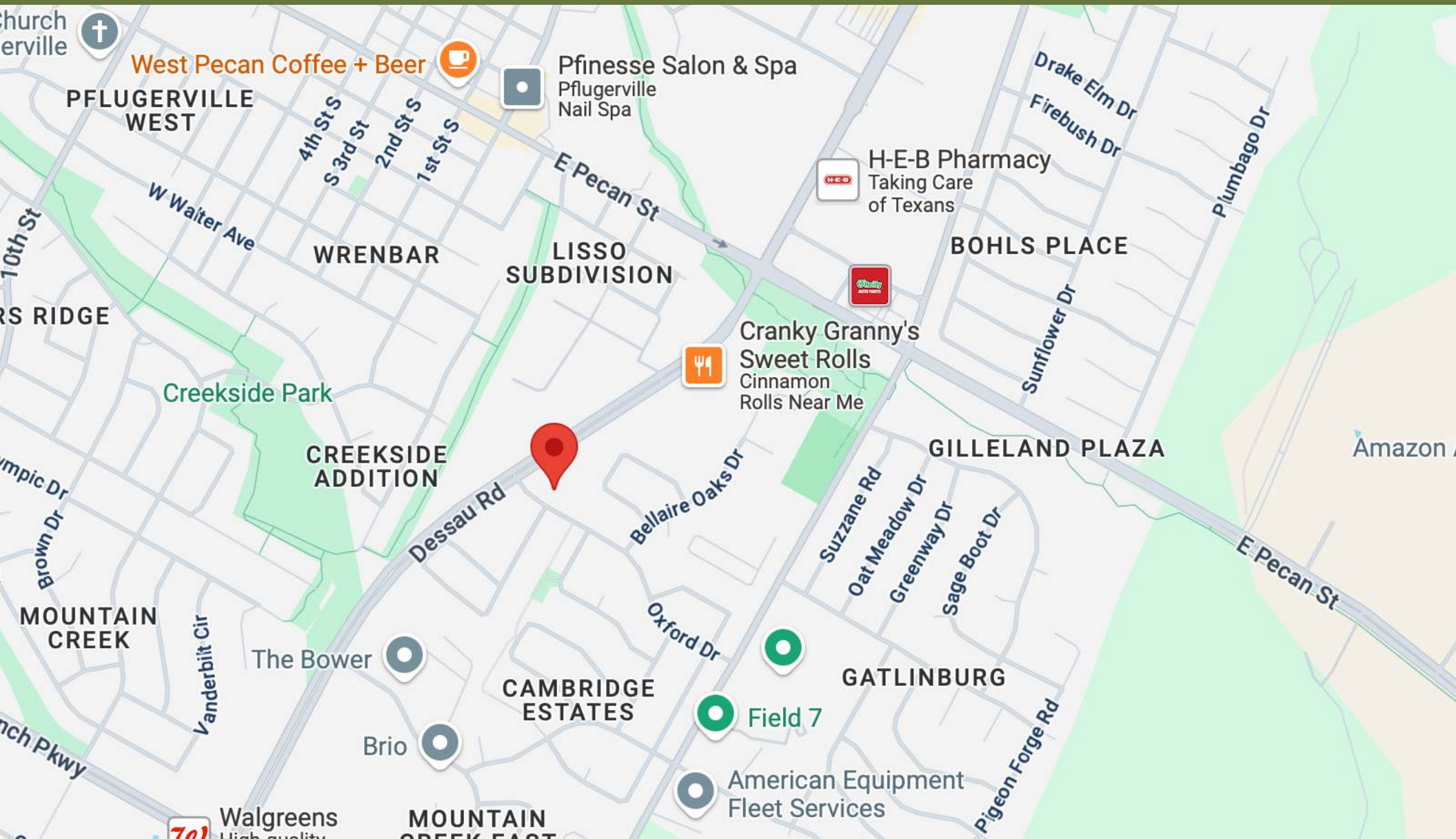


# FOR SALE: 1.234 AC PAD SITE

## 600 Oxford Drive, Pflugerville, TX 78660



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