



THE WYLD

192-Unit Multifamily and
Commercial Development Site

1018 EAST OLYMPIC DRIVE, PFLUGERVILLE, TX 78660

10.34 ACRE FULLY ENTITLED MULTIFAMILY + COMMERCIAL DEVELOPMENT OPPORTUNITY

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Offering summary

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Avison Young proudly presents for sale this 10.34 acre, 192-unit multifamily and 65,000 square foot commercial development parcel in Pflugerville, Texas. 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.

The property is fully platted and shovel ready following a 12+ month entitlement process with the City of Pflugerville. Buyer will be able to break ground on grading and public improvements immediately upon closing. All civil permit approvals have been received and the building permits would be released upon payment. 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)

With few new multifamily developments gaining approval from the city of Pflugerville recently and extremely low retail vacancy rates, this property is unlikely to encounter much competition and thus excellently positioned for success.

HIGHLIGHTS

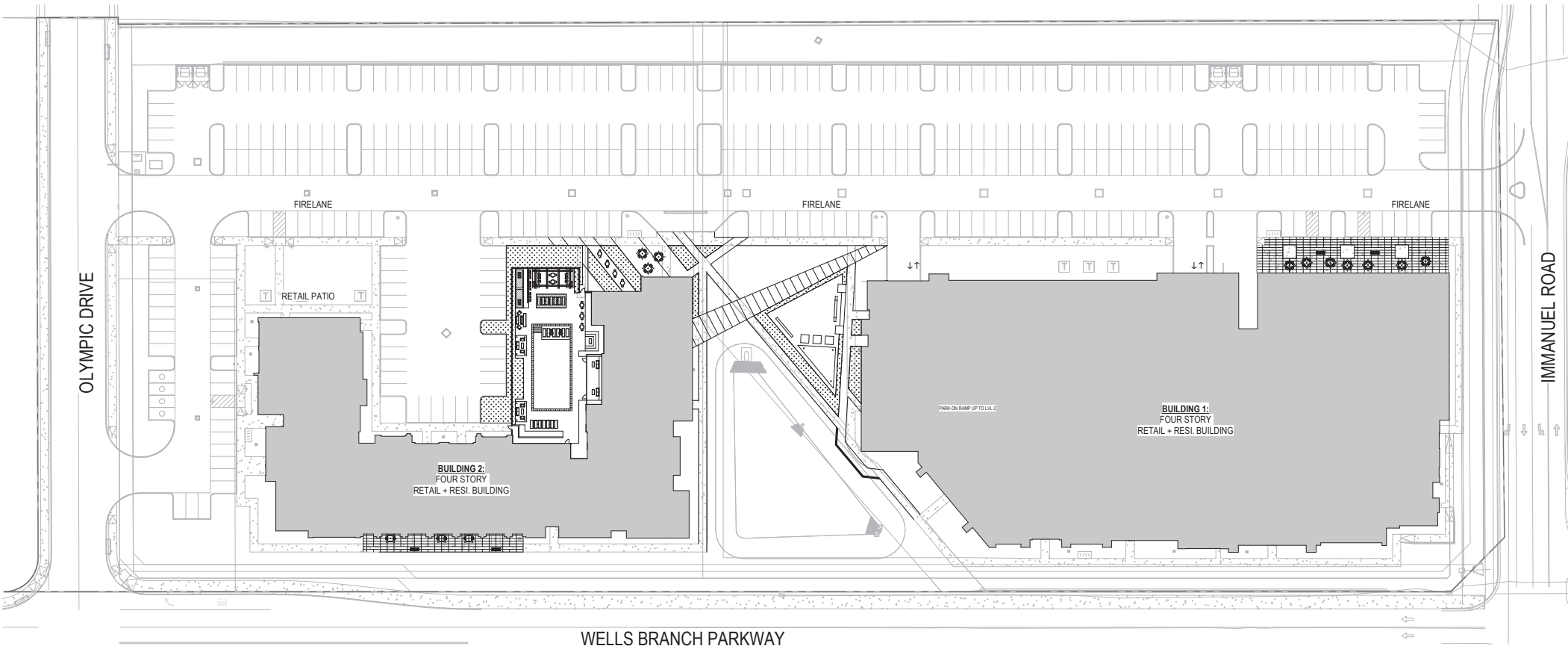
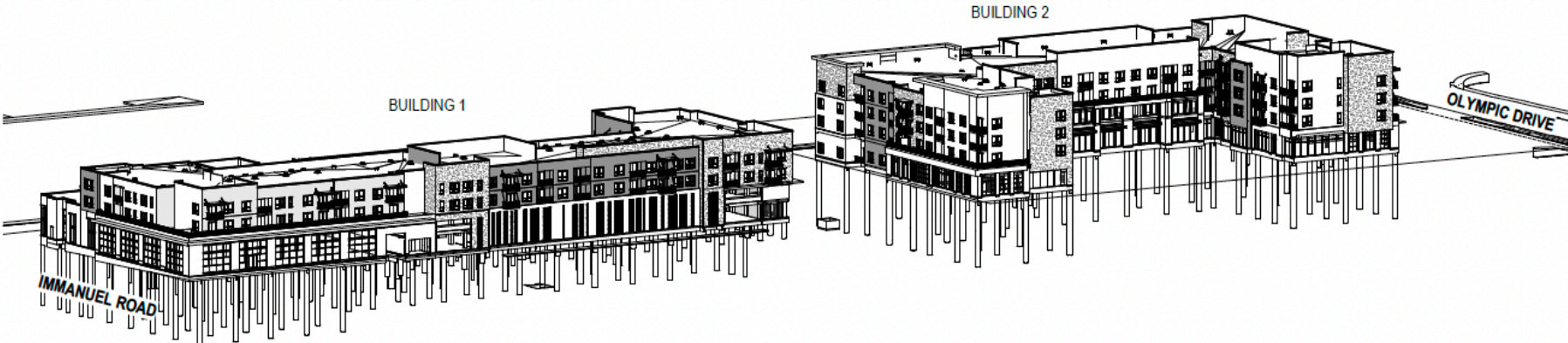
Size	10.34 acres
Entitlements	Fully approved site plan. Entitled for 192 multifamily units and 65k sf of retail/commercial space with a 2-level parking deck
Utilities	All to parcel; Signed construction permit in-hand for offsites
Asking price	Call broker



