

78660

PFLUGERVILLE

- 25 MINUTES - DOWNTOWN AUSTIN
- 1 MILE - GROCERIES
- 1 MILE - SHOPPING

PFLUGERVILLE ISD

MICHEAL W.
ROBERTS

CELL
512.775.8258
OFFICE
512.375.4288

ROBERTS
INVESTMENTS,
TEXAS

5.2 AND 2.9 ACRE SITES SH 130 @ STEEDS CROSSING

PFLUGERVILLE, TX



LOCATION

The properties are located at the northeast and southeast corners of SH 130 and Steeds Crossing in Pflugerville, Texas.

LAND AREA

The two tracts total approximately 8.1 acres. Either tract (5.2 acres or 2.9 acres) may be purchased individually, and each tract may be further divided into pad sites.

2017 POPULATION (ESTIMATED): 297,107

2017 H.H. INCOME (ESTIMATED): \$101,884

TRAFFIC COUNTS 2013

SH-130 (near Steed's Crossing): \pm 55,000VPD

OFFERING PRICE(S)

The entire property (all 6 parcels)	\$6.00
4 Parcels totalling \pm 5.2 acres:	\$7.00 PSF
2 parcels totalling \pm 2.9 acres:	\$6.50 PSF
Any other subdivision on the property:	TBD

OTHER DEVELOPMENT OPPORTUNITIES

The sites are ideally suited for commercial development, including retail, office, medical office and flex space uses.

This information has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risks for inaccuracies.