



OFFERING SUMMARY

Sale Price:	Call For Price
Building Size:	5,000 SF
Lot Size:	5 Acres
Zoning:	AG

PROPERTY OVERVIEW

A prime 5-acre tract at 511 E Pflugerville Parkway, Pflugerville, Texas, featuring an existing church to remodel. This expansive property offers an ideal opportunity for a church looking to purchase and remodel the existing facilities to suit their congregation's needs. Alternatively, it presents a lucrative prospect for an investor or developer interested in repurposing the site for commercial or residential purposes, given its strategic location and land area. Situated in a growing community, this property holds significant potential for transformation and growth.

PROPERTY HIGHLIGHTS

- 5,000 SF building perfect for Special Purpose/Church use
- Cell tower on site conveys with sale
- Zoned AG allowing for various redevelopment options
- Ideal for owner-user looking to repurpose existing improvements
- Convenient location near major roadways such as SH-45, IH-35, and Toll 130
- 5 acres of land offering ample space for expansion or redevelopment
- Versatile property suitable for a variety of purposes
- Prime location in the thriving Pflugerville area

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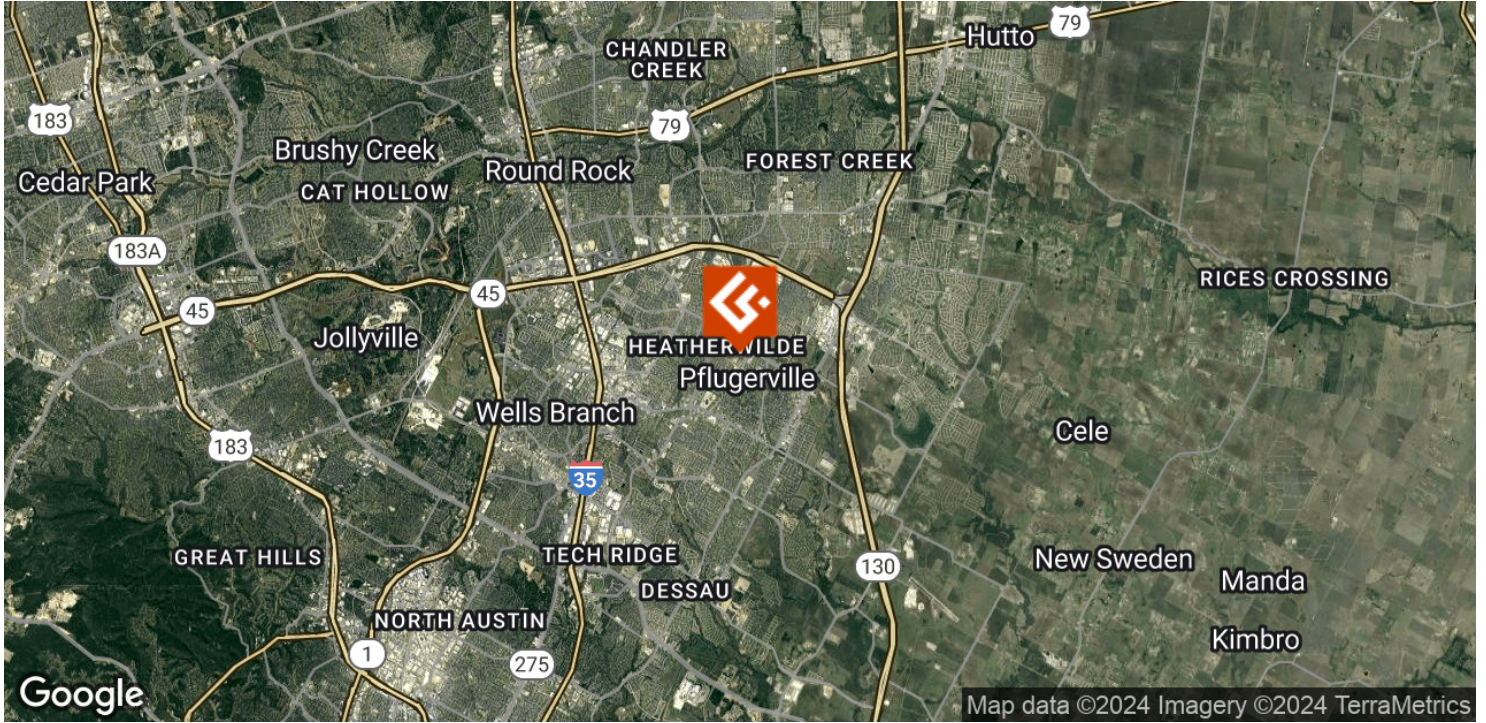
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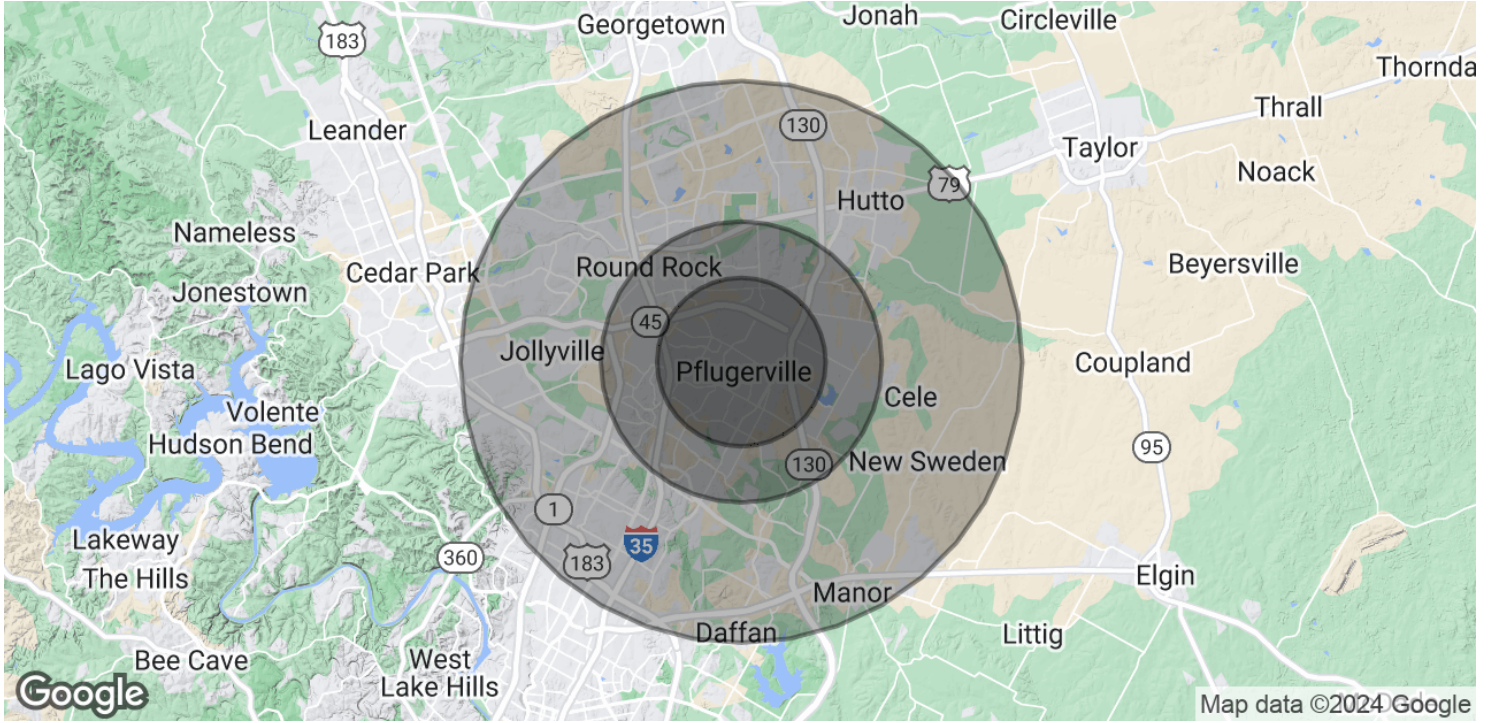
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	97,363	257,931	724,095
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	37
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,413	95,883	276,220
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$122,701	\$122,846	\$126,836
Average House Value	\$393,043	\$423,890	\$459,187

Demographics data derived from AlphaMap

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