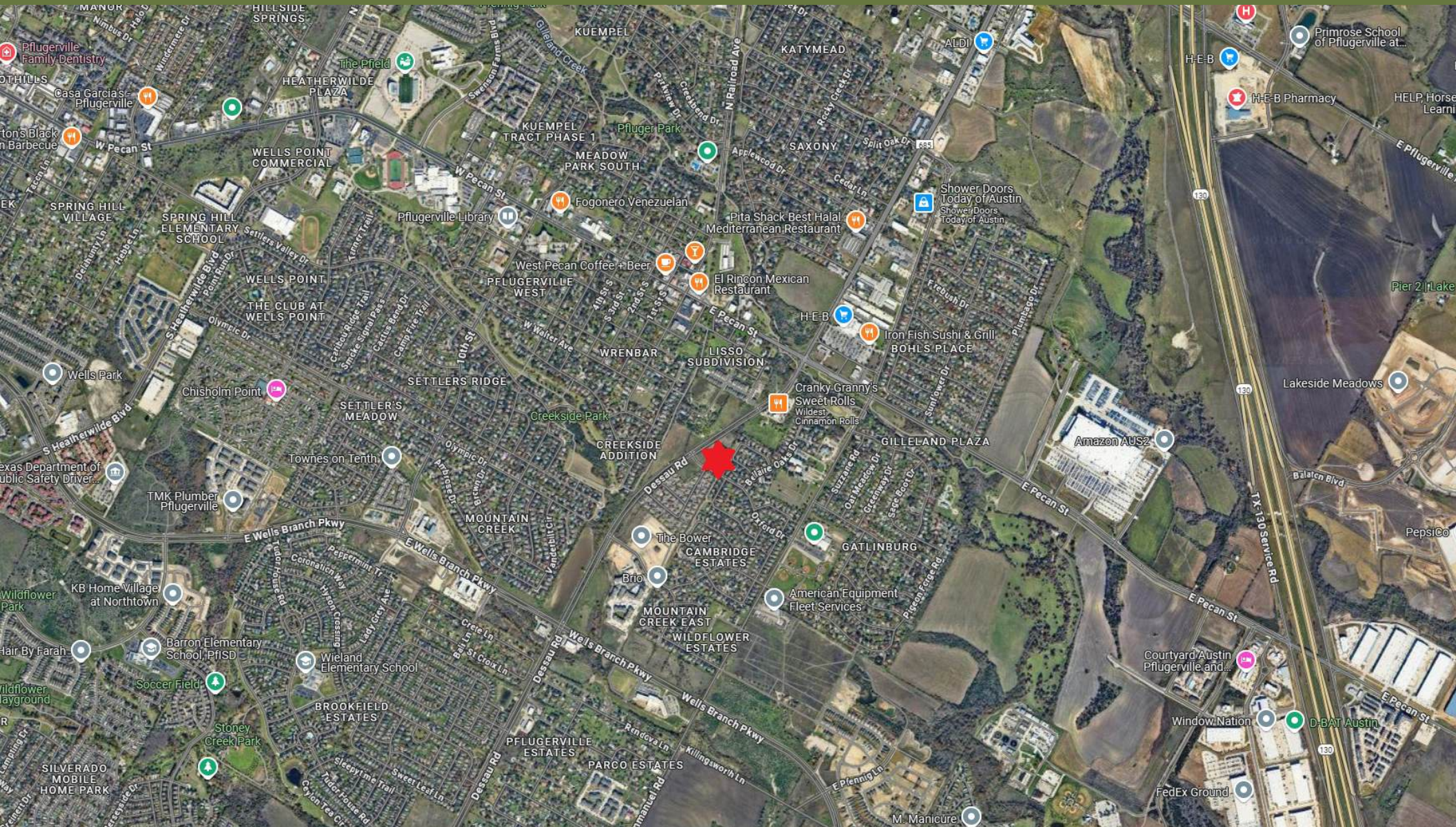
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# 600 Oxford Dr, Pflugerville, TX 78660

