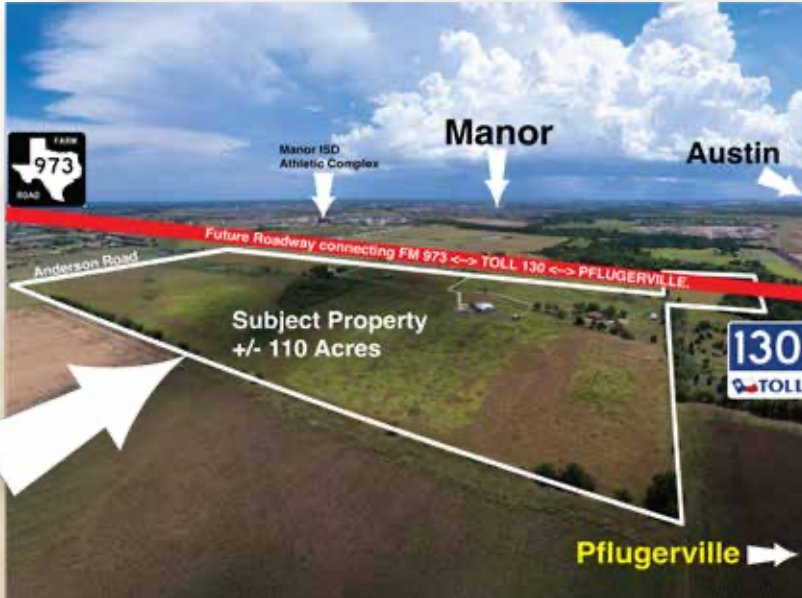


+/-110 ACRES OF PRIME LAND FOR SALE

15716 ANDERSON RD. MANOR, TX 78653



LOCATION: South of Schmit Lane. Approximately 0.5 miles west of FM 973 and 3.0 miles east of Hwy 130.

SIZE: Approximately +/- 110 Acres.

FRONTAGE/ ACCESS: Anderson Rd. frontage of approx. 1,500 ft to the east and 2,000 ft to the south. See map for future roadway development along south frontage.

UTILITIES: Bluebonnet Electric Cooperative, Aqua Water. Pflugerville Wilbarger Creek Regional treatment facility to come online in 2026.

TOPOGRAPHY: Relatively flat.

COMMENTS:

Exceptional development opportunity in Travis County/ Pflugerville ETJ. Ideal residential and/or mixed use in the booming Pflugerville/ Manor submarket east of HWY 130. Manor Athletic Complex down the street with numerous subdivisions being developed. City of Pflugerville 2025 Future Roadway Plan indicates special use corridor connecting Pecan St. to Anderson Rd. from Pflugerville, through Toll 130 to FM 973. That would be over 3,000 feet of frontage along subject property and unprecedented access to area transportation and community resources!

FLOOD

HAZARD: A portion within FEMA 100 year flood zone A.

SCHOOL DISTRICT: Pflugerville ISD.

JURISDICTION: Travis County.

ZONING: None. Pflugerville ETJ.

LEGAL

DESCRIPTION: ABS 63 SUR 62 BACON S ACR 105.971

ABS 63 SUR 62 BACON S ACR 4.80

DRONE VIDEO:

<https://tinyurl.com/2uc7cpav>

PRICE: Subject to offer.



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& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

