

COMMERCIAL LAND & OFFICE FOR SALE

20501 FARM TO MARKET 685, PFLUGERVILLE, TX 78660

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



Each Office Independently Owned and Operated

PRESENTED BY:

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TABLE OF CONTENTS

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Property Summary	3
Aerial View	4
Exterior	5
Interior	6
Location Maps	7
Demographics	8
Points of Interest & Drive Times	9
Disclaimer	10

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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



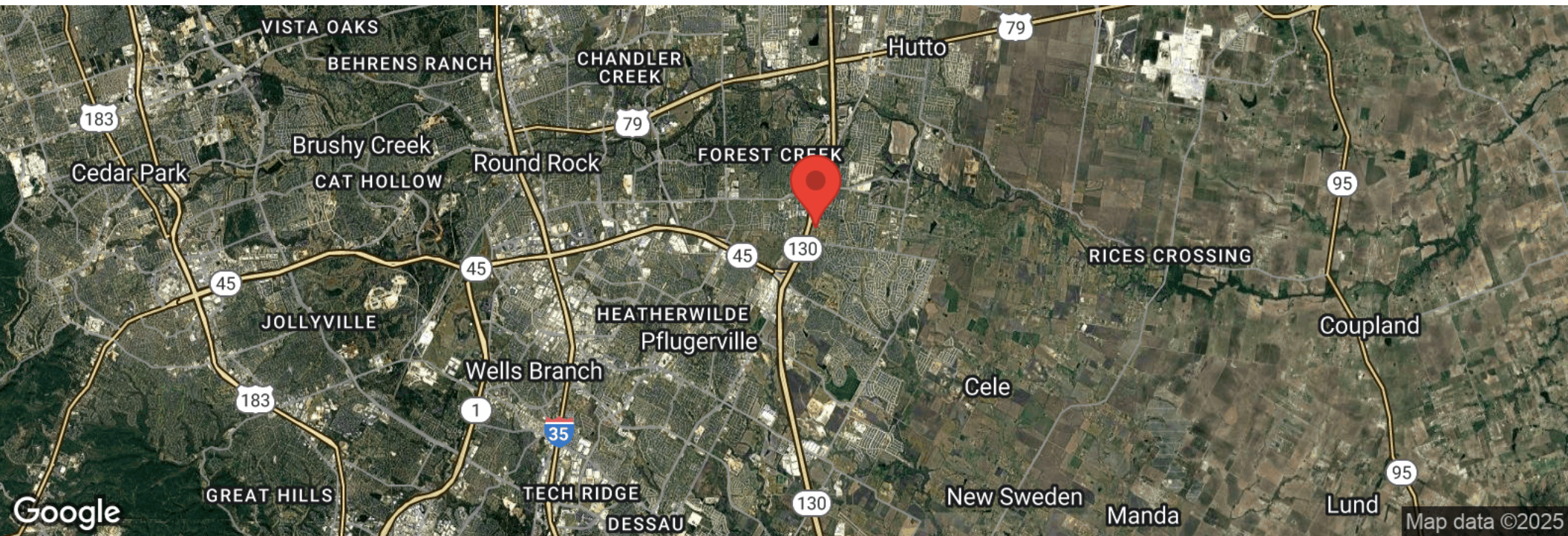
INTERIOR

20501 FARM TO MARKET 685



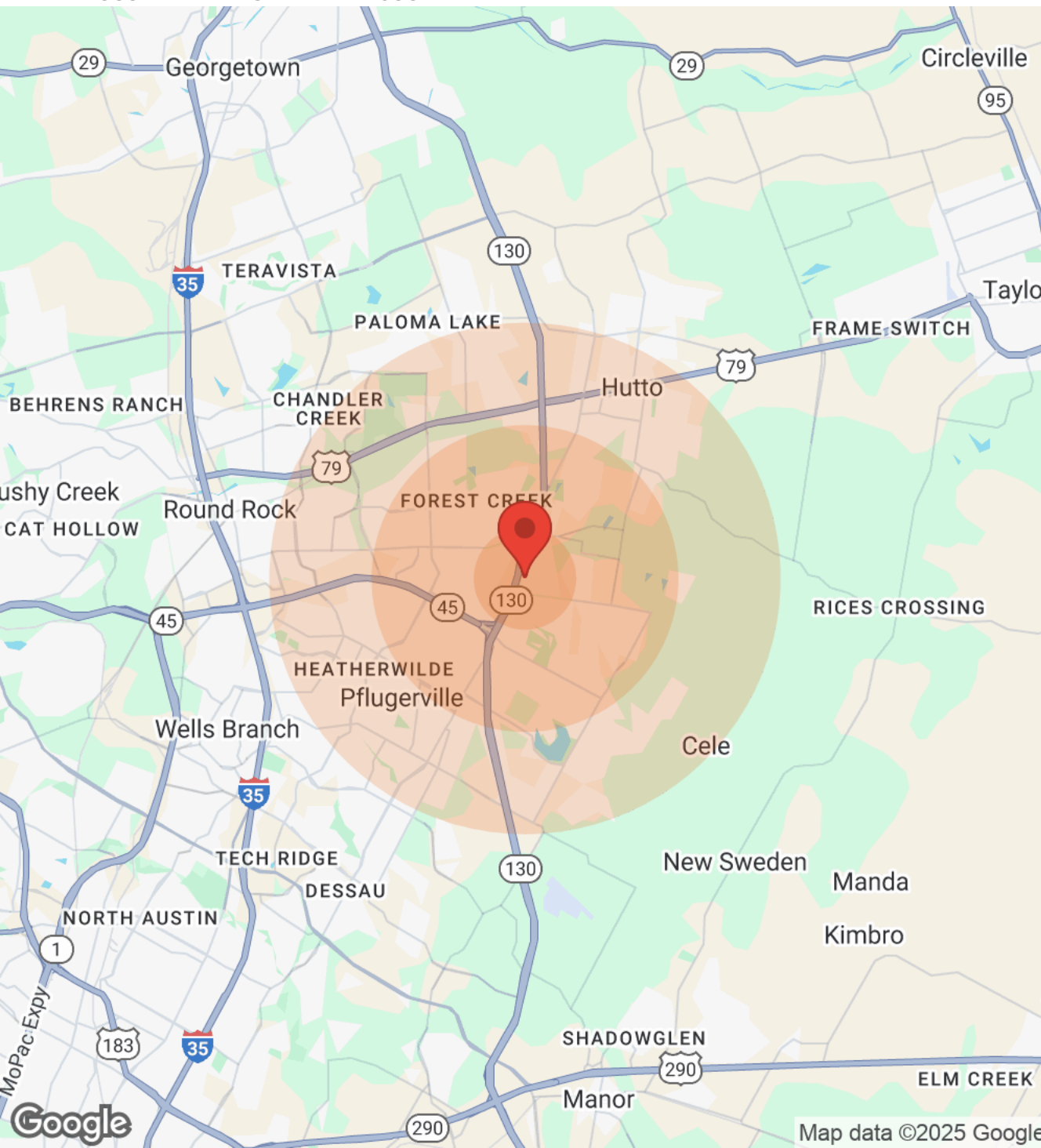
LOCATION MAPS

20501 FARM TO MARKET 685



DEMOGRAPHICS

20501 FARM TO MARKET 685



Population	1 Mile	3 Miles	5 Miles
Male	4,509	28,383	67,799
Female	4,276	27,583	67,279
Total Population	8,785	55,966	135,078

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,239	14,247	33,674
Ages 15-24	1,432	9,814	22,433
Ages 25-54	3,550	18,777	49,312
Ages 55-64	971	6,922	15,463
Ages 65+	593	6,206	14,196

Income	1 Mile	3 Miles	5 Miles
Median	\$74,272	\$86,269	\$81,427
< \$15,000	88	609	1,539
\$15,000-\$24,999	221	797	2,321
\$25,000-\$34,999	227	765	2,949
\$35,000-\$49,999	338	1,645	5,096
\$50,000-\$74,999	713	3,282	10,208
\$75,000-\$99,999	630	3,239	8,276
\$100,000-\$149,999	478	4,581	10,175
\$150,000-\$199,999	120	1,834	3,041
> \$200,000	64	1,071	1,635

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,976	17,914	46,186
Occupied	2,744	16,944	43,849
Owner Occupied	2,005	14,365	33,379
Renter Occupied	739	2,579	10,470
Vacant	232	970	2,337

