

*FOR LEASE*



# 20500 Keilman Ln

20500 Keilman Ln  
Pflugerville, TX 78660



James Moreno

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# Property Summary

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## PROPERTY DESCRIPTION

Discover a highly versatile property at 20500 Keilman Lane in Pflugerville, TX, offering the perfect setting for a wide range of business needs. Situated on 1 acre with nearly 2,500 square feet of functional space, this property is well-suited for trade offices, general office use, or businesses requiring outdoor storage. Its location in the ETJ provides flexibility with minimal zoning restrictions, allowing for multiple business applications. With convenient access to SH-130 and SH-45, the site offers excellent connectivity across the Austin metro while maintaining a practical layout that supports both indoor operations and outdoor storage or parking. Whether you are a growing trade contractor, a professional office user, or a business seeking space with both office and yard capability, this property provides an adaptable solution in a high-growth area.

## PROPERTY HIGHLIGHTS

- 1-acre site with approx. 2,500 SF of functional building space
- Ideal for trade offices, general office use, or live/work setup
- Ample room for outdoor storage, yard space, or additional parking
- Located in Pflugerville ETJ with flexible use and minimal zoning restrictions
- Convenient access to SH-130 and SH-45 for connectivity across Austin metro
- High-growth corridor with strong residential and commercial development nearby
- Adaptable layout suitable for small businesses, contractors, or owner-users

## OFFERING SUMMARY

Lease Rate:	\$19.20 SF/yr (MG)
Available SF:	2,500 SF
Lot Size:	44,348 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,782	29,790	73,940
Total Population	8,652	90,665	215,662
Average HH Income	\$161,733	\$156,099	\$135,932

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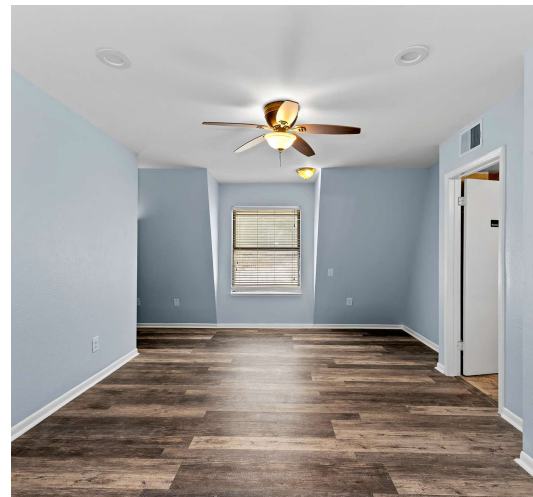
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# Additional Photos

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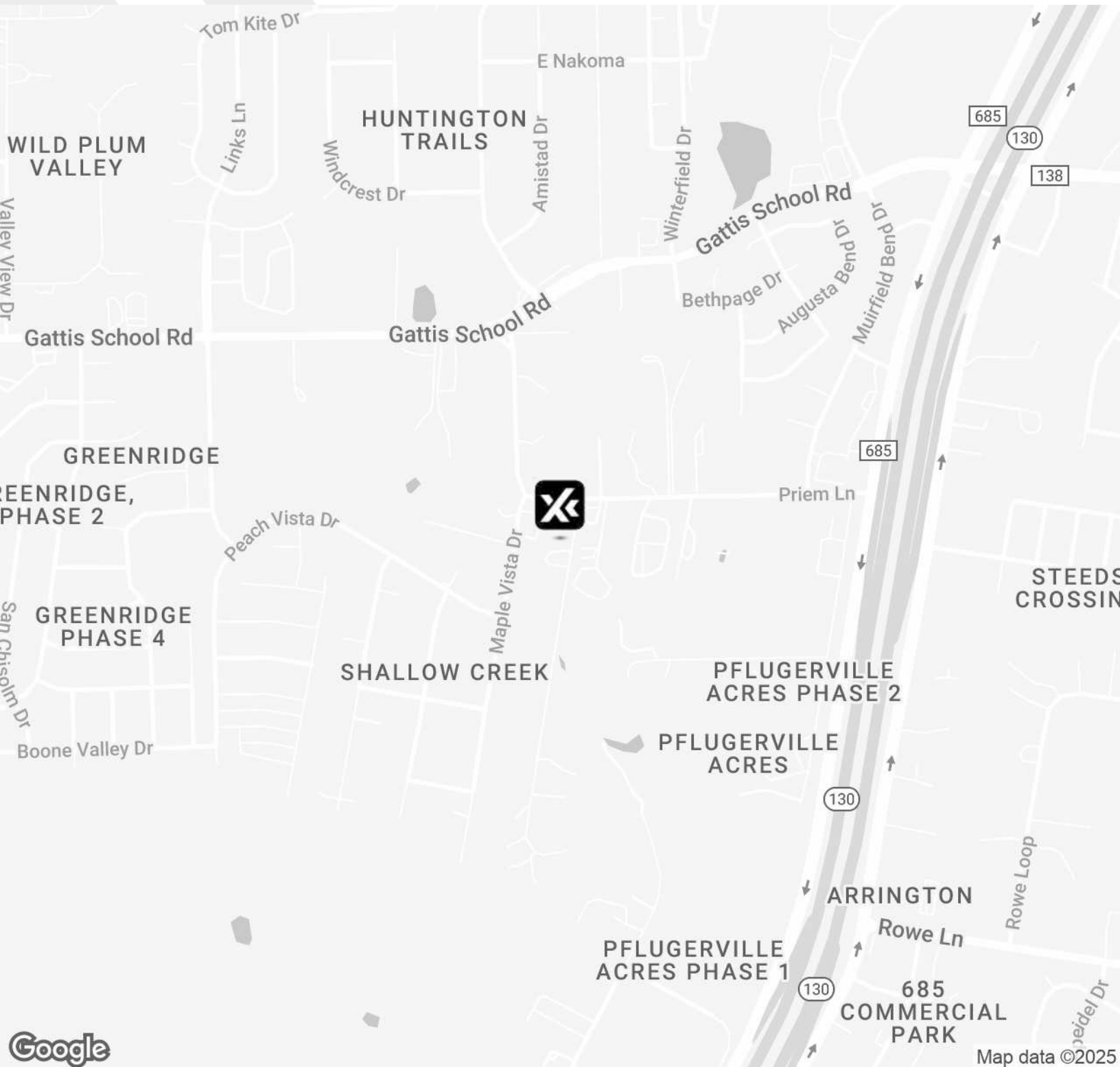