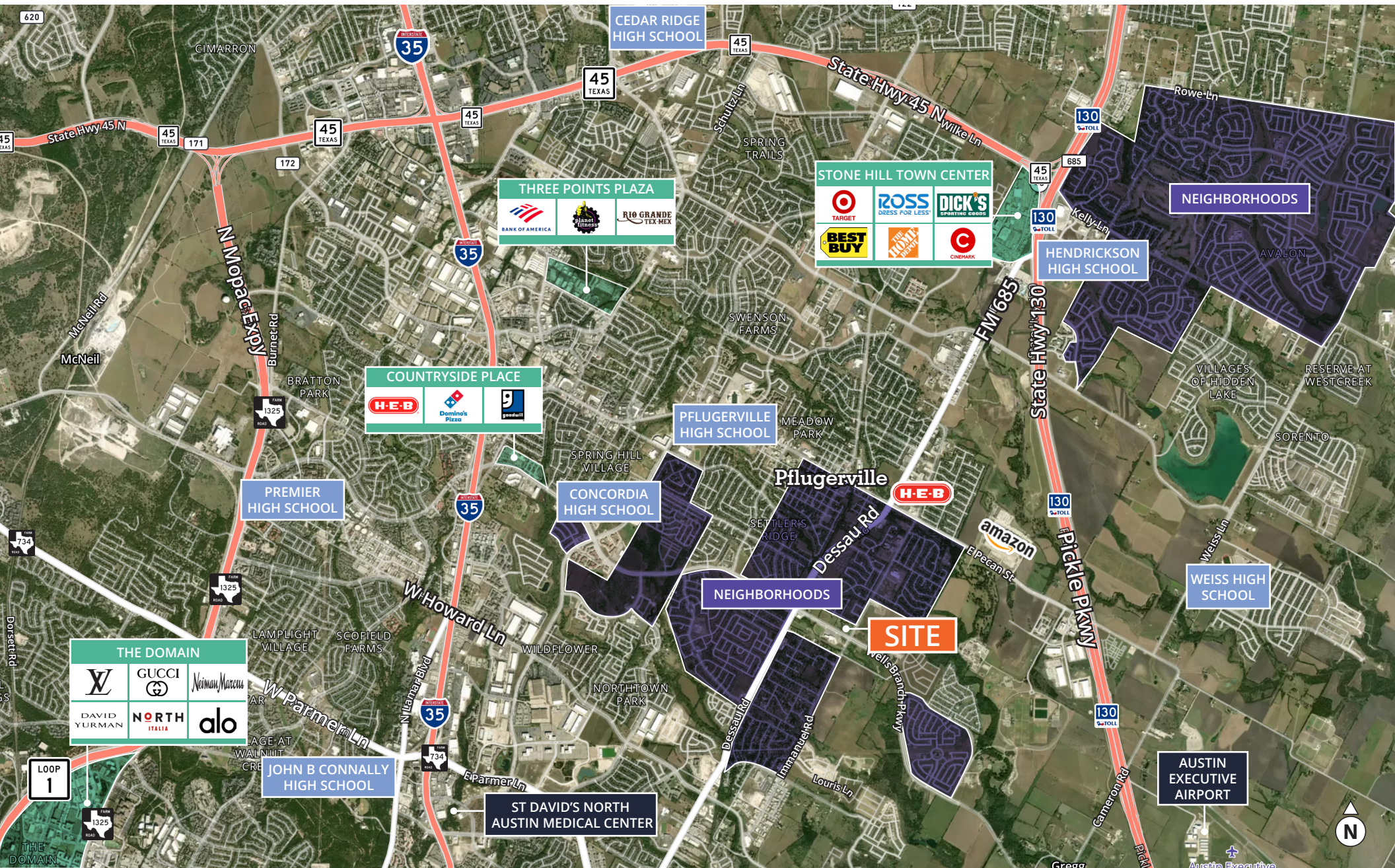
Area amenities

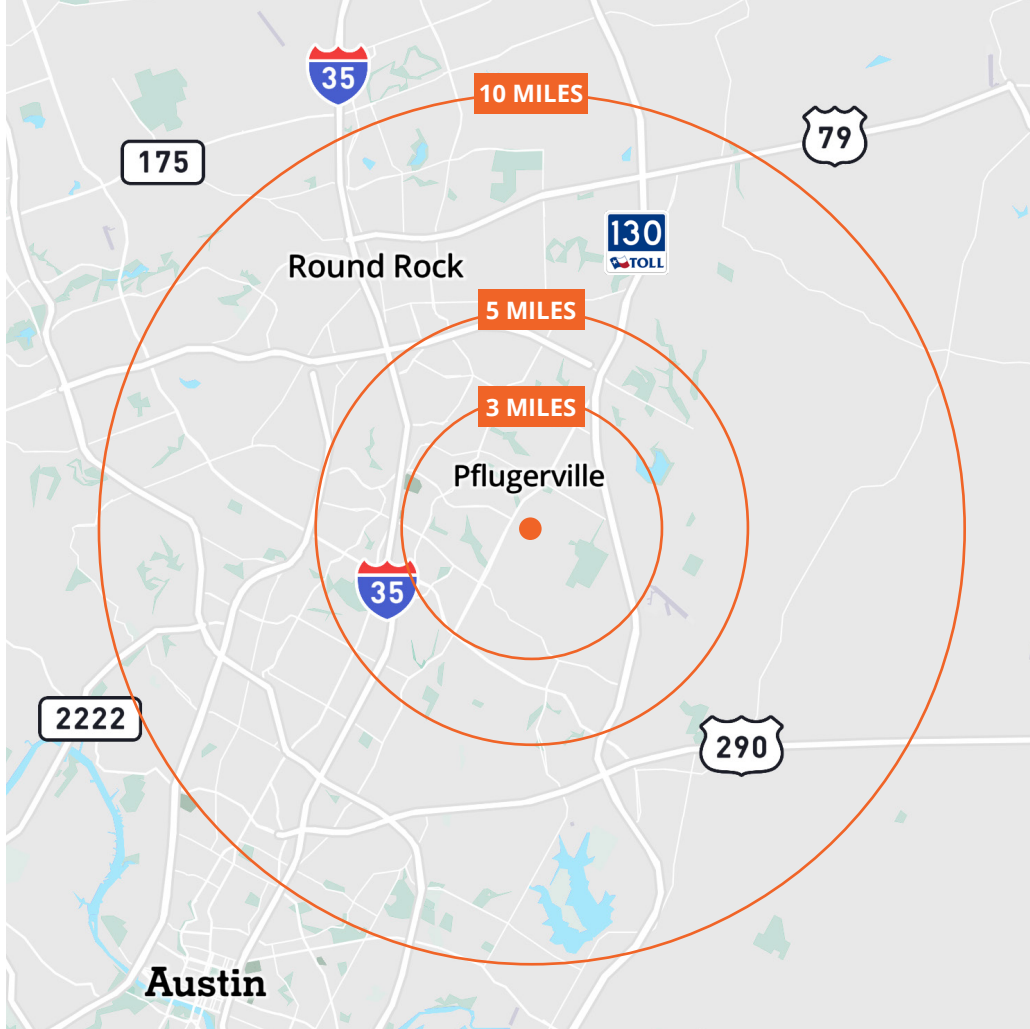


Site plan



Area overview





Demographics

2023 ESTIMATES

Population

	3 miles	5 miles	10 miles
Total population	72,275	208,934	732,780
Daytime population	28,564	81,868	401,570
Median age	34.8	34.5	34.4

Income

	3 miles	5 miles	10 miles
Median income	\$94,541	\$98,393	\$100,170
Average income	\$110,044	\$121,557	\$129,644

Household

	3 miles	5 miles	10 miles
Total households	27,205	83,842	298,896
# of persons per HH	2.6	2.5	2.4
Median house value	\$333,087	\$358,837	\$394,074
Average house value	-	-	-

Source: Sites USA.





GET MORE INFORMATION

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