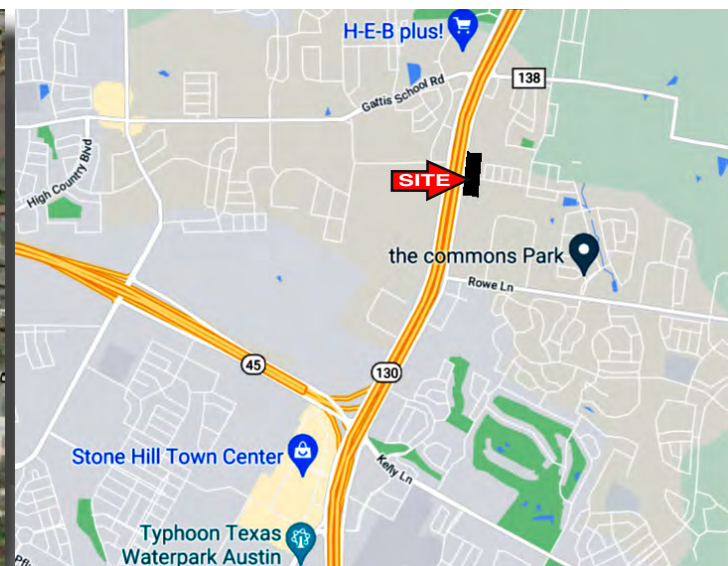


Hard Corners available on Toll 130 at Steeds Crossing for Residential, Office, or Retail



These two sites are highly visible on the east side of Toll 130, just 1/2 mile south of Gattis School Blvd. The sites are comprised of smaller legal lots, but the Seller wishes to sell each as larger tracts totaling 5.34 and 2.96 acres respectively. Pflugerville's growth is amazing and these sites can take full advantage of the proximity to single family residential, Tesla, Amazon, and all the retail & commercial activity surrounding the sites to the north, south and west. Traffic count on Toll 130 is 53,000 vehicles per day. Apartment, townhome, and condo development are possibilities as well as retail, retail services, restaurant, assisted living and office.

LOCATION

These 2 land sites are both located in Pflugerville on the north bound service road for SH 130, aka FM 685, just north of the SH130 and SH 45 interchange and 1/2 mile south of Gattis School Road. The 2 sites are the NE and SE hard corners of FM 685 and Steeds Crossing. Steeds Crossing is the entrance into a mature residential community in Pflugerville called 'Steeds Crossing', which is in Pflugerville ISD. Pflugerville is the third fastest growth city in America and was named one of the best cities to live by Time Inc's Money Magazine. This site is a 23-mile drive from downtown Austin and has quick and easy access to major employers such as Tesla, Dell, Amazon, Samsung, and Freescale Semiconductor. The site also enjoys very quick access to the new Baylor Scott and White Medical Center, the Star Ranch Master Community, HEB, Costco, Stone Hill Town Center, and Typhoon Texas Water Park.

FLOOD HAZARD

No part of the site lies within the 100 year floodplain.

FRONTAGE

The site fronts FM 685, also known as the north bound service road of SH 130, as well as Steeds Crossing.

ZONING

These sites currently have a 'placeholder' zoning and will need to be rezoned to a zoning consistent with a neighborhood commercial land use. The City thinks the 'CL-3' zoning district might be the most appropriate designation given the proximity to existing single family residential. Among other uses, CL-3 allows multi-family, condo, duplex, assisted living, nursing home, day care, financial institution, church, office, restaurant, retail and retail service.

UTILITIES

All utilities are available to the site.

TOPOGRAPHY

Slightly sloping

JURISDICTION

City of Pflugerville

SIZE

Property 'A' - 4 legal lots that total +/- 5.34 acres on the NEC of Steeds Crossing and FM 685.

Property 'B' - 2 legal lots that total +/- 2.96 acres on the SEC of Steeds Crossing and FM 685.