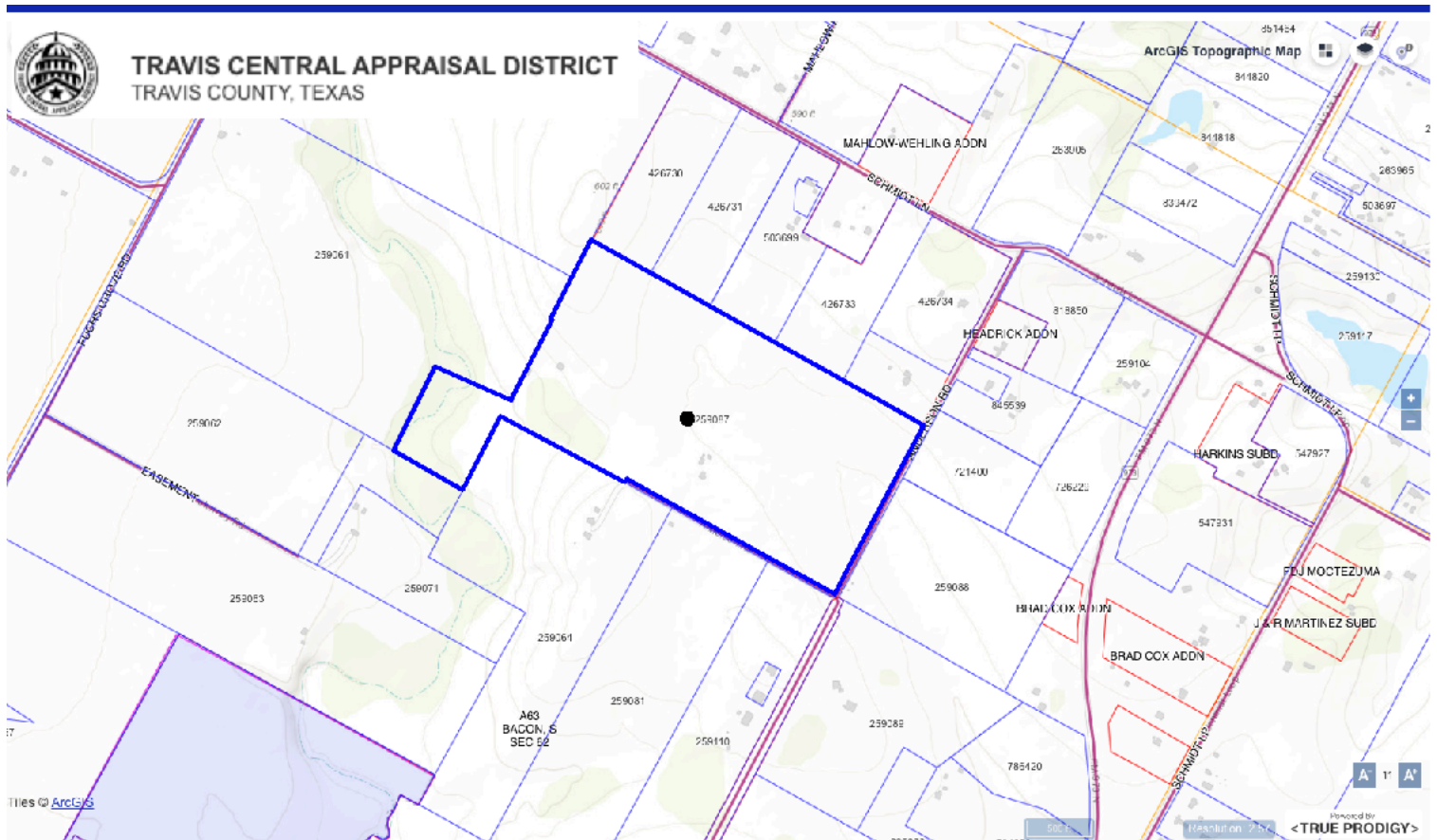
CONTACT KENT HAWES

Office: (512) 698-3765

kent@matexas.com

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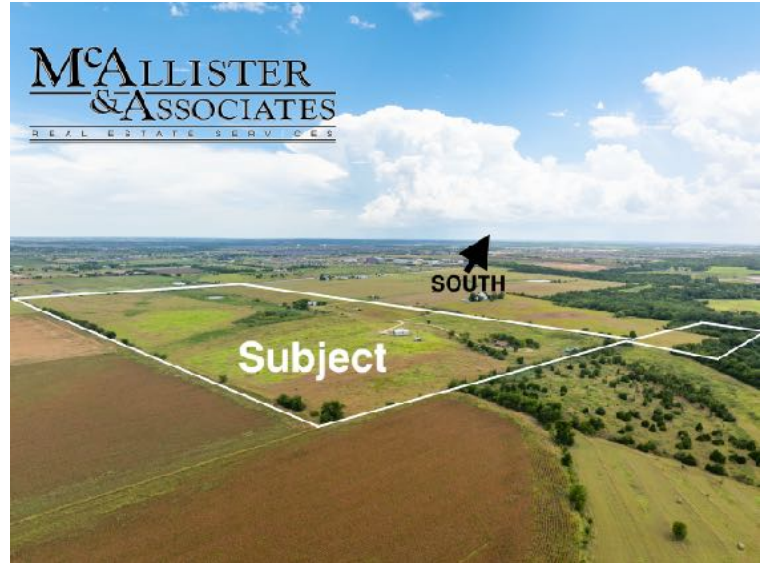
LAND FOR SALE: +/- 110 ACRES PFLUGERVILLE ETJ
