

FOR SALE

10.34 Acre Commercial Development Parcel



WELLS BRANCH PKWY + IMMANUEL RD | PFLUGERVILLE, TX

Michael B. Kennedy

Principal
+1 214 269 3142
michael.kennedy@avisonyoung.com

John T. Baird

Executive Vice President
+1 512 717 3085
john.baird@avisonyoung.com

Sullivan Johnston

Vice President
+1 512 717 3073
sullivan.johnston@avisonyoung.com

**AVISON
YOUNG**

Offering summary

Avison Young presents for sale this 10.34 acre development parcel in Pflugerville, Texas, part of the fast-growing Austin MSA. This property is conveniently located at the NWC of Immanuel Drive and Wells Branch Parkway and boasts excellent access to SH-130 and major area employers. Exponential residential and population growth has made Pflugerville a household name. This property is surrounded by nearly 1,500 single-family homes with more expected to come online in the quarters ahead.

Multifamily + Retail Development Options:

The property is fully platted and shovel ready for a 192 unit multifamily + 65k sf commercial retail space, with a 2-level parking deck. Buyer could break ground on grading and public improvements immediately upon closing. Upon closing, Buyer will assume:

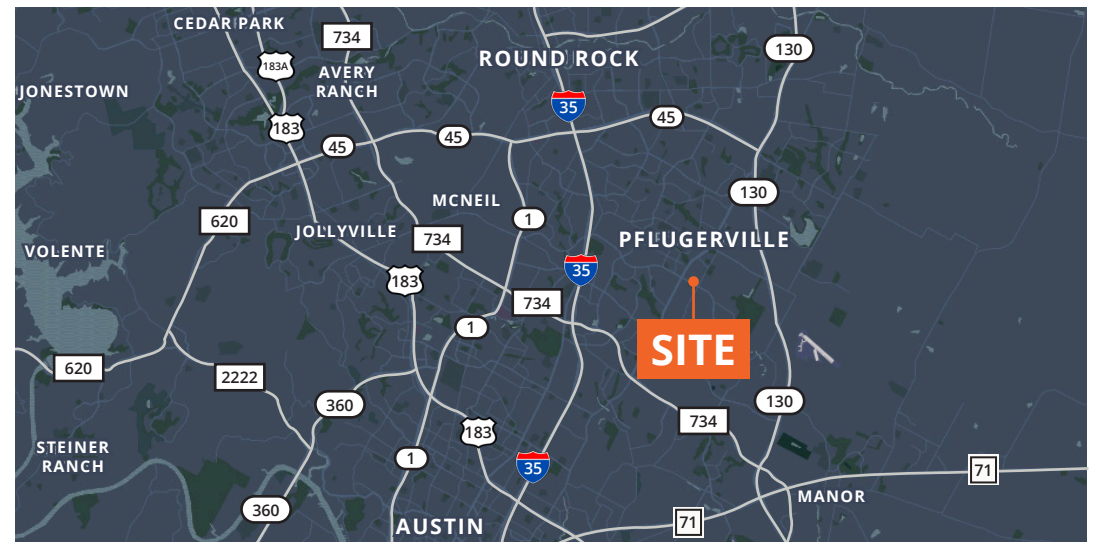
- Plat (upon replacement of collateral)
- SDP Permit (fully approved Civil plans)
- Fully Approved Public Improvement Plans
- Full Drawing Set
- Building Permit (upon payment)

Alternative Development Options:

