

**AVISON
YOUNG**

FOR SALE

603 South Railroad Avenue

Pflugerville, TX 78660

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FOR SALE
1.53 ACRES



Property Overview

OFFERING SUMMARY

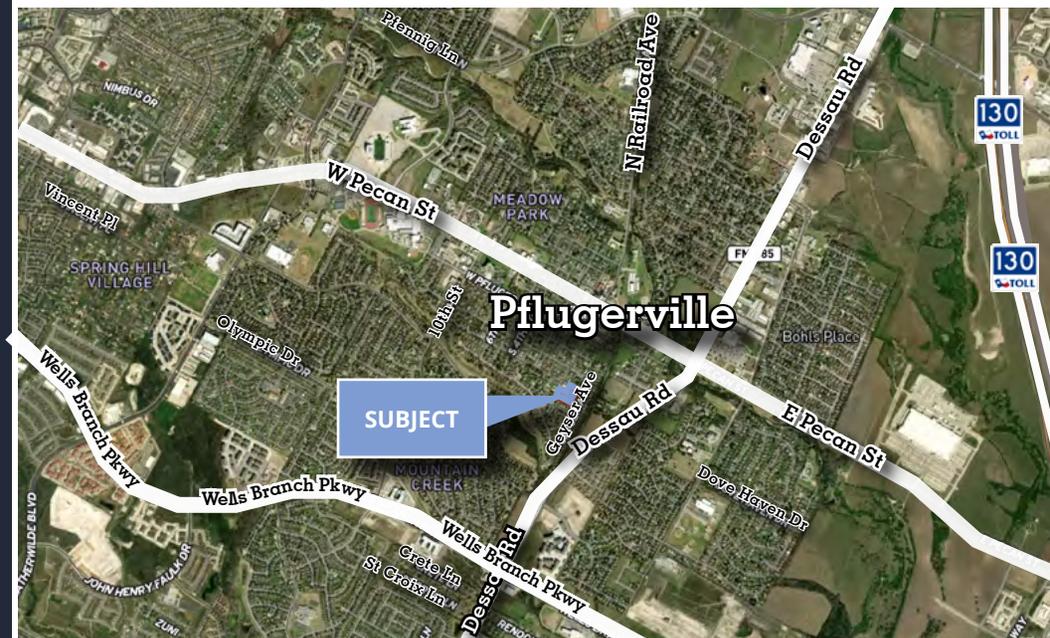
Avison Young is pleased to present the opportunity to acquire 603 South Railroad Avenue, a 1.53-acre development site located in the rapidly growing City of Pflugerville. Positioned within close proximity to Pflugerville's historic downtown and key transportation corridors, the Property presents a rare opportunity to acquire a well-located infill parcel with strong long-term development potential.

The site is zoned Retail District (RD), which allows for a range of potential uses and provides flexibility for developers. The Property may be well suited for low-density multifamily or townhome development, catering to the continued demand for attainable housing options within the Pflugerville submarket. Its manageable size and residential-oriented surroundings make the site particularly attractive for developers looking to deliver projects in close proximity to employment centers, retail amenities, and major regional thoroughfares.