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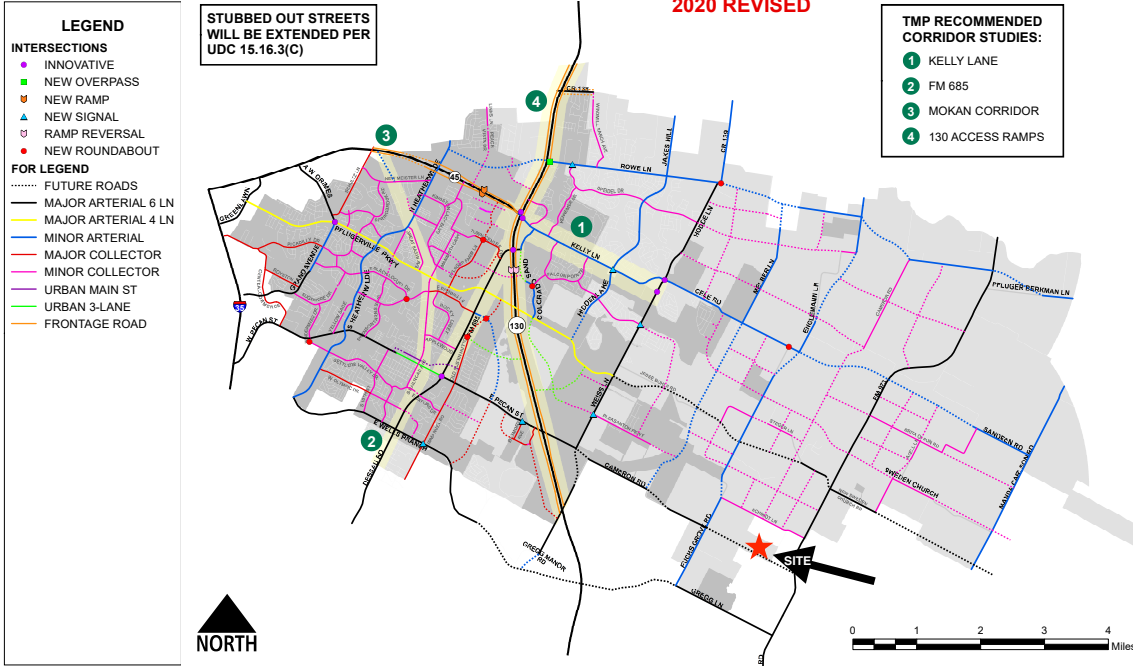


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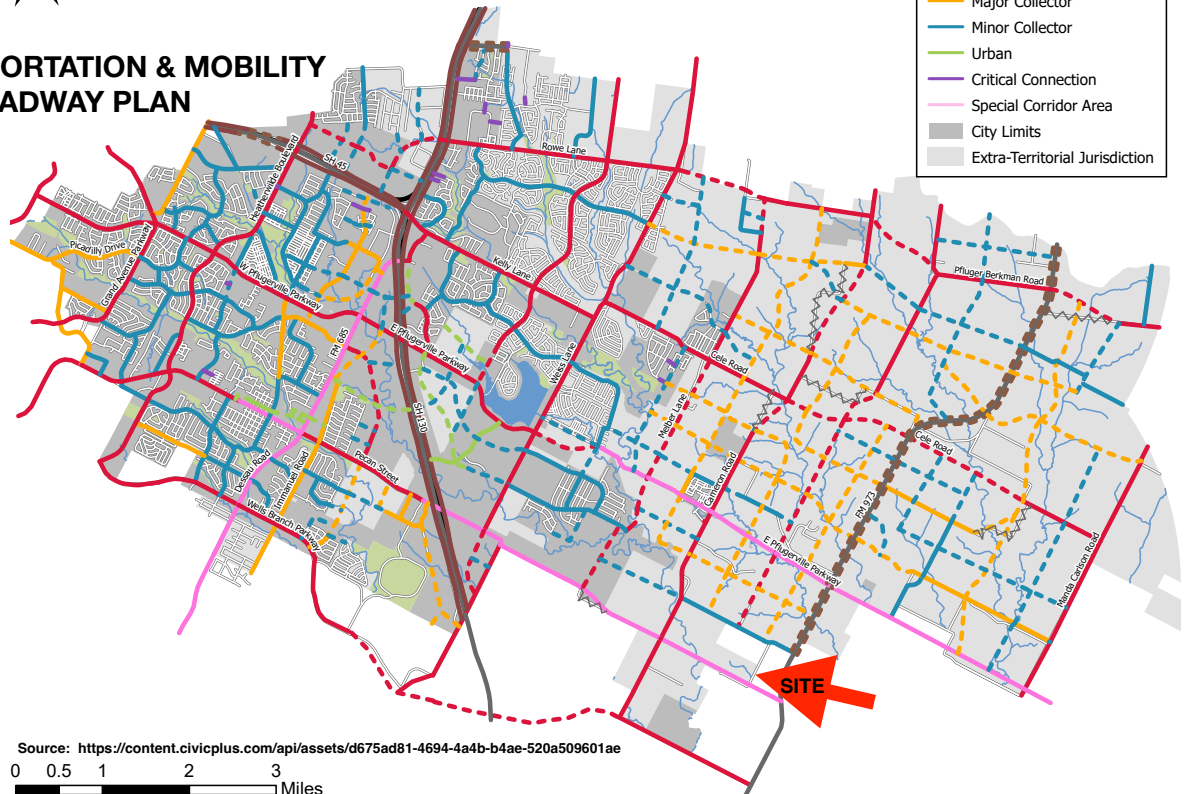
2019 TRANSPORTATION MASTER PLAN