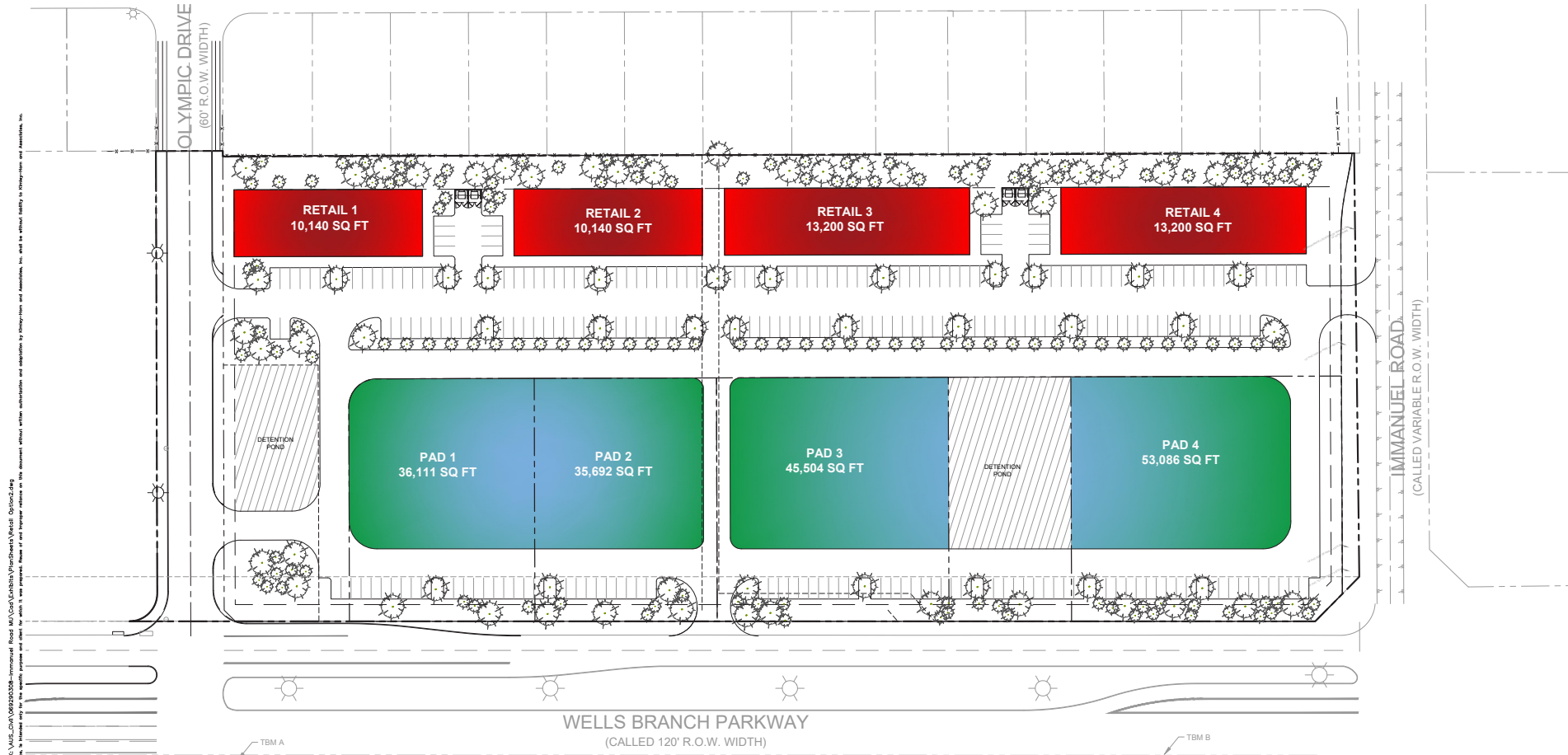
An alternative mix of uses can also be explored, which would require approval by the City of Pflugerville. The retail commercial development illustrates potential development of retail strip buildings with retail pads at the Wells Branch Parkway Frontage.

HIGHLIGHTS

Size	10.34 acres
Utilities	All to parcel; Construction permit in-hand for offsites
Asking price	Contact broker



Retail commercial development concept



Project: 1018 E Olympic Dr, Pflugerville, TX 78626
 Date: November 15, 2024, 04:15:27pm
 File Path: \\sdc\cadd\1018 E Olympic Dr\1018 E Olympic Dr.dwg
 This document, together with the drawings and design information herein, is intended for the specific project and site, as a reference or record, and is not to be used for any other project or site, in whole or in part, without the written consent of the Engineer and Architect. No part of this document shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Engineer and Architect.

