1.37 Acre Corner Commercial Office, Retail or Medical Site Falcon Pointe in Pflugerville, TX

Next to the newly opened BAYLOR, SCOTT & WHITE HOSPITAL!

Exclusively Offered By:

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Executive Summary

TOTAL SIZE

1.373 Acres

PRICE

$900,000 ($15.05/SF)

UTILITIES

Water, wastewater, electric and off-site storm water detention available to the site.

LOCATION OVERVIEW

The subject property is located in Pflugerville and shares the intersection of E. Pflugerville Parkway and Colorado Sand Drive at the entrance to Falcon Pointe with the 26.4 acre site of the new Baylor, Scott & White Medical Center—Pflugerville (See News Article on Page 8). The first phase of the Medical Center consists of a 97,474 SF, 3/story hospital and multi-specialty medical clinic. This highly visible and well located 1.373 acre commercial corner is ripe for development of office, retail, or medical.

Located between the City of Austin and the City of Round Rock, Pflugerville has benefited tremendously from the rapid growth of these two cities and the easy access to major employers such as Dell, Samsung, Freescale Semiconductor and IBM. More than 500,000 people live within ten miles of downtown Pflugerville, representing over a third of the total MSA population. Area transportation planners predict Pflugerville's population will quadruple in the next 25 years.
(Source: Pflugerville Community Development Corporation)

Other significant developments in the immediate vicinity in addition to the Medical Center include:

- Hendrickson Highschool (in Falcon Pointe)
- Weiss Highschool (New Pflugerville ISD Highschool approximately 1 mile east of Falcon Pointe)
- HEB grocery
- Typhoon Texas Water Park
- Pflugerville Crossing anchored by Wal-Mart Supercenter
- Costco
- Lake Pflugerville Recreation Area (See Page 9)
- Stone Hill Town Center has the following anchor tenants and a myriad of other retailers/restaurants:
    - Target
    - Home Depot
    - Best Buy
    - Dicks Sporting Goods
    - Cinemark Theatre

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Executive Summary

AREA DEVELOPMENT

Falcon Pointe

Falcon Pointe is a 700-acre master-planned community in Pflugerville, Texas, strategically located at the intersection of SH-45, SH-130 and FM 685, offering excellent access to the fast-growing North Austin high-tech region. The highly ranked Pflugerville Independent School System serves Falcon Pointe, with adjacent schools within walking distance of all homes. Falcon Pointe is adjacent to the Blackhawk daily fee golf club and other nearby golf courses and offers great shopping options close by.

With a total of 1,670 single-family homes, the community offers homes priced from the $200,000s to the $400,000s. *(Source: Newland Communities)*

SH-130

As Central Texas has grown, so has its traffic congestion. SH-130 is intended to relieve traffic in the area by creating a commuter and NAFTA corridor alternative to I-35. It is a four-lane divided highway with five major interchanges, one being with SH-45 less than 1/2 mile from the subject parcels. SH-130 currently extends just north of Georgetown, east of metropolitan Austin, to Highway 71 with connections all the way south to I-10 near Seguin.

Blackhawk & Avalon

Located on Kelly Lane, just east of FM 685, Blackhawk is a master-planned community and golf club. The master plan calls for approximately 5,000 single-family homes in the $200,000s to the $400,000s price range.

The Villages of Hidden Lake

The Villages of Hidden Lake is a new multi-sectioned community offering approximately 1,300 single-family homes. Homes starting in the $200,000s.

Other Nearby Communities:

The Reserve at Westcreek (600 homes), Sorento (1,000 homes) and Carmel (1,900 homes)—all east of SH-130 within 1.5 miles of Falcon Pointe.

Lake Pflugerville

Lake Pflugerville is just .75 miles east on E. Pflugerville Parkway. In addition to providing water for the City itself, Lake Pflugerville also serves as a recreational area offering various water activities. The City just announced extensive improvements to Lake Pflugerville. (See Page 9)