2019 TRANSPORTATION MASTER PLAN MAP

2020 REVISED



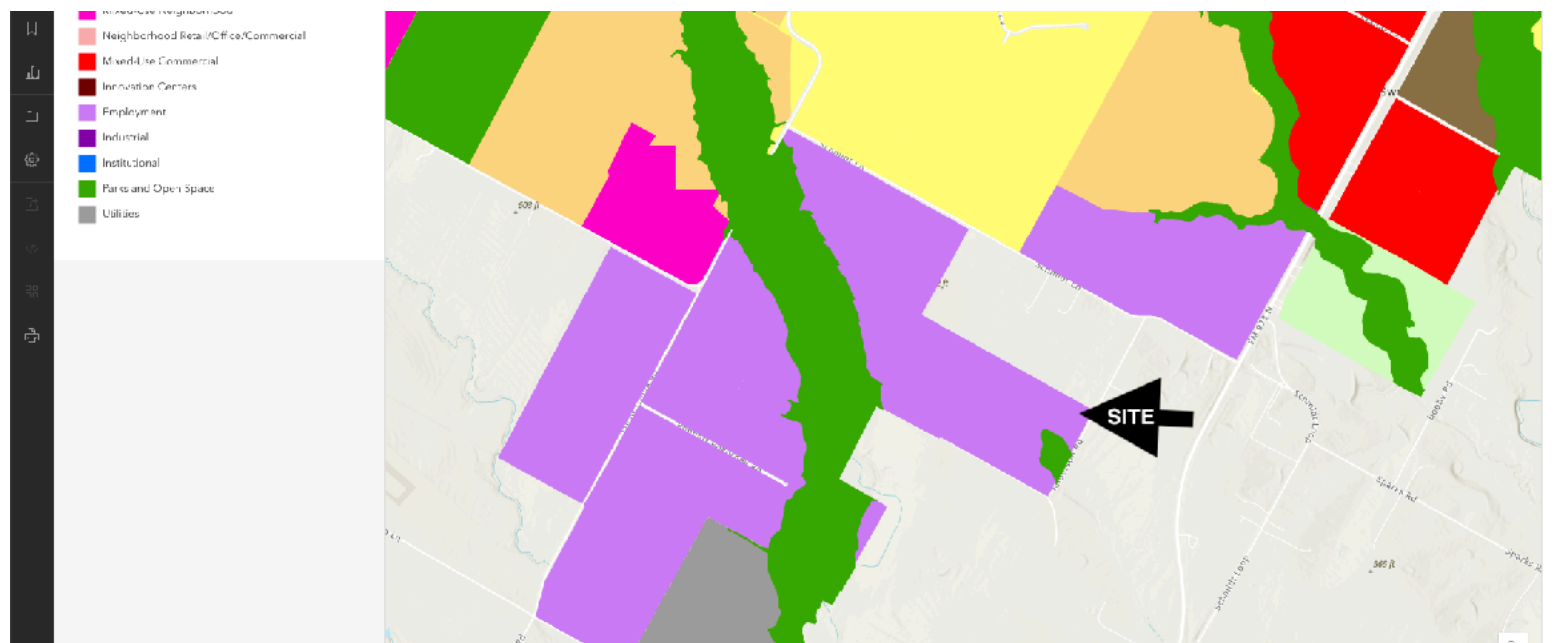
