



52+ Acres - Ag. Exempt



KALAHARI INDOOR WATER
PARK & RESORTS

THE HOME
DEPOT TARGET

BaylorScott&White
HEALTH

BLACKHAWK
GOLF CLUB

Walmart

TYPHOON
TEXAS
WATERPARK

COSTCO

SUBJECT PROPERTY

H-E-B

WEISS
HIGH SCHOOL

LAKESIDE MEADOWS

130 TOLL

AUSTIN
EXECUTIVE AIRPORT

SAMSUNG PLANT

Legend:

- Nearby (Grey square)
- Travel (Blue square)
- Coming soon (Orange square)

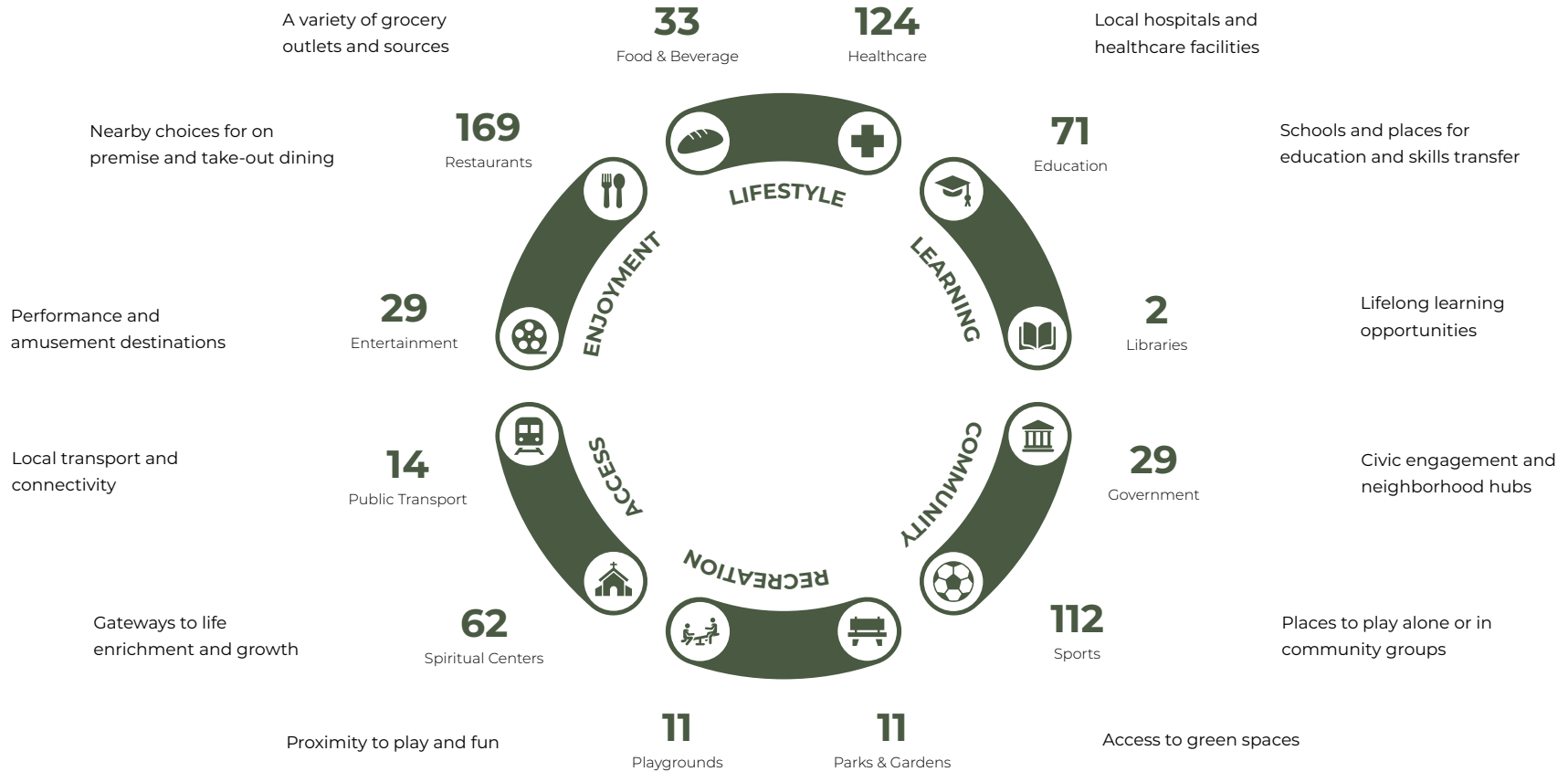
Address:	3615 E Pflugerville Pkwy, Pflugerville, TX 78660
PIDs:	271674, 271660, 271672
Acres:	52+
Frontage:	Approximately 1,930 feet
Water:	18" line on Becker Farm Rd., according to City of Pflugerville maps
Wastewater:	24" line at Weiss Lane & Pflugerville Pkwy, according to City of Pflugerville maps
Jurisdiction:	City of Pflugerville
Zoning:	Agriculture/Development Reserve
School district:	Pflugerville ISD
Potential Incentives:	Triple Freeport Exemption, Texas Capital Fund, Chapter 380 Financing, Tax Increment Financing (TIF), Foreign Trade Zone 183. Buyer/Broker to confirm potential incentives with the City of Pflugerville
Floodplain:	Small portion along Pflugerville Pkwy, according to FEMA

Buyer and Broker acknowledges that the information contained herein was obtained from sources deemed reliable, however, Land Sale TX makes no guarantees, warranties or representations 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. Land Sale TX strongly encourages Buyer and Broker to conduct their own due diligence and confirm this information.