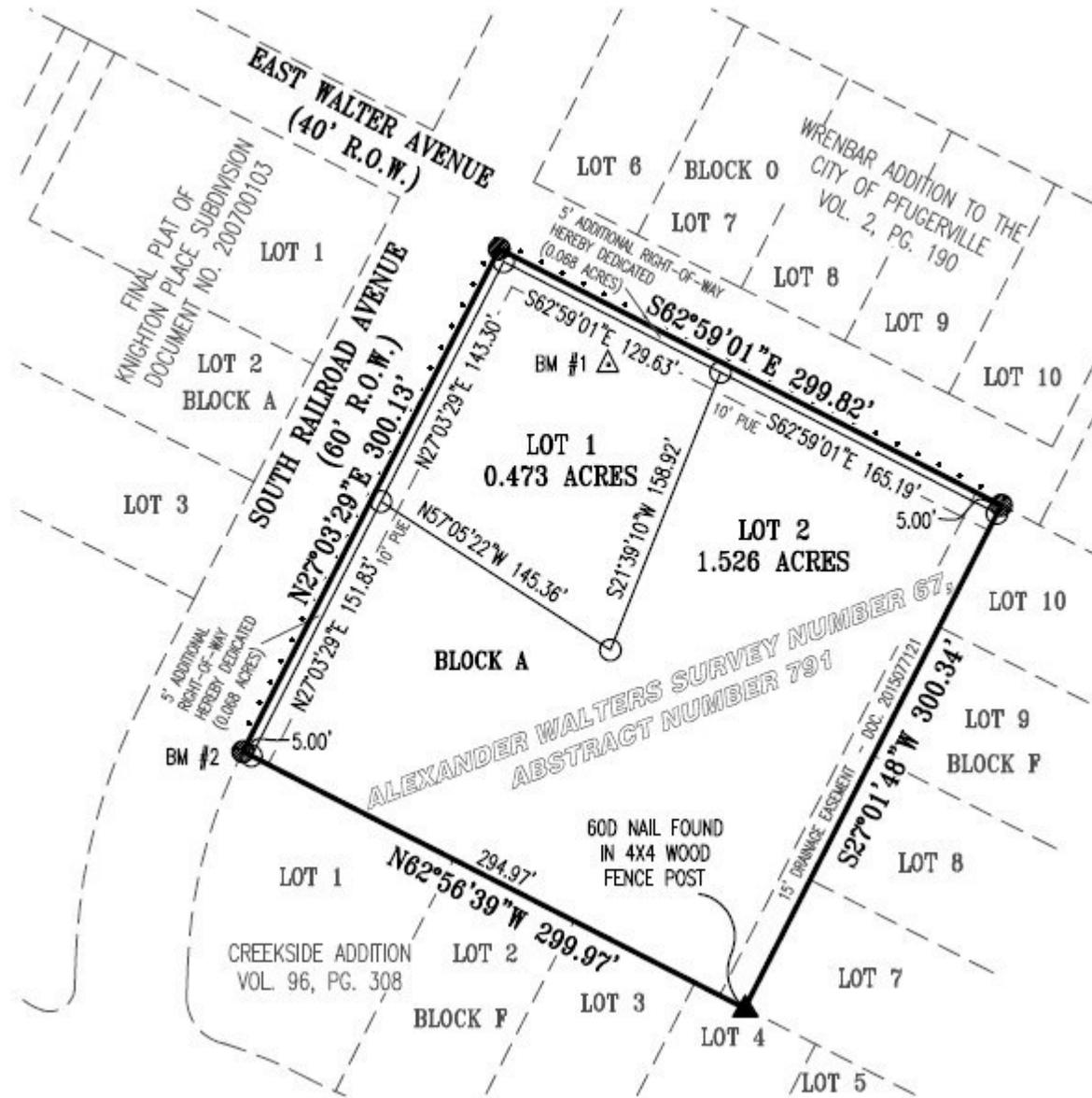
With the broader Pflugerville market continuing to experience sustained population growth and residential expansion, 603 S Railroad Avenue represents a unique opportunity to capitalize on the area's ongoing momentum while delivering a product type well aligned with the surrounding neighborhood fabric.