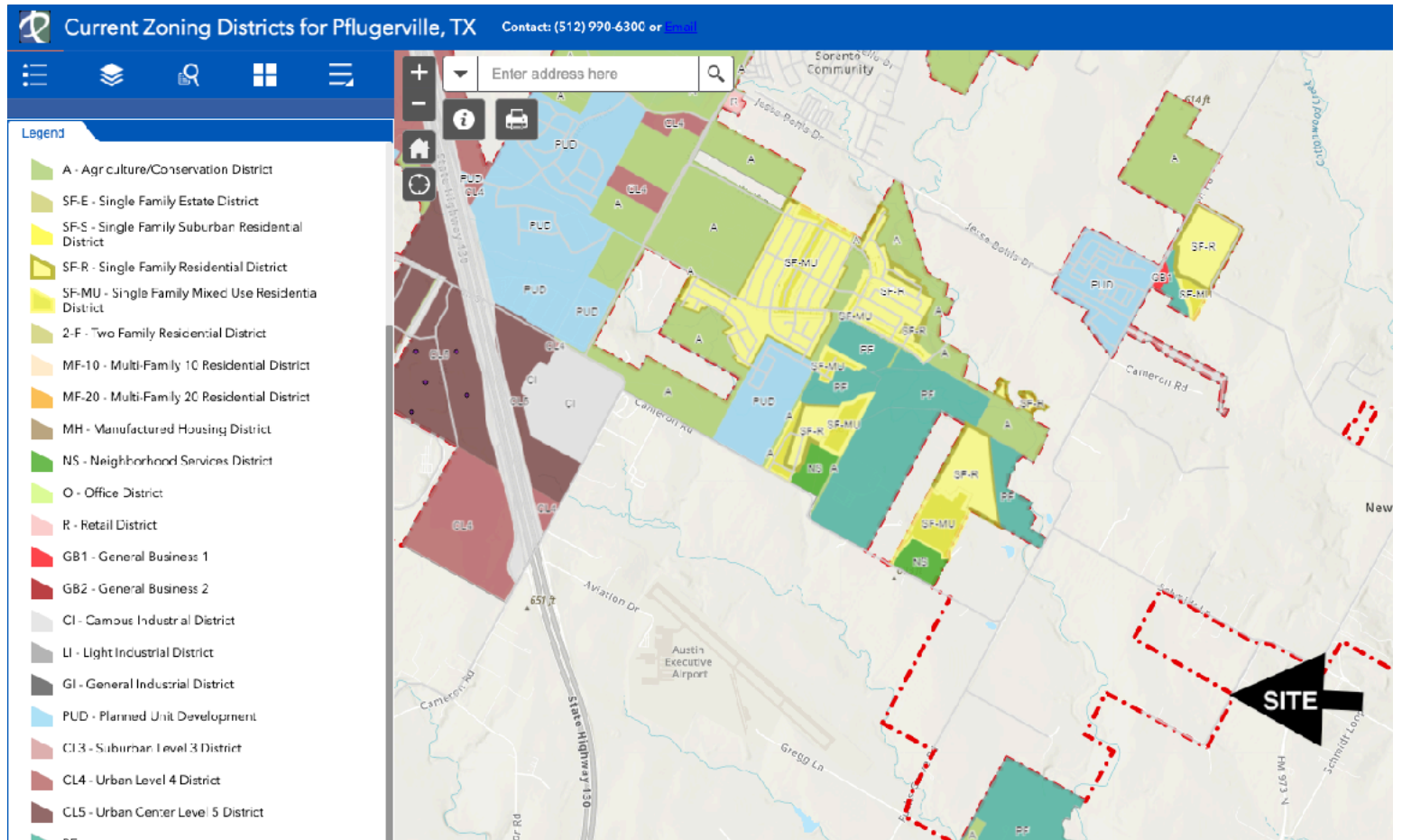
PFLUGERVILLE TRANSPORTATION & MOBILITY
MASTER PLAN: 2025 ROADWAY PLAN



