



Media Contact: Matt Lara | 512.990.3725 | mattl@pfdevelopment.com

FOR IMMEDIATE RELEASE

**DEVELOPMENT CORPORATION ANNOUNCES \$3.4 MILLION LAND SALE,
BRINGING 205,064 SF INDUSTRIAL FLEX SPACE TO PFLUGERVILLE**

PFLUGERVILLE, Texas (Aug. 29, 2018) –The Pflugerville Community Development Corporation (PCDC) today announced a \$3.4 million land sale to developer IGX Consolidated following final approval by the Pflugerville City Council at an Aug. 28 meeting.

The 24-acre tract is located on Impact Way behind the FedEx facility in the One Thirty Business Park, previously known as One Thirty Commerce Center, at the southwest corner of Pecan Street and SH 130.

During the meeting, PCDC provided the IGX preliminary site plan that outlines 205,064 square feet of office-industrial flex space in seven buildings ranging in size from 8,600 square feet to 45,000 square feet to fill Pflugerville’s growing need for lease and purchase options. Product shortages were noted in a 2018 Marketing Analysis commissioned by the PCDC in June.

“With this transaction, the PCDC completes the final land sale in our 167-acre development in the One Thirty Business Park. More importantly, it provides a new product that is in short supply for companies wanting to expand or relocate to Pflugerville,” PCDC Executive Director Amy Madison said.

The Comprehensive Economic Development Strategic Plan guided the PCDC Board of Directors’ decision to set aside the remaining tract of land to target primary employers and to recruit and retain headquarters for smaller companies.

“While this was an at-market-price land sale, we intend to collaborate with IGX to market and recruit companies that will create jobs and bring additional capital investment to Pflugerville. We feel it will be a great partnership for the community,” Madison said.

IGX Principal and Managing Director Ron Mills commented on the land sale, saying that the One Thirty Business Park has been a site of interest to IGX for quite some time.

“Amy Madison and the rest of the PCDC staff set forth a high standard with this development and their successful recruitment efforts for the One Thirty Business Park,” Mills stated.

“Through our market research and collaboration with the PCDC, we found that Pflugerville is a highly desired location for companies that are not only wanting to expand their operations, but are also looking to relocate and stay long term. IGX looks forward to continuing our efforts working with the PCDC staff to bring a new product to the business park that the market truly needs.”

One Thirty Business Park was the first industrial development along the SH 130 corridor following construction of the highway, which has been a catalyst for regional growth. To date, the business park has seen the creation of more than 580 jobs, with another 400 jobs anticipated prior to the development of this final piece of land in the business park.

One Thirty Business Park is home to the first two hotels and a conference center in Pflugerville, nine regional or national headquarters, and a North American headquarters.

About the Pflugerville Community Development Corporation

Pflugerville, Texas, is the third fastest growing city in the nation, according to U.S. Census Bureau estimates released in May 2018. With a population of more than 63,000, Pflugerville is located just minutes north of downtown Austin in the desirable Central Texas region. State highways 45 and 130 and Interstate Highway 35 offer direct access to other nearby cities and a quick route to nearby airports. Hometown pride and quality of life are top priority, with residents enjoying the beautiful Lake Pflugerville, an elaborate trail system, shopping areas, new restaurants, and the community's many parades and festivals.

PCDC is responsible for attracting, retaining and expanding businesses to create new jobs and increase tax revenue to support community development. PCDC can provide funding for use as an incentive for companies locating and growing in Pflugerville. PCDC funds, which are 4B money generated from a half-cent of the city's sales tax revenue, can also be used to construct needed infrastructure such as roads, utilities and drainage projects. For more information, visit www.pfdevelopment.com.

###