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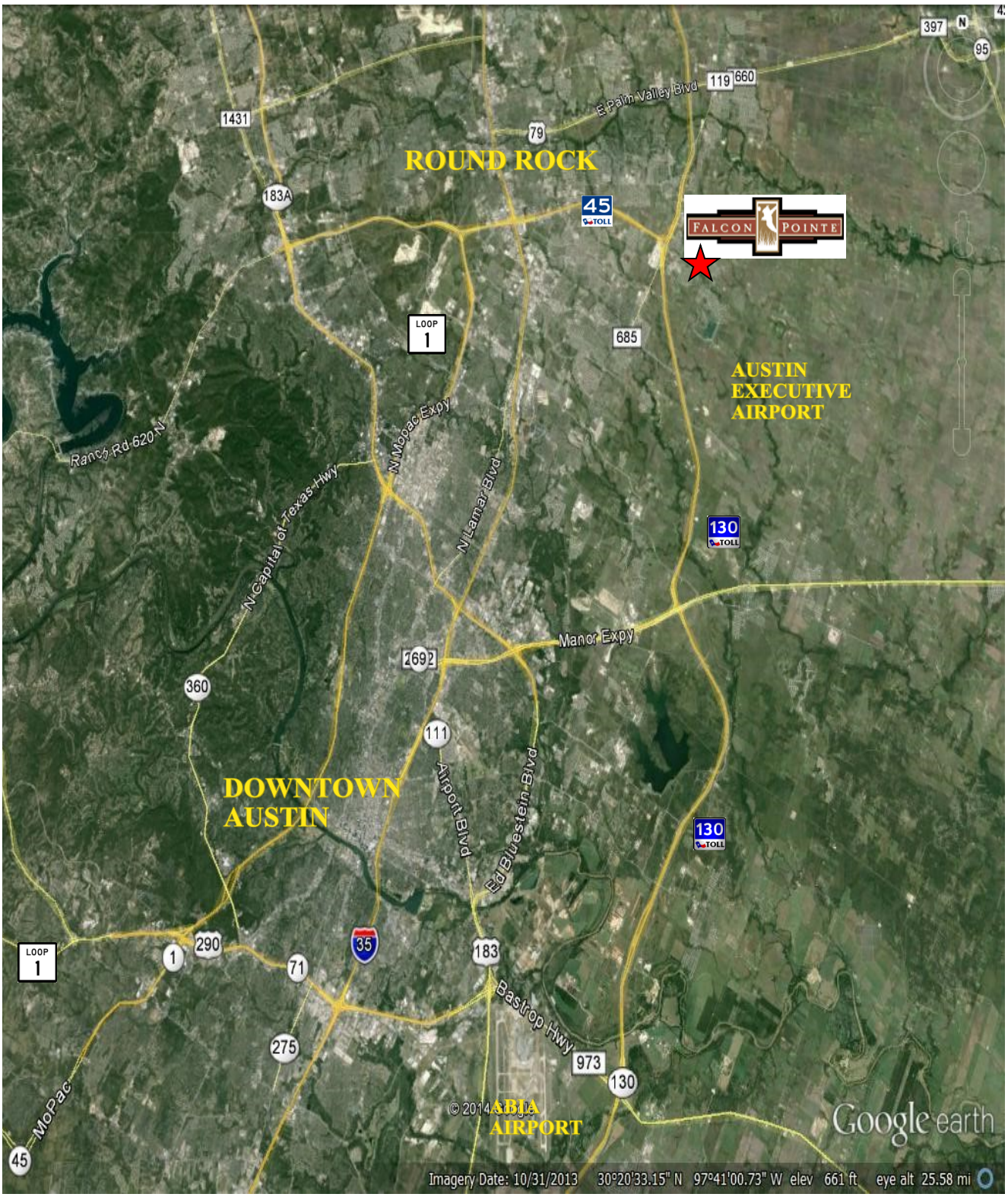
Location Aerial Map