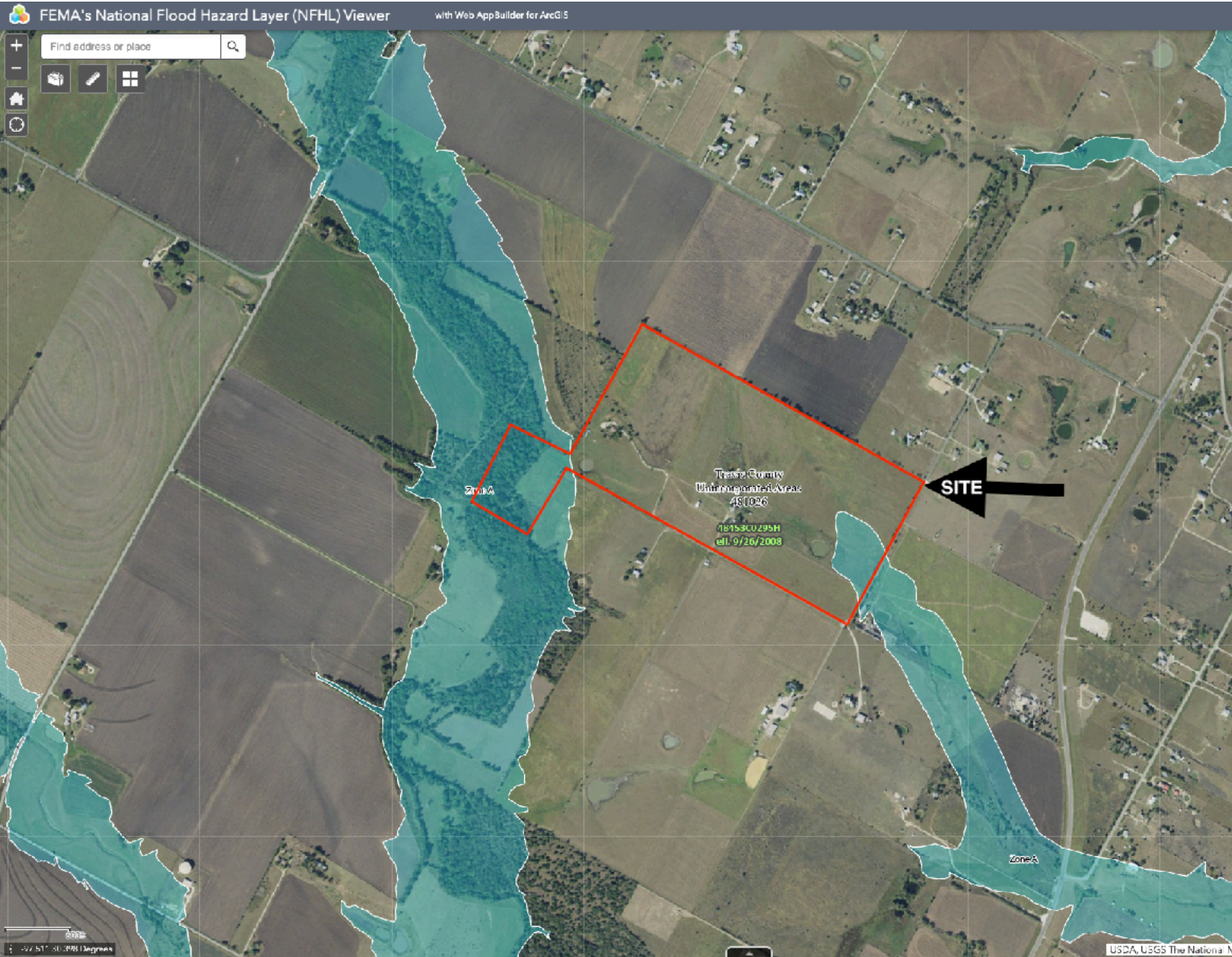
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Utility Billing



Projects - CIP



Quality Reports



Water Leaks



Recycle Center

Wilbarger Creek Regional Wastewater Treatment Facility

The Wilbarger Creek Regional Wastewater Treatment Facility (WCRWWTF) phase 1 Project will expand water resources to maintain the highest level of service and quality of life to City of Pflugerville residents with the construction of a 6.0 MGD wastewater treatment plant on a 158-acre site and decommissioning of the existing Weiss Lane Lift Station. Design of the project began in November 2020 with the award of the Garver contract and was completed in December 2022. In September 2022, January 2023, and March 2023, Council approved early procurement of long lead equipment. In May 2023, Council Awarded the Pre-Construction Services Contract for the Construction Manager At Risk (CMAR) to PLW Waterworks (PLW).

The Wilbarger Creek Regional Wastewater Treatment Facility will be responsible for the majority of the wastewater flows within the City's expansive wastewater Certificate of Convenience and Necessity that extends to FM973. This project is currently under construction and is slated to start receiving wastewater flows in late 2026.





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& ASSOCIATES

REAL ESTATE SERVICES

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kent Hawes	440521	kent@matexas.com	512-698-3765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date