

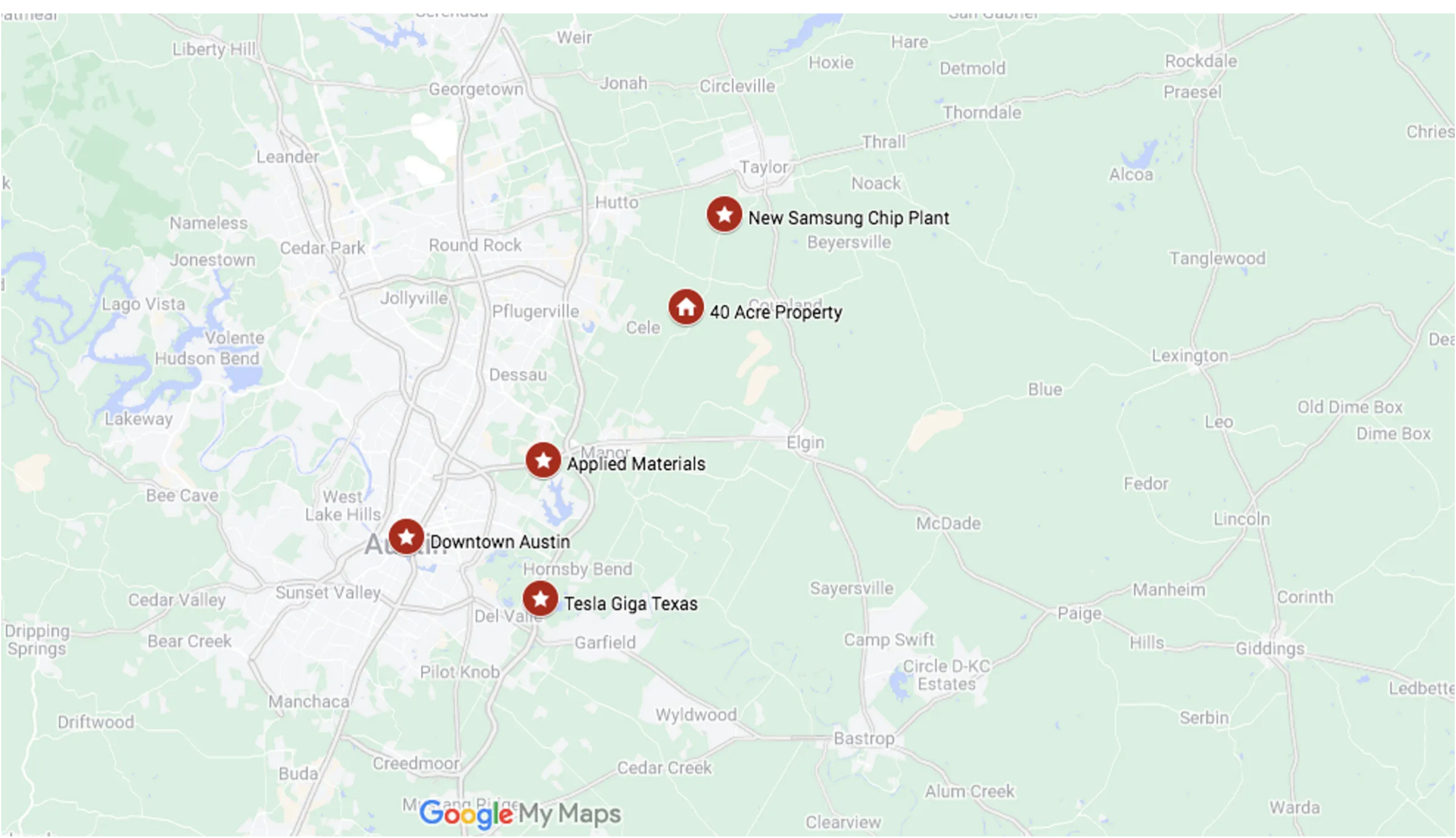
Cameron Road off FM 973: Four, 10 Acre Parcels

