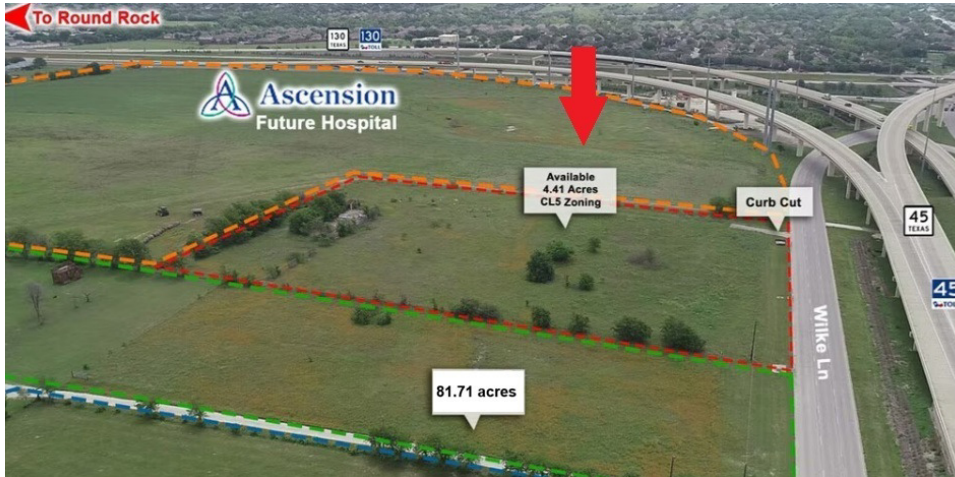


LAND FOR SALE

5054 WILKE LANE

5054 N State Highway 45 E, Pflugerville, TX 78660



PROPERTY DESCRIPTION

Introducing an exceptional commercial property located at 5054 N State Highway 45 E, Pflugerville, TX. This impressive 4.41-acre property is zoned CL5 and part of the planned Business Corridor for the City of Pflugerville. It allows for high-density commercial, residential, and mixed-use developments and supports an urban live/work/play/eat environment. With permitted uses including live/work units, medical offices, and more, this property offers significant potential for customization. Situated near major amenities and close to the new Amazon distribution center and Kalahari Water Park, this property offers a compelling investment opportunity for the discerning Land/Office investor.

PROPERTY HIGHLIGHTS

- Part of the planned Business Corridor for the City of Pflugerville
- Allows for high-density commercial, residential, and mixed-use developments

OFFERING SUMMARY

Sale Price: \$0
 Lot Size: 4.41 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	599	3,769
Total Population	191	1,660	10,865
Average HH Income	\$119,731	\$118,410	\$124,434