PRICE

Property 'A' - \$10 per square foot or \$2,326,100

Property 'B' - \$9 per square foot or \$1,160,400

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

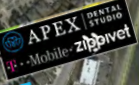
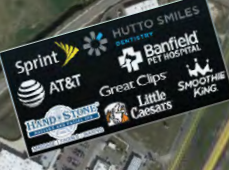
(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell

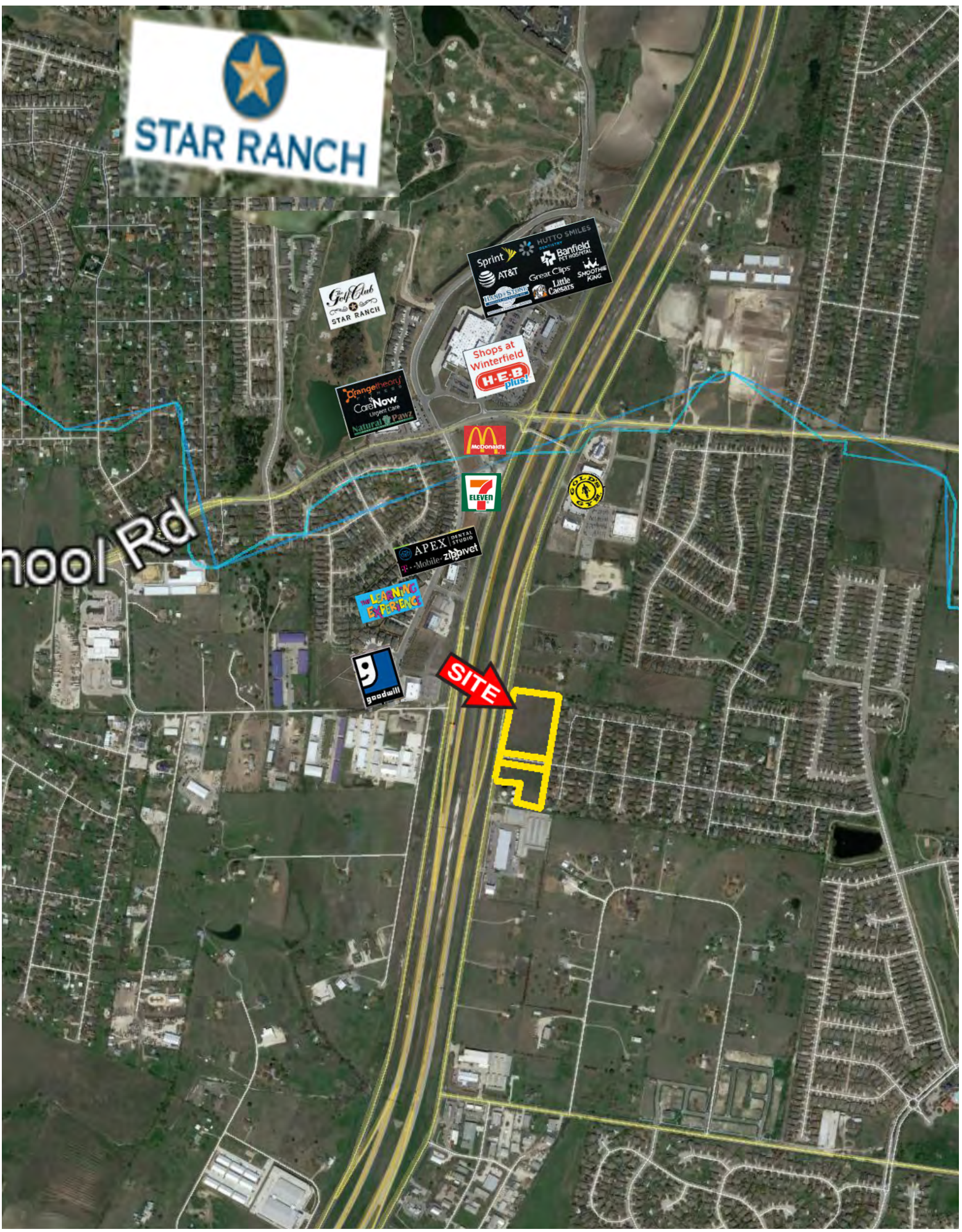
Office: (512) 472-2100

Brad@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



hool Rd





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.

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.

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.

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
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date