AVAILABLE

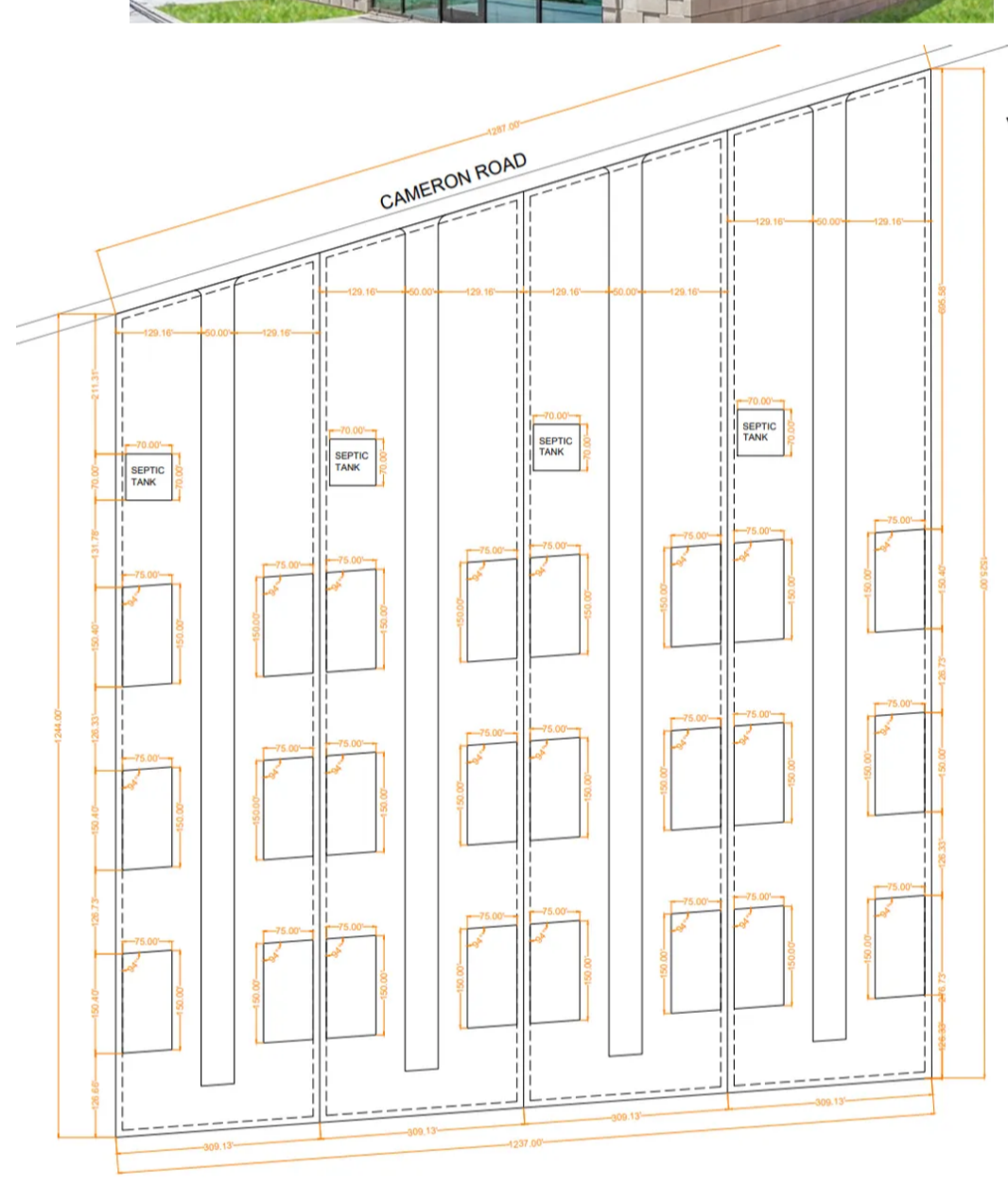
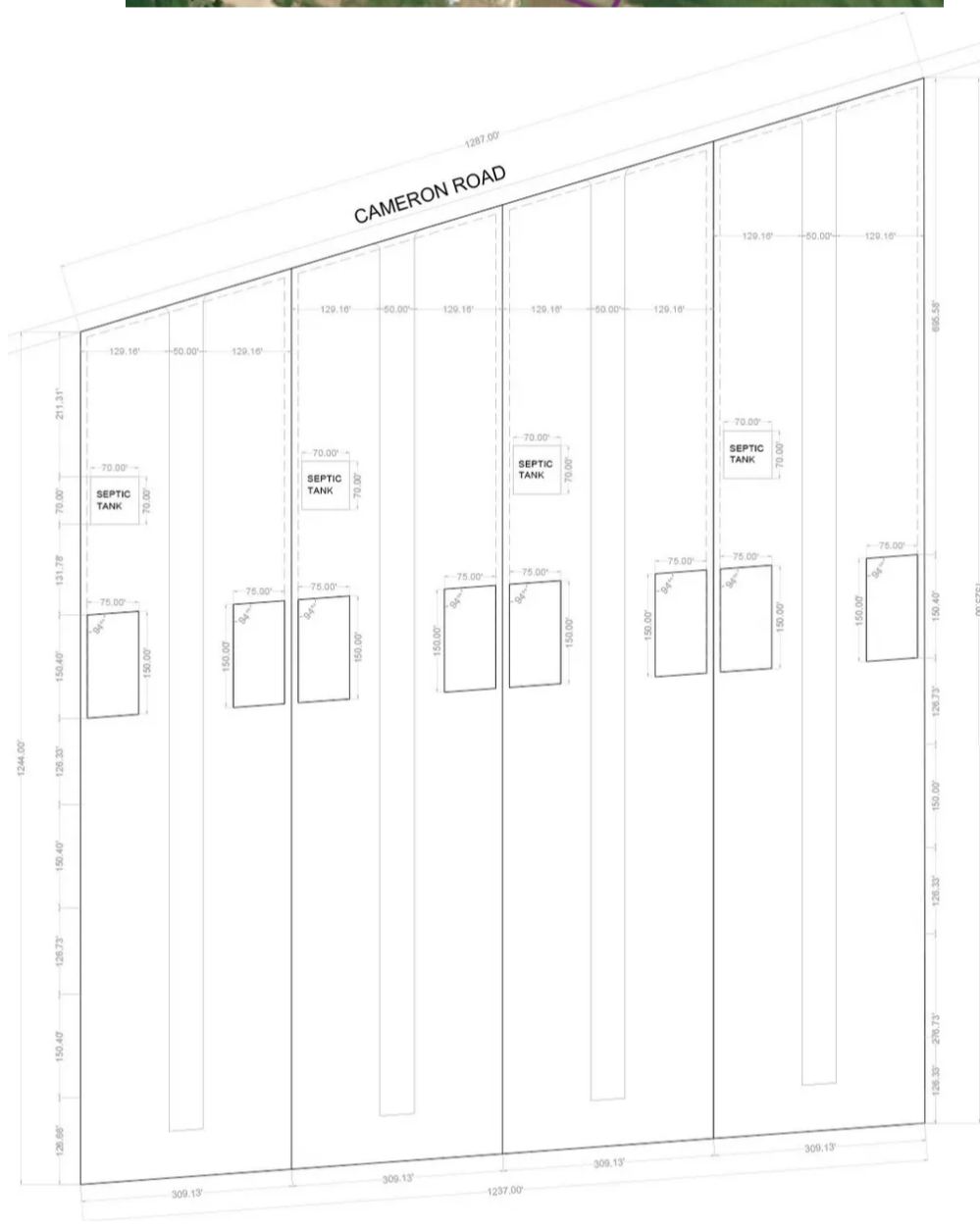
The 40 acres will be divided into four 10 acre parcels:

- 10,000 to 240,000 Sq Ft shell block warehouse (available as BTS or straight entitled land sale)
- 2,500 Sq Ft shell residence or office (available as BTS or entitles as part of simple land purchase)
- Crop Production on rest of site
- Selling: \$3 per square foot
- Flexible Zoning
- No Flood Zone
- Perfect for small to large owner user sites

Rare Opportunity to combine your business headquarters and also create off grid capability.



Mixed Use



Jurisdiction

- Within extra-terrestrial jurisdiction (ETJ) area

Platted

- Not yet platted

Utilities: Water

- Manville water service area
- Nearby water infrastructure 24" Manville Line on Cameron
 - 6" Manville Line on Cameron
 - Wastewater City of Pflugerville wastewater service area

Wastewater

- Water main extension requirements
- No Nearby wastewater infrastructure
- Septic Permitted

Electricity Lines:

- New electricity lines need to be placed underground and meet EDM DG91.
- No new onsite or offsite overhead lines are permitted.

Transportation:

- Classification, width and design speed of adjacent roadways
 - Cameron Rd – Minor Arterial – 55MPH
 - Proposed Rd – Minor Collector



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