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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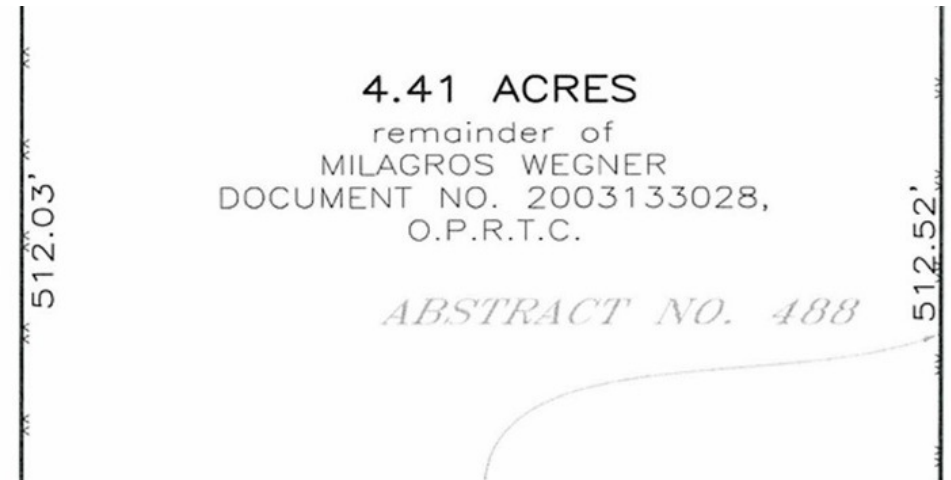
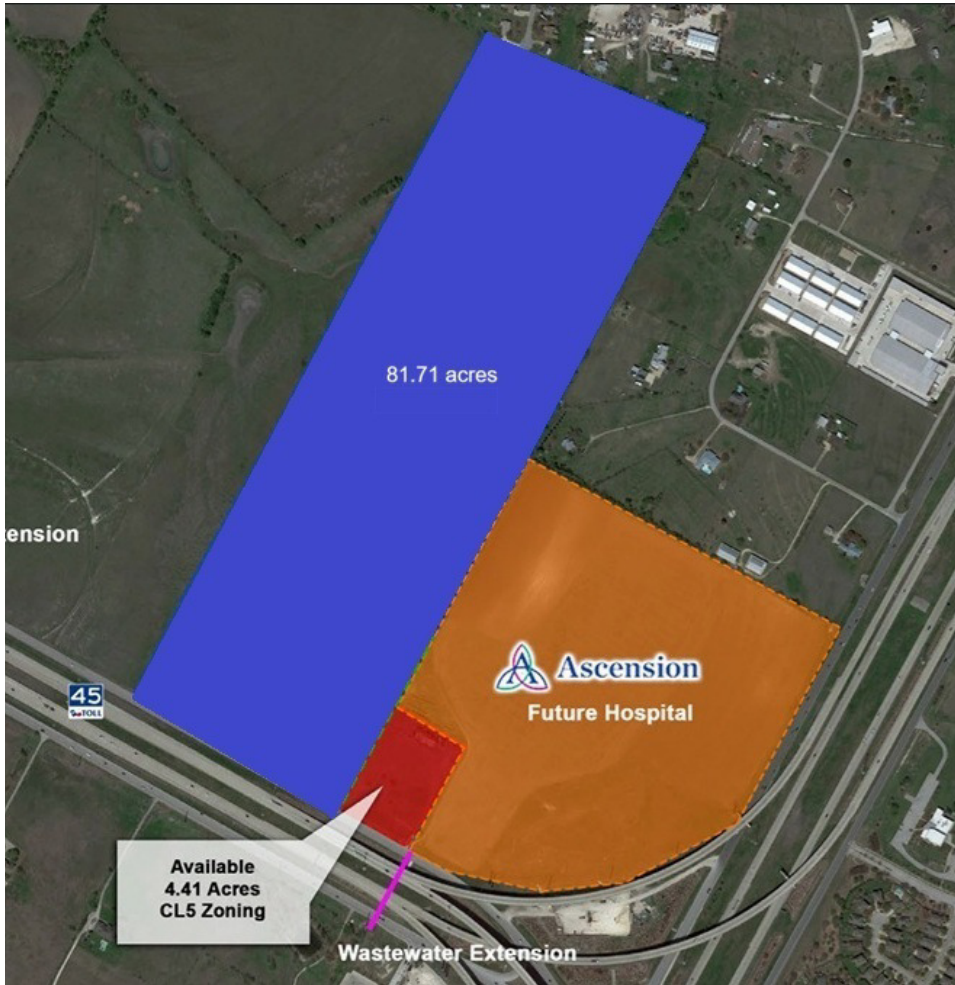
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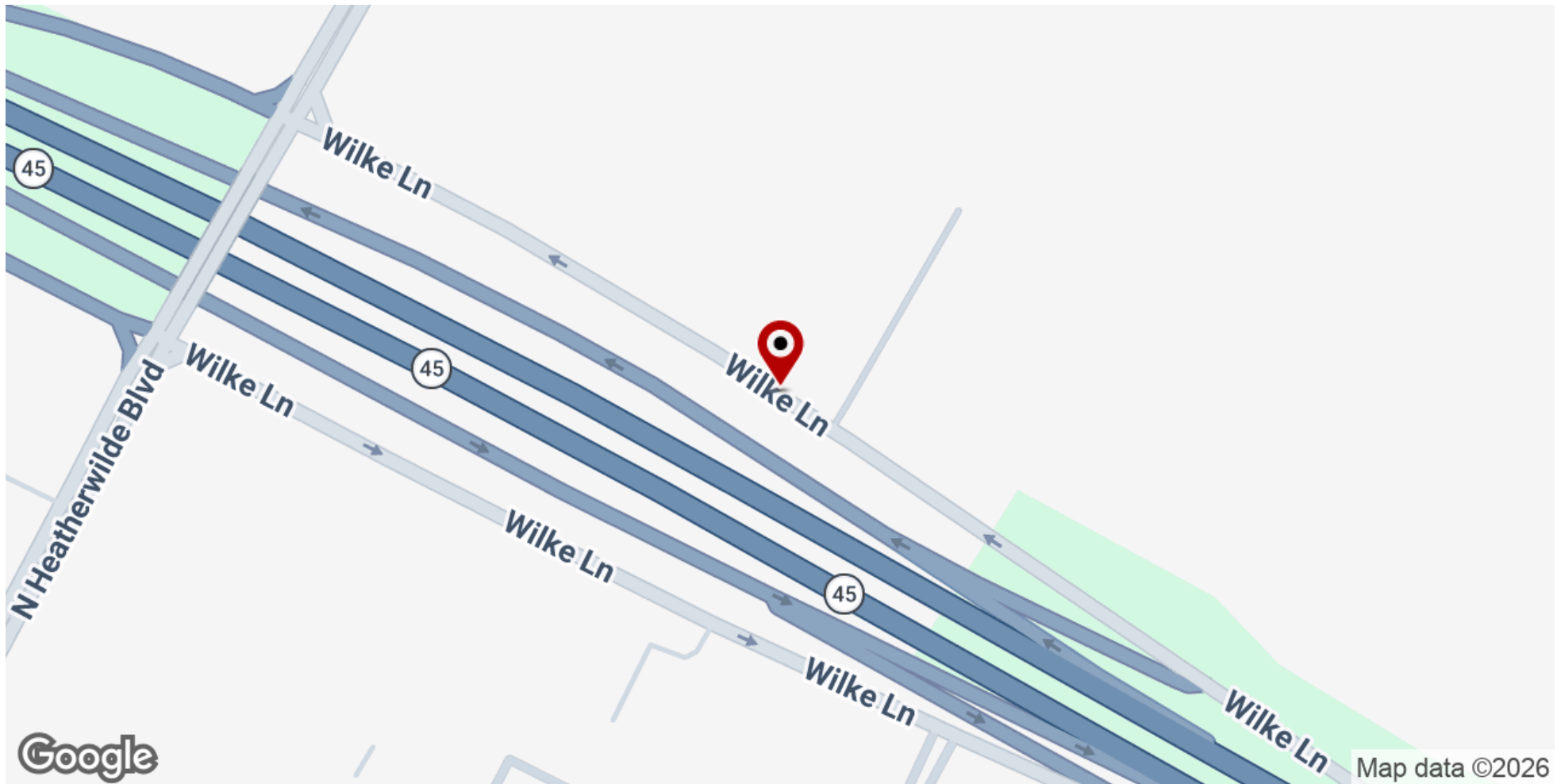
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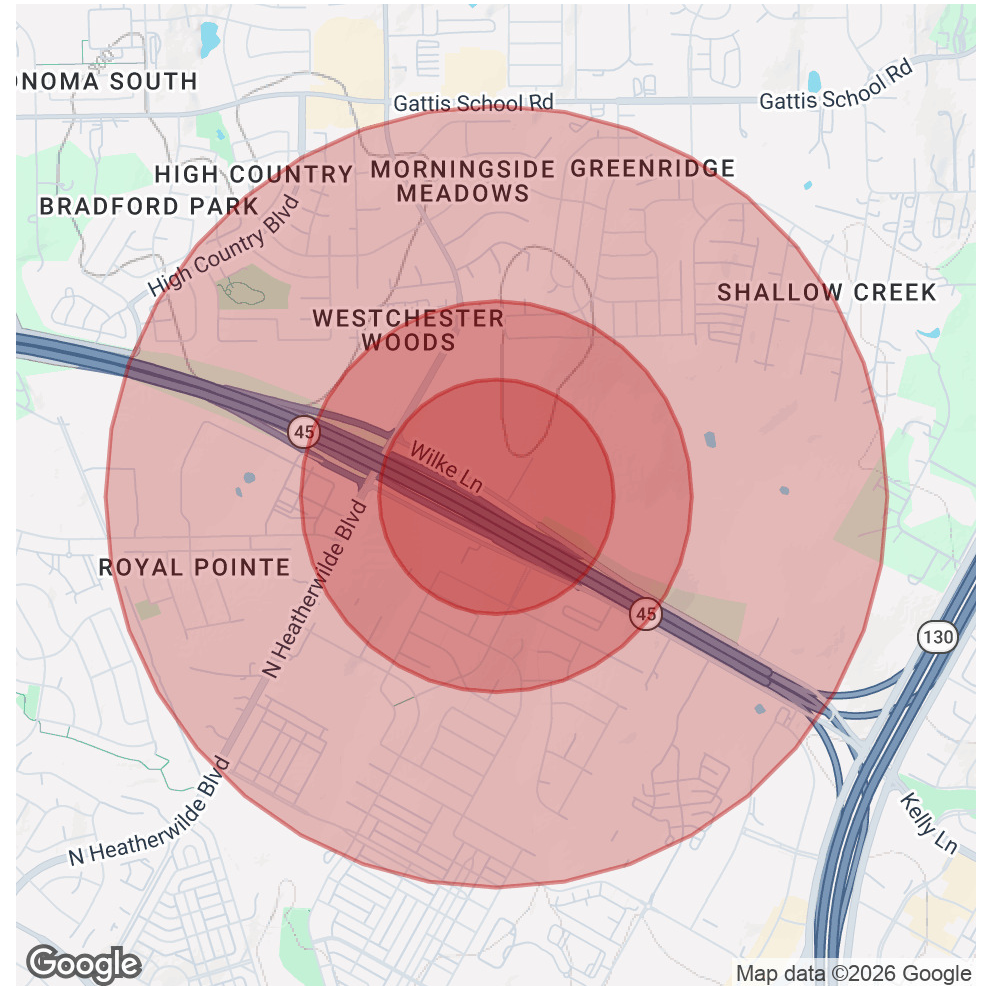
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	191	1,660	10,865
Average Age	35	35	36
Average Age (Male)	34	33	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	599	3,769
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$119,731	\$118,410	\$124,434
Average House Value	\$507,282	\$500,830	\$483,003

Demographics data derived from AlphaMap



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