BUILDING (GROSS FT.)	PAD	AREA (SQ. FT.)
1 10,140	1 36,111	36,111
2 10,140	2 35,692	35,692
3 13,200	3 45,504	45,504
4 13,200	4 53,086	53,086
TOTAL 46,680		
PARKING PROVIDED	257	

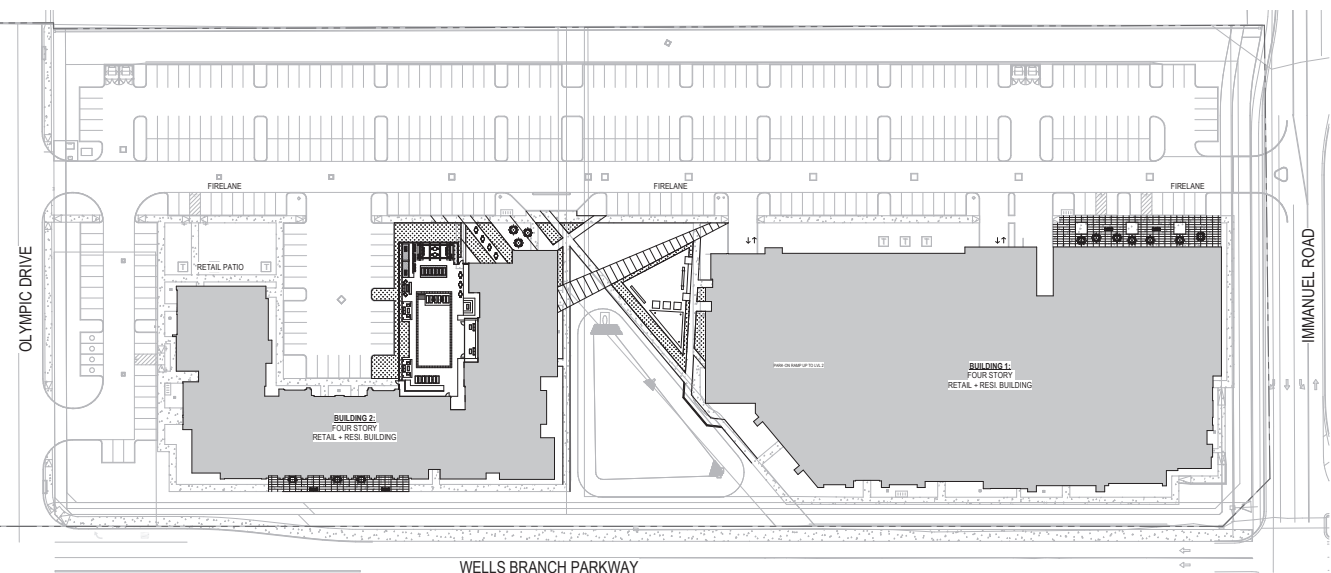
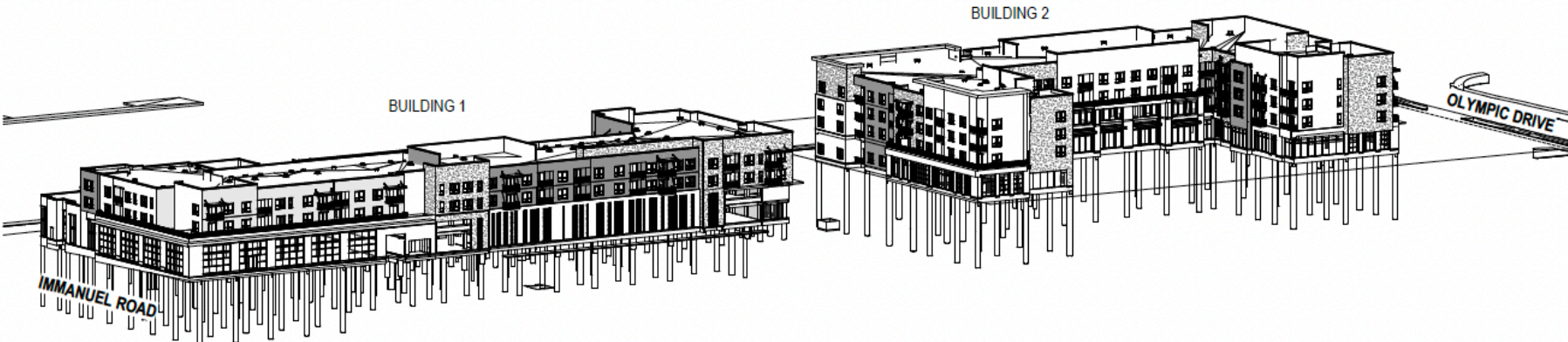
1018 E OLYMPIC DR

NOVEMBER 2024
 ENGINEER
 Kimley-Horn and Associates
 State of Texas Registration
 No. F-928
 505 S Austin Ave., Ste. 1310
 Georgetown, TX 78626
 P (512) 355-0188
 Contact: Joel Ahlvs, P.E.