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# Location Map

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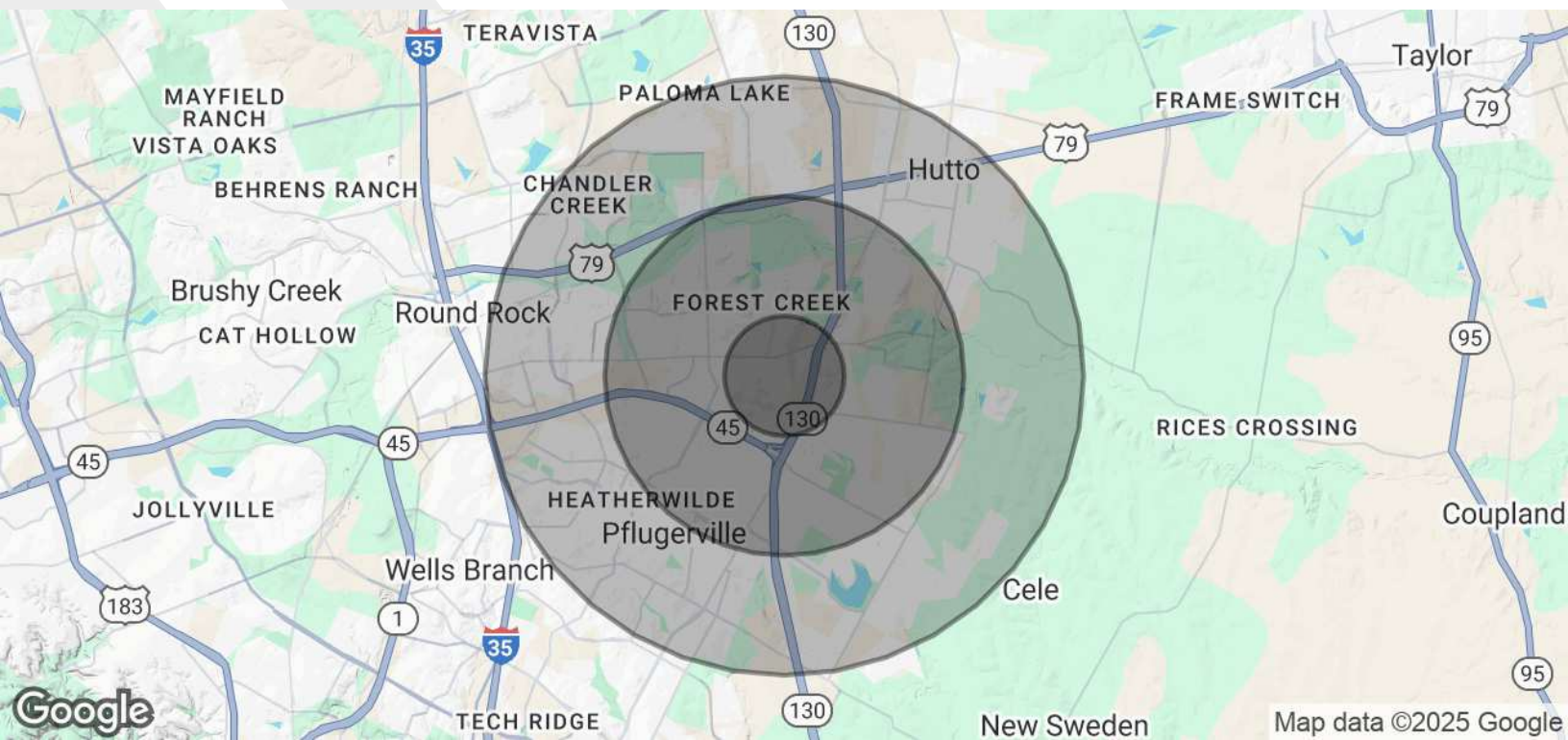
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,652	90,665	215,662
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,782	29,790	73,940
# of Persons per HH	3.1	3	2.9
Average HH Income	\$161,733	\$156,099	\$135,932
Average House Value	\$674,464	\$519,502	\$442,822

Demographics data derived from AlphaMap

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# 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.*

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>eXp Commercial LLC</b>	<b>9010212</b>	<b>tx.broker@expcommercial.com</b>	<b>214-704-9862</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Clifford Boggart</b>	<b>313043</b>	<b>clifford.bogart@expcommercial.com</b>	<b>214-704-9862</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Clifford Boggart</b>	<b>313043</b>	<b>clifford.bogart@expcommercial.com</b>	<b>214-704-9862</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>James Moreno</b>	<b>TX #635079</b>	<b>james.moreno@expcommercial.com</b>	<b>512.669.6280</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date