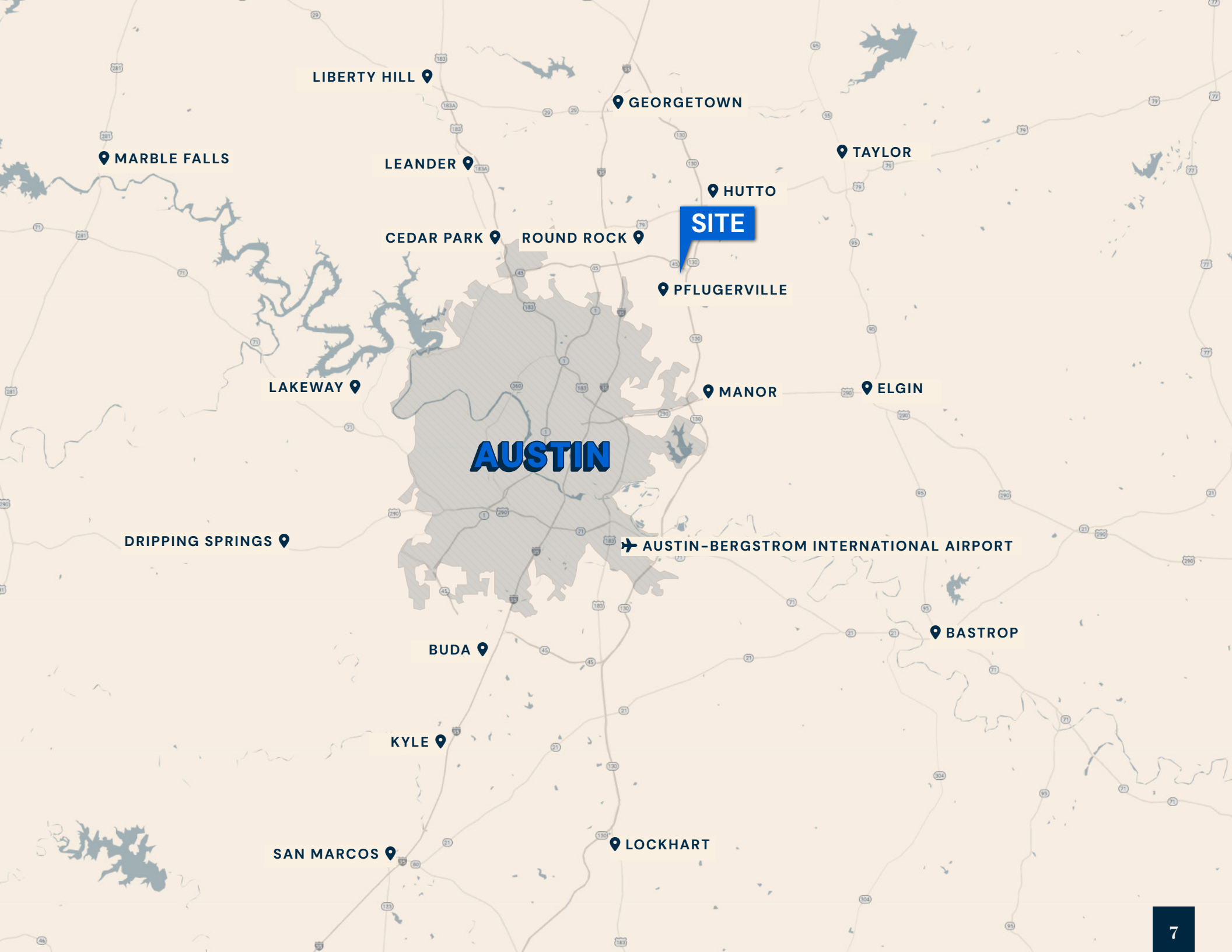


2025 TAX RATES

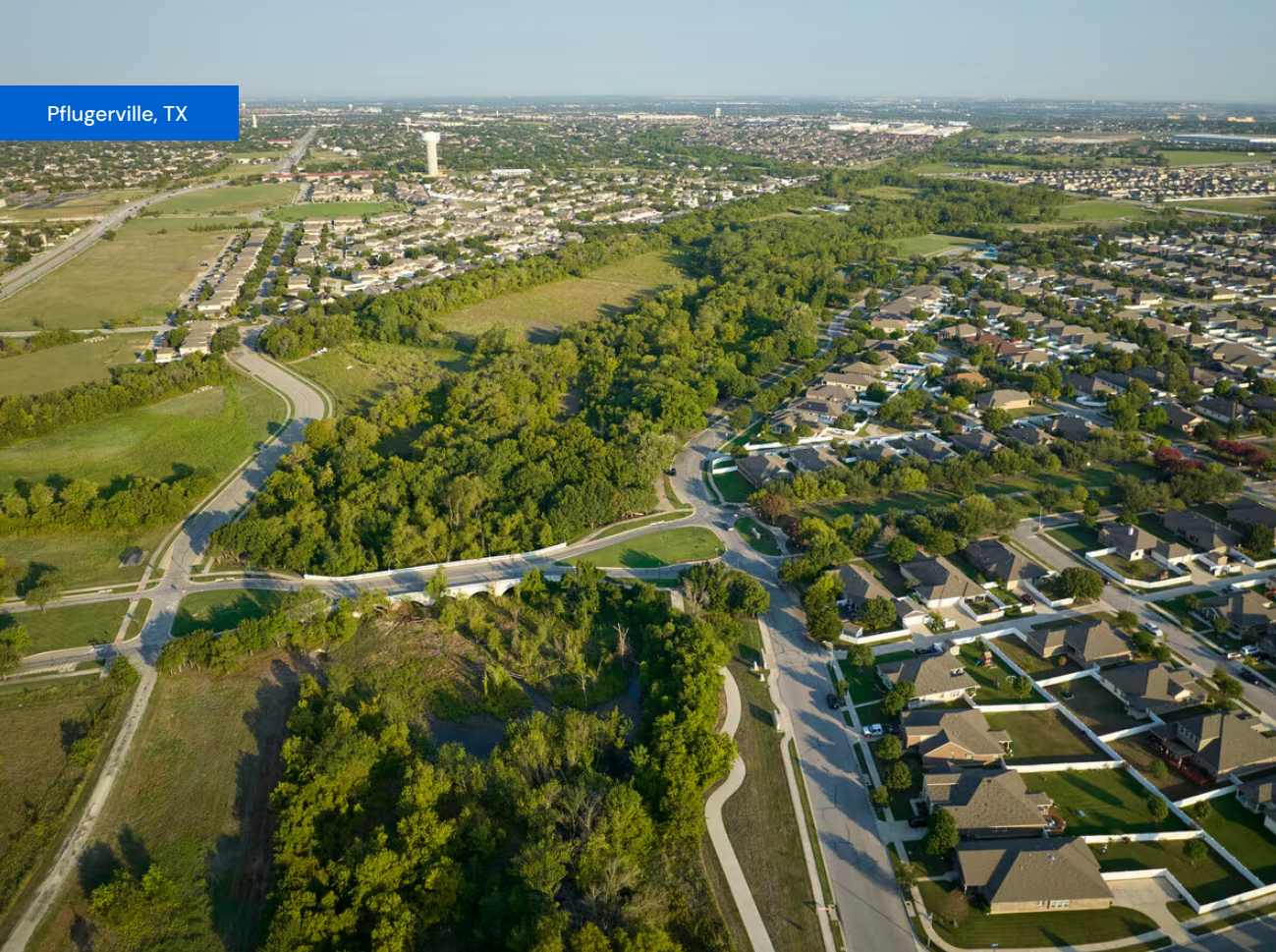
TRAVIS COUNTY	0.344445
PFLUGERVILLE ISD	1.106900
TRAVIS CENTRAL HEALTH	0.107969
CITY OF PFLUGERVILLE	0.542800
TRAVIS COUNTY ESD#2	0.093900
TOTAL	2.196014

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	6,701	90,439	198,759
5 YEAR EST. POPULATION GROWTH	7.6%	3.2%	6.8%
AVERAGE HOUSEHOLD INCOME	\$130,826	\$168,155	\$139,433
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$447,820	\$465,857	\$456,602



Pflugerville, TX



PRIME LOCATION

Pflugerville, TX

- The site is located adjacent to the 196-acre Stone Hill Town Center development – the 5th largest shopping center in the Austin area and within the top-10 most visited shopping centers in Texas.
- The TX-45/TX-130 corridor saw a 23% population increase within 3 miles from 2020 to 2024.

Close Proximity to Major Thoroughfares

- The site is located along TX-45 with direct access both eastbound and westbound via Wilke Ln
- Less than a mile West of TX-130
- 4 miles South of US-79
- 4.5 miles East of I-35
- 6 miles East of Mopac
- 9 miles North of US-290

Convenient Access Across the Austin Metro Area

- Downtown Round Rock: 10 minutes
- Lakeline Mall: 15 minutes
- The Domain: 15 minutes
- Samsung Austin Semiconductor: 15 minutes
- Georgetown: 20 minutes
- Tesla Giga Texas: 25 minutes