What's in the Community?

5 mile radius



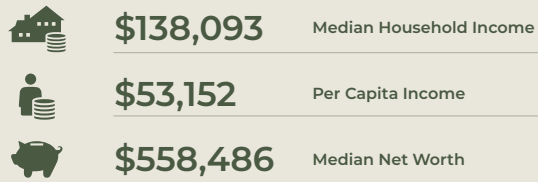
1 Mile



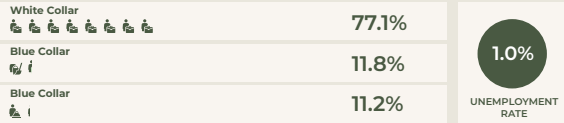
EDUCATION



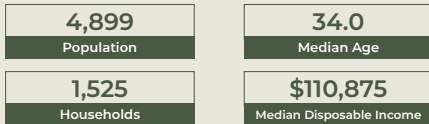
INCOME



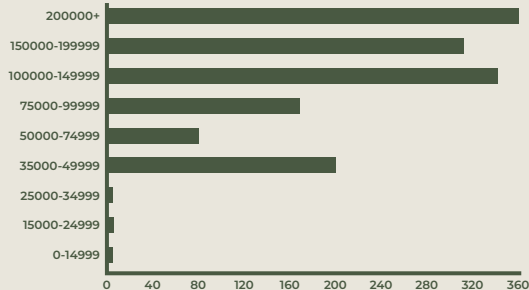
EMPLOYMENT



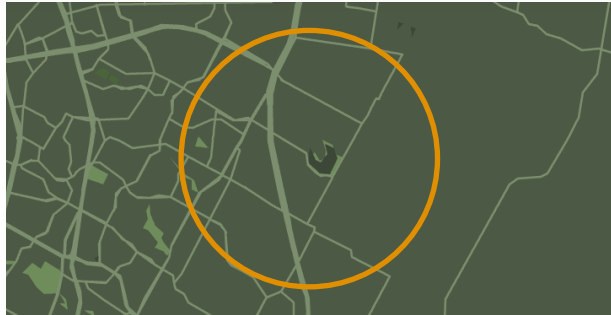
KEY FACTS



HOUSEHOLD INCOME (\$)



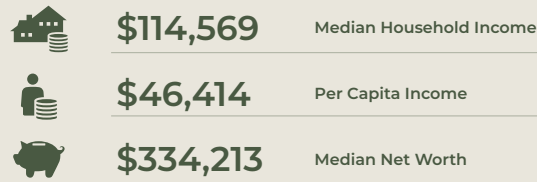
3 Miles



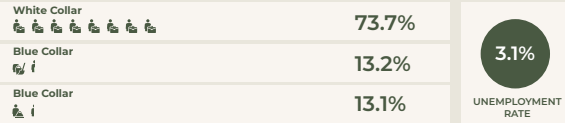
EDUCATION



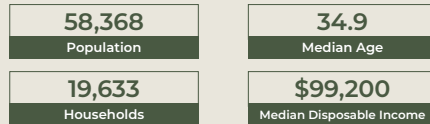
INCOME



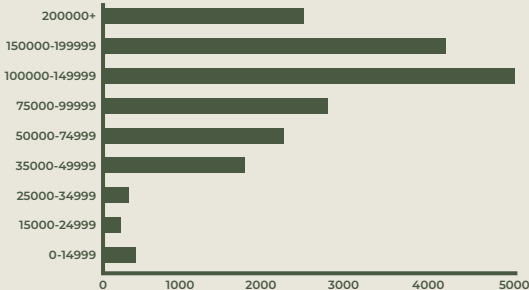
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



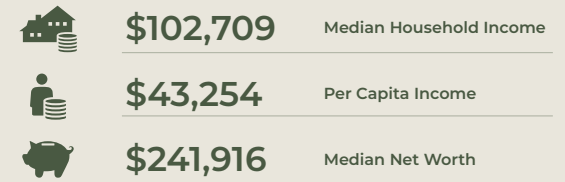
5 Miles



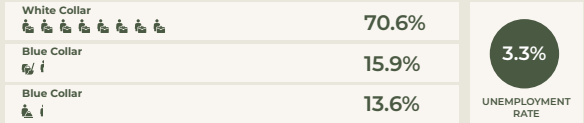
EDUCATION



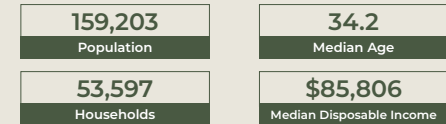
INCOME



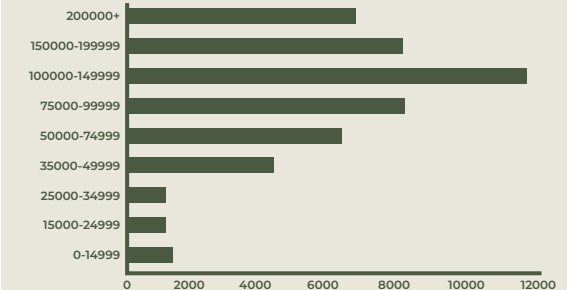
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



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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:
 - 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.

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Kacey Gorringer	727831	Kacey@LandSaleTX.com	(512) 298-3864
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date