PROPERTY HIGHLIGHTS

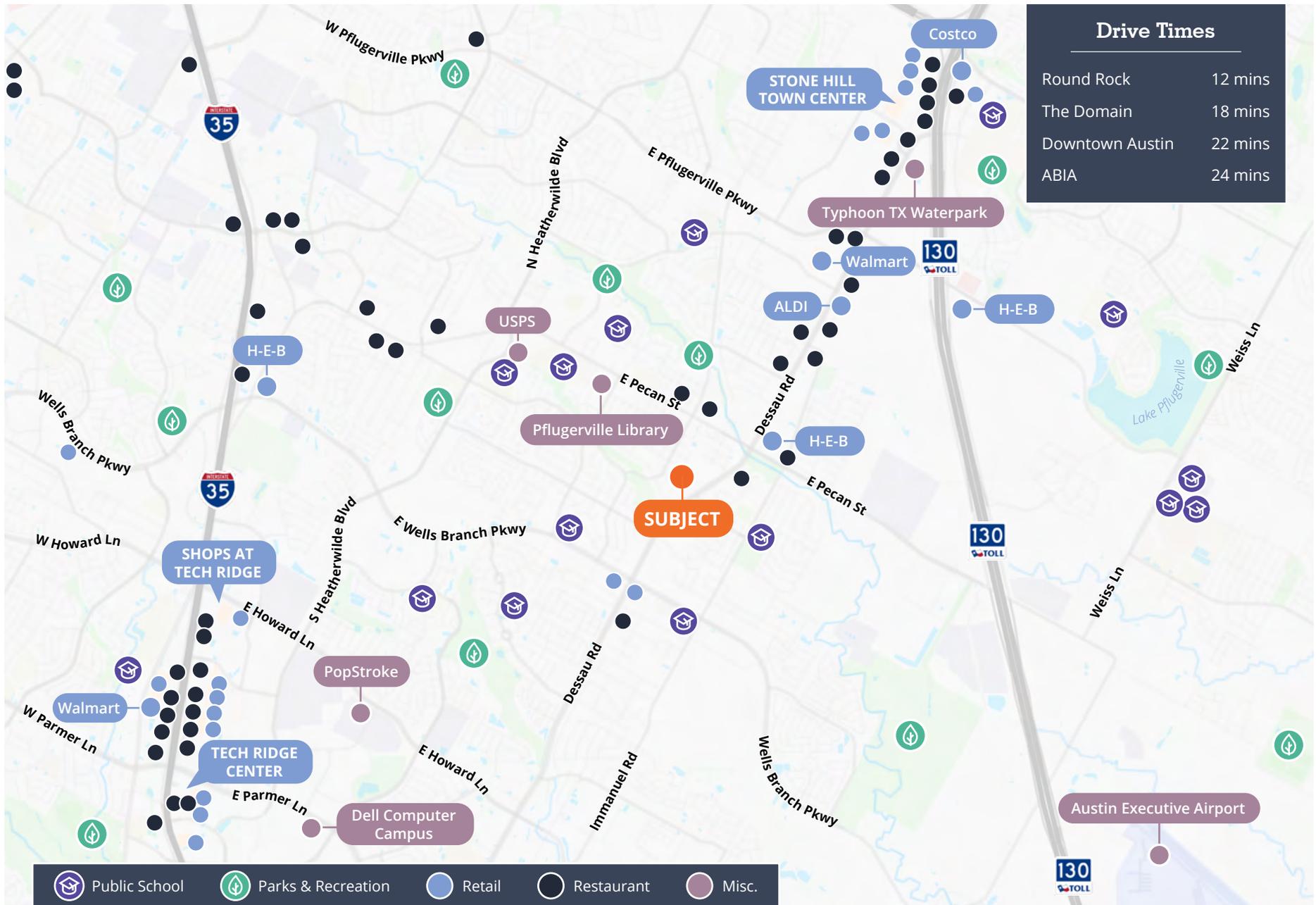
- **Size:** 1.53 Acres
- **Jurisdiction:** City of Pflugerville, County of Travis
- **Tax Rate (2025):** 2.228/\$100
- **Zoning:** Retail District; [view zoning description here](#)
- **Potential Uses:** Retail, Low Density Multifamily, Townhomes
- **Asking Price:** Call Broker
- **Frontage:** ±152' on S Railroad Ave | ±165' on E Walter Ave
- **Utilities:** Water/wastewater located in S Railroad Ave & E Walter Ave
- **Watershed:** Gilleland Creek