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SUBJECT 1: Sample Site Plan

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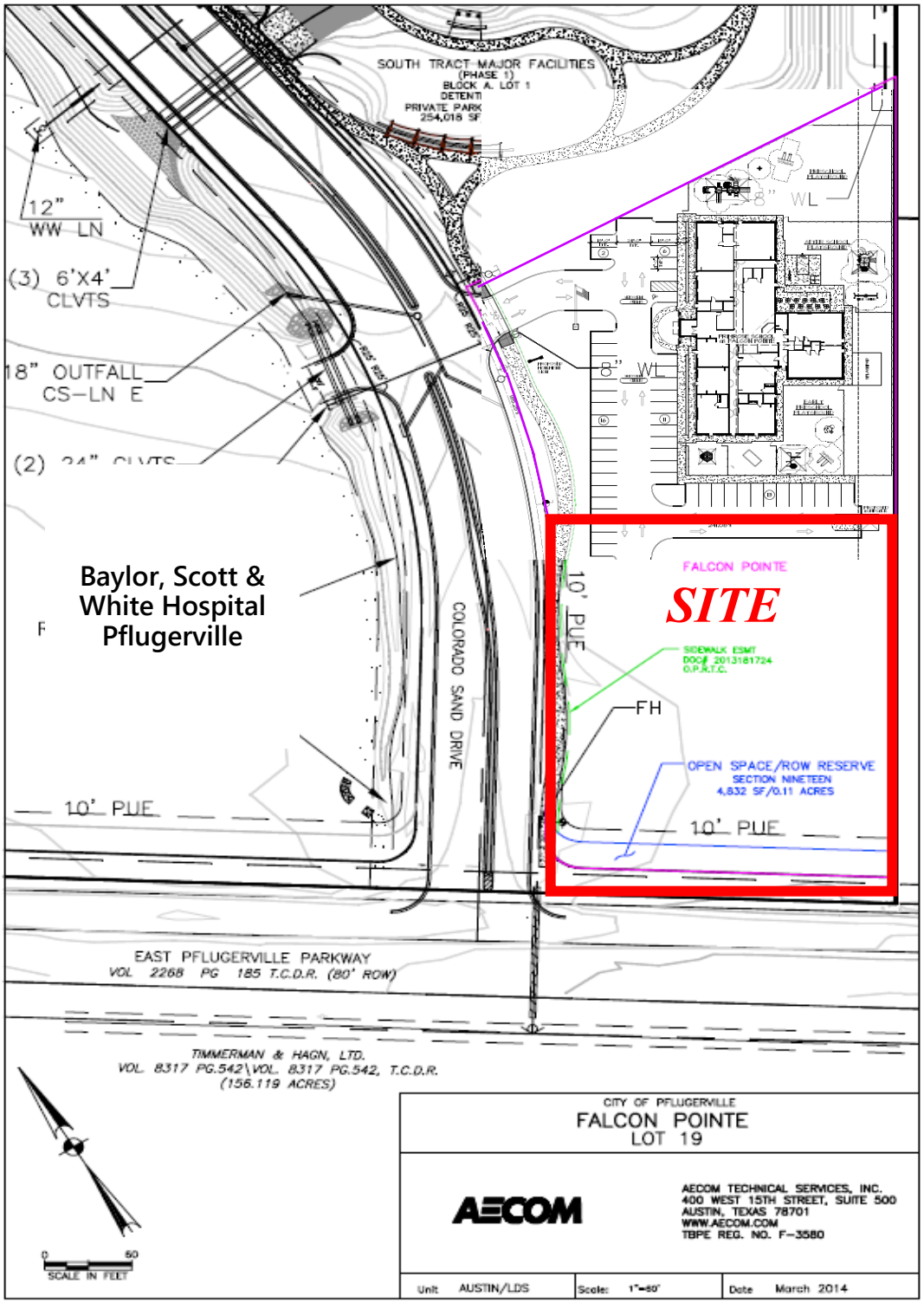
SUBJECT 2: Survey

