



FOR SALE

**1226 Farm to Market 685
Pflugerville, TX 78660**



(512) 490-6666



www.LTCommercialGroup.com

INVEST. LEVERAGE. TRUST
REAL ESTATE



FOR SALE : \$1,542,220

REDEVELOPMENT OPPORTUNITY

1226 Farm to Market 685, Pflugerville, TX 78660

Zoning : GB - 1
Building Size: 4,824 SF
as per owner
Total Lot Size: 1.360 Acres

CONTACT FOR MORE INFORMATION



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 PENNY@LTCOMMERCIALGROUP.COM



Lezlie Tram Le
(512) 562-0903
 LISTING@LTCOMMERCIALGROUP.COM

HIGHLIGHTS:

- Redevelopment opportunities for medical offices, or rebuilding a brand new shopping center!
- Less than 3 miles to Stone Hill Master Plan
- Close proximity to Pflugerville Crossing, HEB shopping center, and Baylor Scott & White Medical Center
- Less than a mile to the 120- Acre Mixed-Used Development, NorthPointe.
- Less than 3 miles to the 3.8M-SF Amazon Fulfillment Center Coming to Pflugerville Q2-4 2021.
- Less than 3 miles to the 473-Unit Pflugerville Farms Apartments
- Less than 4 miles to the 400-Acre Lakeside Meadows Master-Planned Development underway South of Lake Pflugerville.

TRAFFIC COUNT	DEMOGRAPHICS YEAR: 2021	1 MILE	3 MILE	5 MILE
• Dessau Rd - 26,462 VPD	Total Population	5,162	84,520	211,154
	Households	1,823	27,609	73,965
	Avg HH Income	\$116,414	\$110,028	\$105,584

Subdivisions, Nearby Projects & Businesses:



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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CHASE

BANK OF AMERICA

Walmart Supercenter

MD Express URGENT CARE

SPARE TIME TEXAS

TACO BELL

STARBUCKS

CALIBER COLLISION

enterprise rent-a-car

The GROWLER E.I.

GASTON & SHEEHAN

McDonald's

Walgreens

EXPRESS OIL CHANGE

DISCOUNT TIRE

TIRE ENGINEERS

GOODWILL CENTRAL TEXAS

SURF-THRU

Teapioca Lounge

POPEYES

1226 FM 685



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REDEVELOPMENT OPPORTUNITY

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Stone Hill Town Center - Top 5 Largest Shopping Center in Austin with 1 million SF of Retail Space

NorthPointe - 120 Acre Mixed-Used Development

473-Unit **Pflugerville Farms Apartments**

Lakeside Meadows - 400-Acre Master-Planned Development underway South of Lake Pflugerville



1226 FM 685

Amazon Warehouse - 3.8M-SF Amazon Fulfillment Center Coming to Pflugerville Q2-4 2021.



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1508 Dessau Ridge Lane
Suite 703
Austin, TX 78754



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phuong Chung	686632	penny@ltcommercialgroup.com	512-490-6666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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