Plat Map

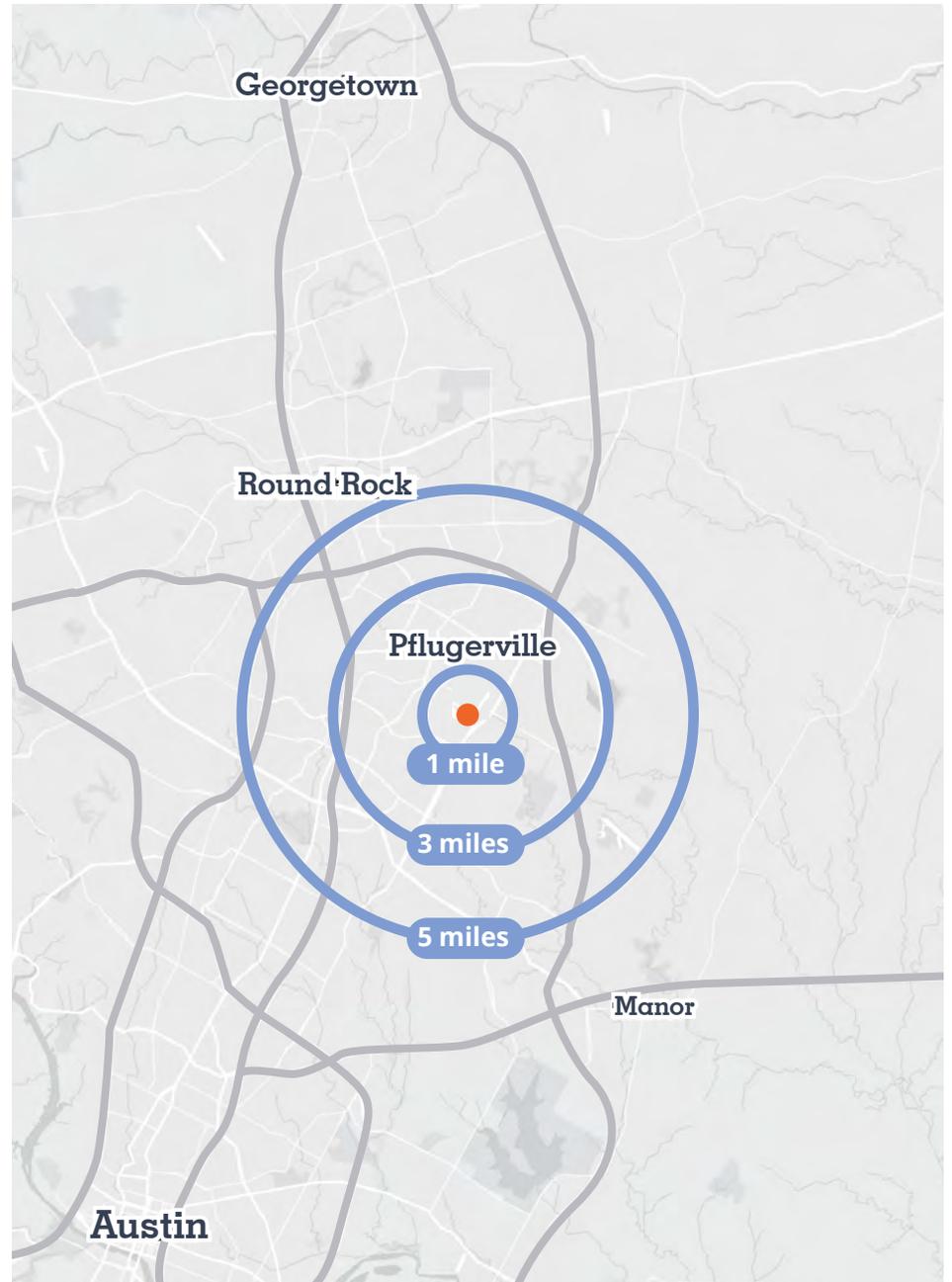


Nearby Amenities



Demographics

POPULATION	1 MILE	3 MILE	5 MILE
Total population	9,754	89,841	244,212
Median pop. (female)	5,001	45,465	123,028
Median pop. (male)	4,753	44,376	121,184
Median age	42	35	35
INCOME			
Average income	\$143,933	\$131,383	\$134,162
Median income	\$117,261	\$105,312	\$104,957
HOUSEHOLDS			
Total households	3,484	34,759	96,684
# of persons per HH	3	3	3
Median home value	\$464,129	\$415,315	\$427,042
Median rent	\$1,643	\$1,627	\$1,599



Get in touch.

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