## PROPERTY DATA

Asking price:	\$975,000	Zoning:	GB1 - Retail, Office, Medical Office, Bank, Restaurant, Daycare
Price per SF:	\$18.14	Restrictions:	No drive-thrus
Address:	600 Oxford Drive Pflugerville, TX 78660	Topography:	Flat
Acreage:	1.234 acres	Floodplain:	None
Square footage:	53,753 SF	Traffic:	21,260 VPD (Dessau Rd. at E. Pecan St.)
Type:	Pad site		
Utilities:	At site		
Detention:	Shared detention is off-site		

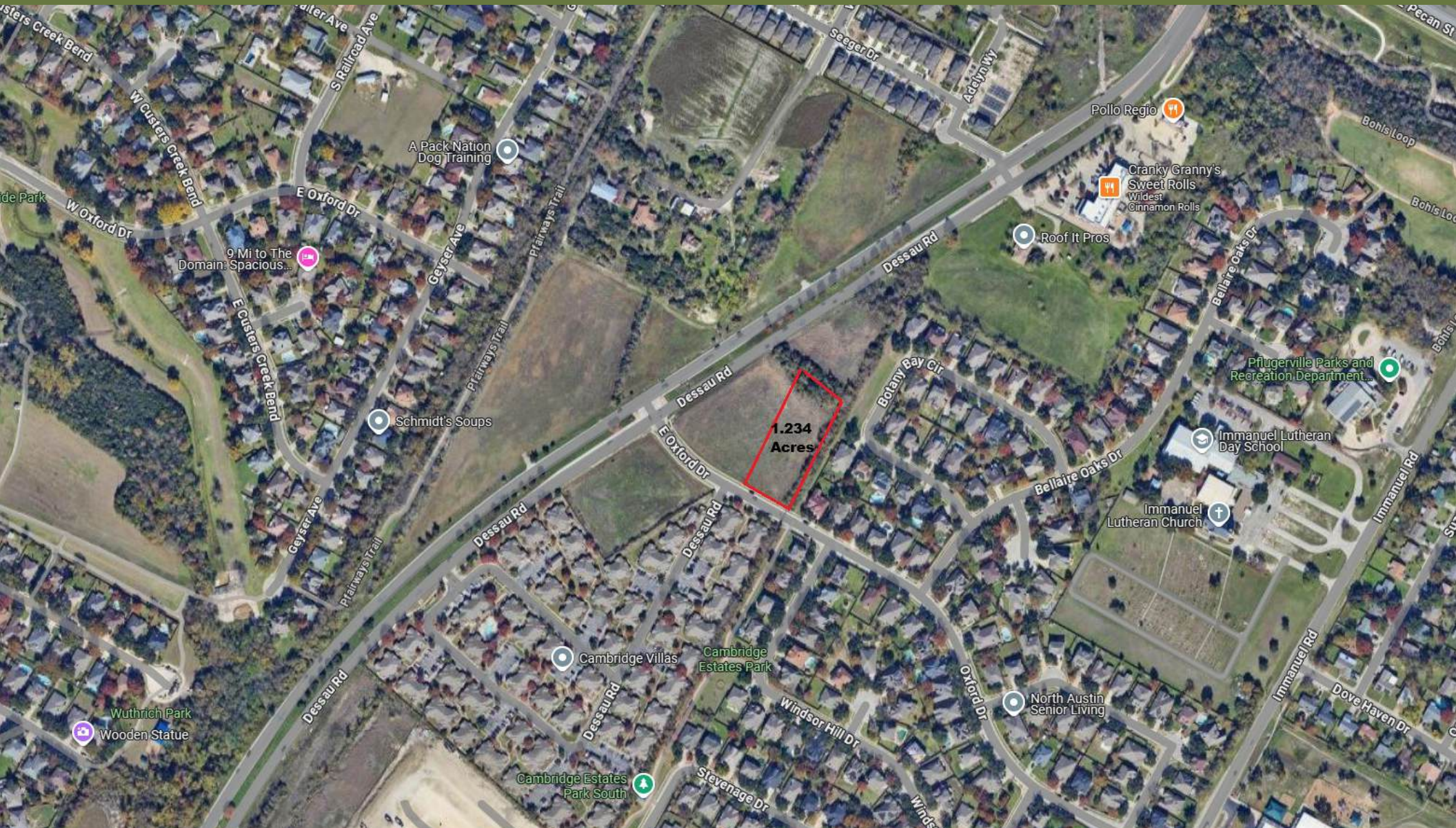
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# DEMOGRAPHIC SUMMARY