POINTS OF INTEREST & DRIVE TIMES

20501 FARM TO MARKET 685



01

20501 FM 685,
Pflugerville, TX 78660

02

Hutto, Texas

03

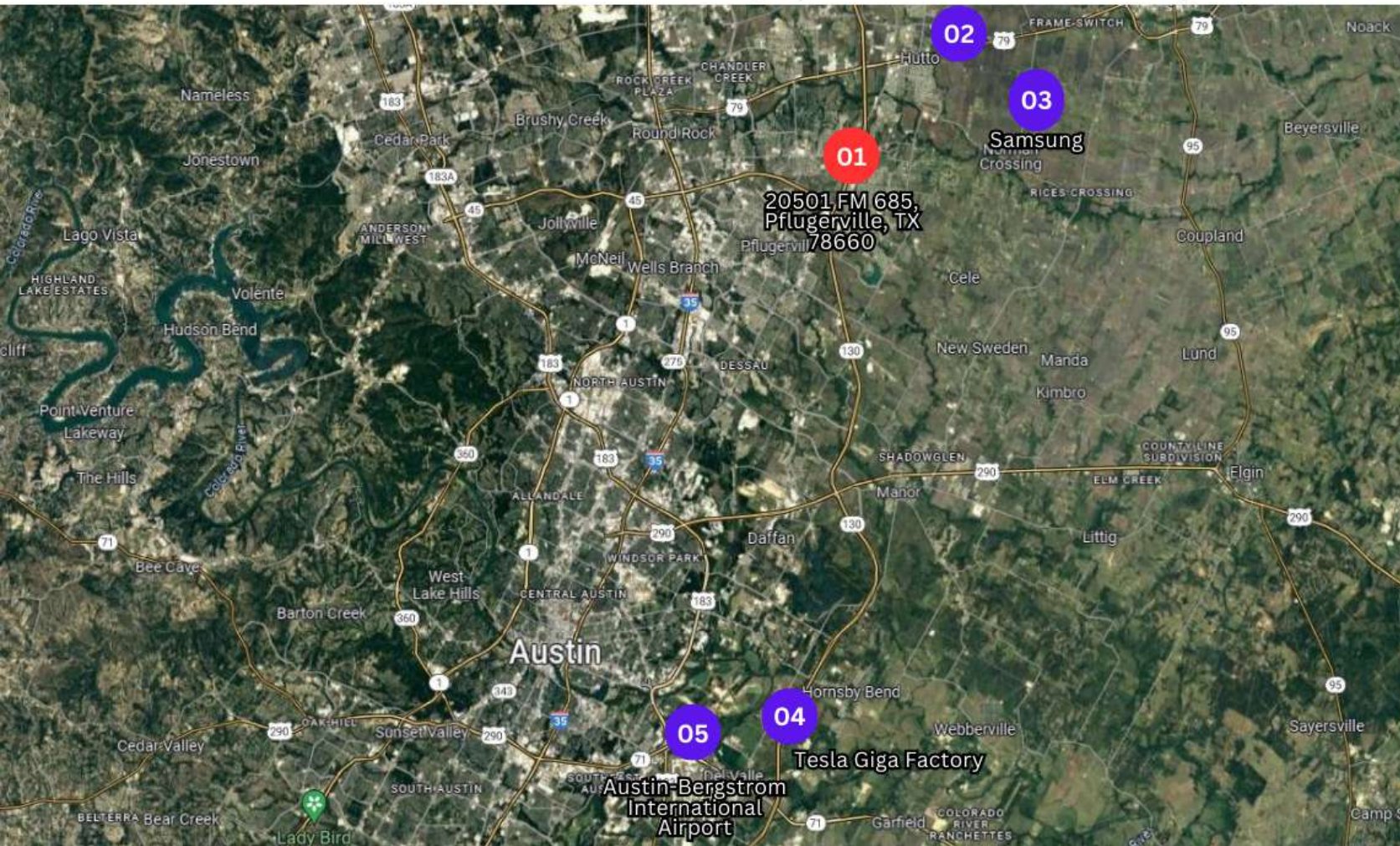
Samsung
1530 FM973,
Taylor, TX 76574

04

Tesla Giga Factory
1 Tesla Rd,
Austin, TX 78725

05

Austin-Bergstrom
International Airport



Drive Times



Hutto, Texas 78634
12 min

Samsung
22 min

Tesla Giga Factory
23 min

Austin-Bergstrom
International Airport
25 min

DISCLAIMER

20501 FARM TO MARKET 685



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