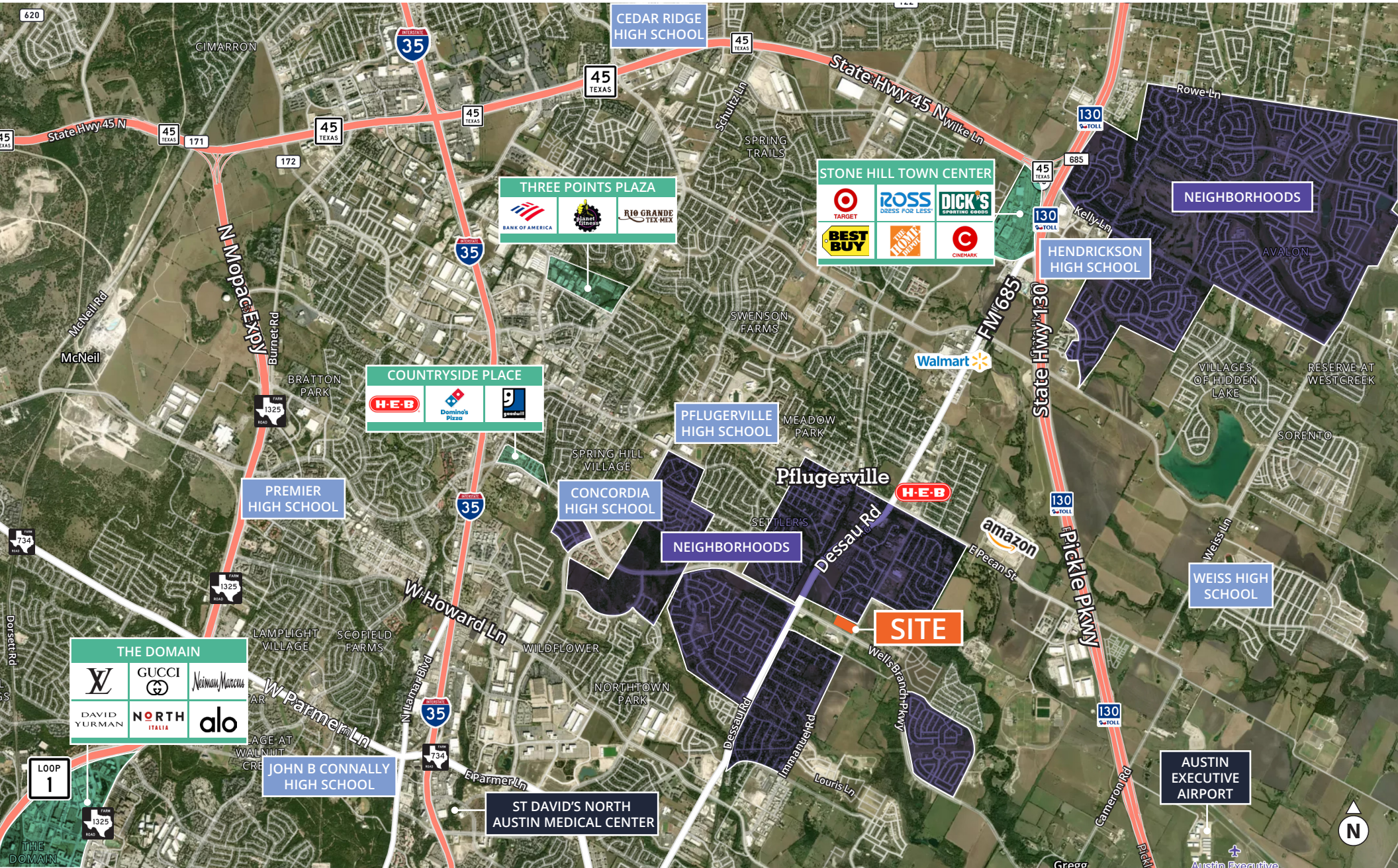
Kimley-Horn

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. FURTHERMORE, CLIENTS SHOULD CONTACT WITH THE CITY, ETC.