## 600 E Oxford, Pflugerville, TX 78660

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	9,909	90,069	248,494
2024 Estimate	9,226	83,183	224,861
2020 Census	9,435	81,128	212,806
Growth 2024 - 2029	7.40%	8.28%	10.51%
Growth 2020 - 2024	-2.22%	2.53%	5.66%
<b>2024 Population by Hispanic Origin</b>	3,012	33,059	76,626
<b>2024 Population</b>	9,226	83,183	224,861
White	4,364 47.30%	32,654 39.26%	94,285 41.93%
Black	1,145 12.41%	12,213 14.68%	34,440 15.32%
Am. Indian & Alaskan	70 0.76%	667 0.80%	1,416 0.63%
Asian	889 9.64%	8,448 10.16%	25,631 11.40%
Hawaiian & Pacific Island	12 0.13%	106 0.13%	267 0.12%
Other	2,746 29.76%	29,096 34.98%	68,821 30.61%
U.S. Armed Forces	0	119	302

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# DEMOGRAPHIC SUMMARY

Households							
2029 Projection	3,504		32,255		94,534		
2024 Estimate	3,242		29,659		85,050		
2020 Census	3,320		29,263		80,676		
Growth 2024 - 2029	8.08%		8.75%		11.15%		
Growth 2020 - 2024	-2.35%		1.35%		5.42%		
Owner Occupied	2,402	74.09%	17,360	58.53%	44,555	52.39%	
Renter Occupied	840	25.91%	12,299	41.47%	40,495	47.61%	
<b>2024 Households by HH Income</b>	<b>3,240</b>		<b>29,660</b>		<b>85,053</b>		
Income: <\$25,000	226	6.98%	2,289	7.72%	7,274	8.55%	
Income: \$25,000 - \$50,000	450	13.89%	4,764	16.06%	14,738	17.33%	
Income: \$50,000 - \$75,000	405	12.50%	4,793	16.16%	13,751	16.17%	
Income: \$75,000 - \$100,000	560	17.28%	6,170	20.80%	14,301	16.81%	
Income: \$100,000 - \$125,000	332	10.25%	4,090	13.79%	10,999	12.93%	
Income: \$125,000 - \$150,000	414	12.78%	2,415	8.14%	7,631	8.97%	
Income: \$150,000 - \$200,000	630	19.44%	3,091	10.42%	10,262	12.07%	
Income: \$200,000+	223	6.88%	2,048	6.90%	6,097	7.17%	
<b>2024 Avg Household Income</b>	<b>\$114,092</b>		<b>\$101,674</b>		<b>\$102,716</b>		
<b>2024 Med Household Income</b>	<b>\$99,062</b>		<b>\$87,090</b>		<b>\$86,823</b>		

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# INFORMATION ABOUT BROKERAGE SERVICES



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## 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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

<b>Southwest Strategies Group</b>	<b>619464</b>	<b>linda@swsg.com</b>	<b>512-458-8153/205</b>
Broker Firm Name	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
<b>Peter Sampson</b>	<b>718972</b>	<b>peter@swsg.com</b>	<b>512-458-8153/208</b>
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





## EMAIL . WEB

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