- ABIA: 25 minutes
- Downtown Austin: 30 minutes



Park Crest Middle School



Dell HQ – Round Rock, TX

WHY AUSTIN?

The Austin metropolitan area stands out as one of the strongest job markets in the country and consistently ranks among the top-performing metros nationwide. Surpassing national averages in multiple categories, Austin has sustained an impressively low unemployment rate of 3.50%, which is 14% lower than the U.S. average of 4.10%.

Major projects like Apple's campus expansion, the completion of Samsung's fabrication plant in nearby Taylor, and the ongoing growth of Tesla's Gigafactory are key contributors that further accelerate the region's economic trajectory and reinforce its strong foundation for sustained growth.

3.6M

2040 FORECASTED
POPULATION

\$8.7B

ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

75,800

NEW JOBS ADDED
SINCE JAN. 2023



LAKE AUSTIN



TEXAS CAPITOL

#1

FASTEST GROWING
METRO
(Brookings Institute, 2024)

#1

HOTTEST JOB MARKET
IN TEXAS
(Wall Street Journal, 2024)

#1

HOT SPOT FOR
CORPORATE HEADQUARTERS
(Business Facilities, 2024)

#1

BEST CITY TO
START A BUSINESS
(USA Today, 2024)

#1

5-YEAR JOB GROWTH
FORECAST
(Greenstreet, 2024)

#1

TOP CITY FOR
REAL ESTATE INVESTMENT
(DLA Piper, 2023)

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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