Multi-family & commercial concept: fully documented

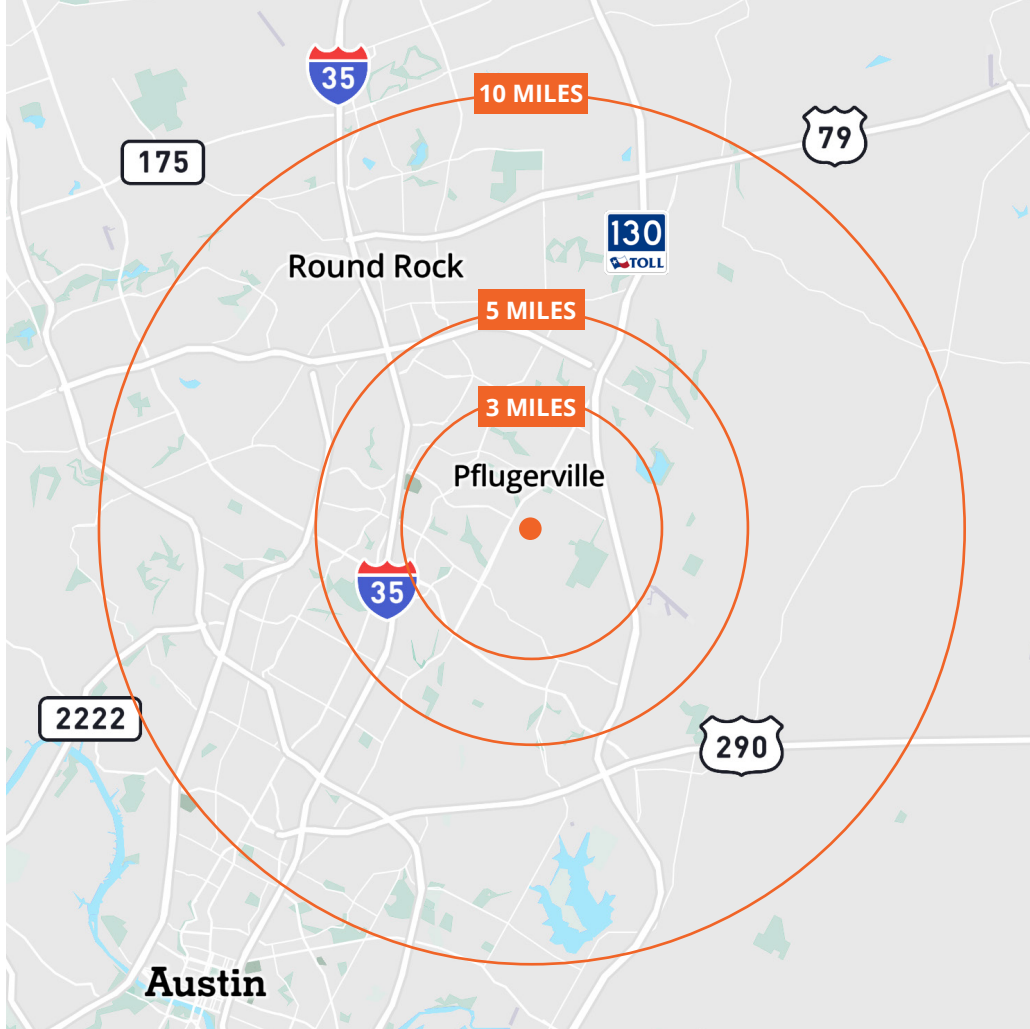


Area overview



Area amenities





Demographics

2024 ESTIMATES

Population

	3 miles	5 miles	10 miles
Total population	85,170	140,404	554,557
Daytime population	28,564	81,868	401,570
Median age	34.0	34.8	34.8

Income

	3 miles	5 miles	10 miles
Median income	\$86,088	\$97,708	\$90,435
Average income	\$112,247	\$126,169	\$128,979

Household

	3 miles	5 miles	10 miles
Total households	31,398	55,463	221,860
# of persons per HH	2.70	2.52	2.48
% owner households	53.6%	52.3%	49.2%
Median house value	\$361,740	\$463,475	\$503,265

Source: ESRI





GET MORE INFORMATION

Michael B. Kennedy, Principal
+1 214 269 3142
michael.kennedy@avisonyoung.com

John T. Baird, Executive Vice President
+1 512 717 3085
john.baird@avisonyoung.com

Sullivan Johnston, Vice President
+1 512 717 3073
sullivan.johnston@avisonyoung.com

[AvisonYoung.com](https://www.AvisonYoung.com)



© 2024. Avison Young - Texas, LLC. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.