1.373 AC (divisible) | , Multifamily | Contact Broker for Pricing



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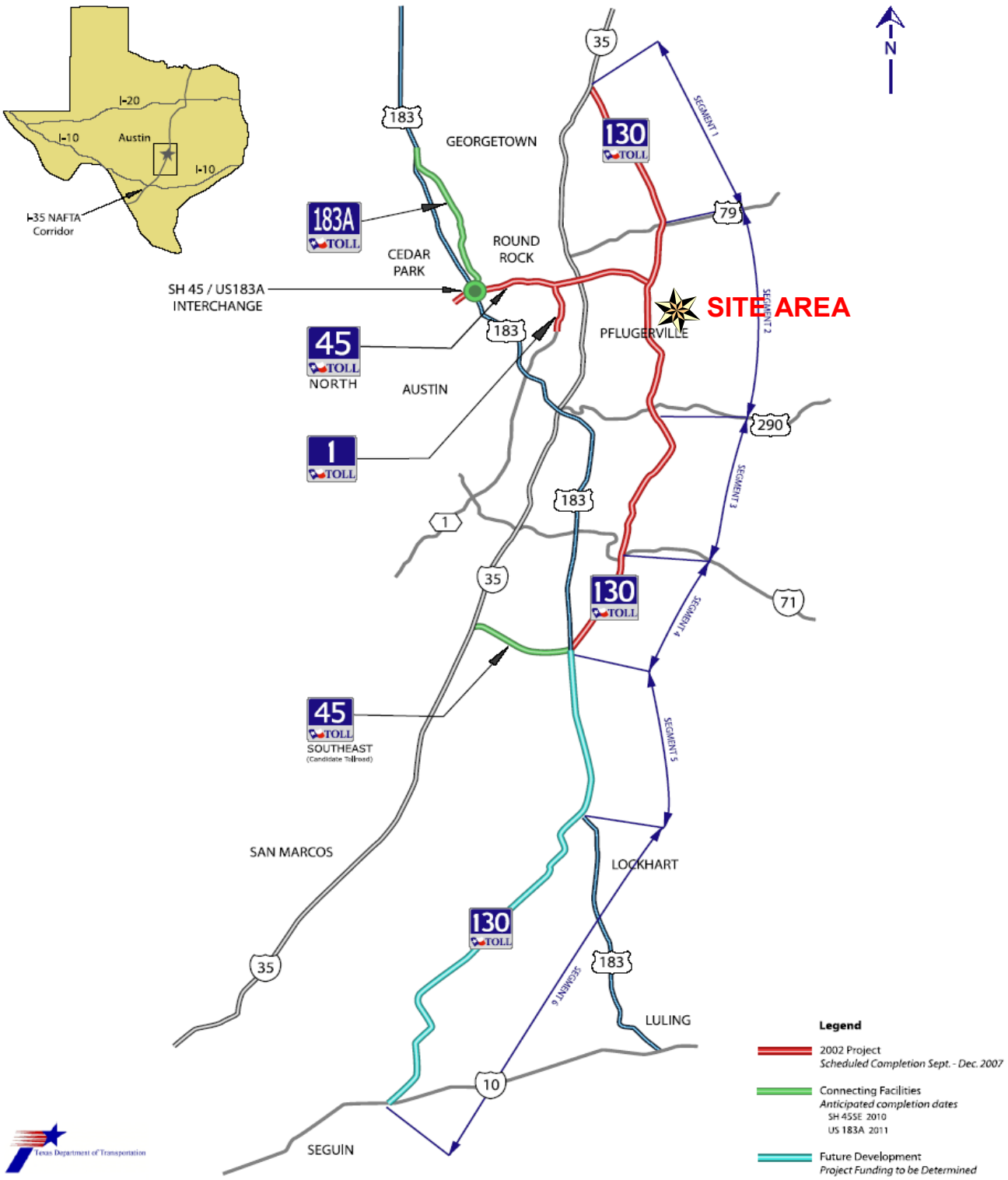
Central Texas Turnpike System Map



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News Article - Baylor, Scott & White Hospital

Baylor Scott & White opens first hospital in Pflugerville

By Ariana Garcia
Posted Dec 2, 2018 at 8:27 PM
Updated Dec 3, 2018 at 10:20 AM

Pflugerville's first hospital opened its doors Saturday morning.

Baylor Scott & White Health, the largest not-for-profit health system in Texas, opened its newest medical center at 2600 E. Pflugerville Parkway. The medical center is the system's first newly constructed hospital in Travis County.

"Pflugerville is one of the fastest-growing cities in the nation," said Jay Fox, regional president of Baylor Scott & White Health. "With this tremendous growth comes the need for medical services and increased access to care. We hope building hospitals in growing communities like Pflugerville will provide convenience for residents living in the area."

The three-story, 52,000-square-foot medical center is a full-service hospital with inpatient and primary care services and a specialty care clinic. The hospital has an emergency department, radiology and operating rooms.

Fox said the hospital, which sits on a 26-acre property just off Texas 130, has room to provide future services to accommodate a quickly-growing community.

Specialties offered at the medical center include internal medicine, women's services, dermatology, neurology, cardiology, orthopedics, pulmonology, podiatry, urology, general surgery, endocrinology and gastroenterology.

"Patients need accessible, convenient and coordinated care in order to stay healthy and engaged in their wellness," Robin Watson, MD, chief medical officer, Baylor Scott & White Health in Austin, said in a news release. "Bringing a multitude of services to Pflugerville under one roof, and with physicians working as a team, is going to help this community get better and we're proud to be leading this change."

The medical center will feature new technology. An interactive medical records system has touch screens that can visually map trends in a patient's health progress. Fox said this will allow informed, interactive conversations among patients and their doctors to create care plans.
"An interactive medical records system creates transparency, allowing you and your physician to access the same data about your medical history, previous and future appointment, lab results, allergies and preventive health information," he said.

The medical center also focuses on healthy living habits with ongoing programs and initiatives, including health and wellness seminars and nutrition classes.

Doctors at the facility are also involved in the "Walk with a Doc" program where community members can meet and chat with physicians.

"This facility is focused on well care rather than sick care," Fox said. "Our goal is to keep you healthy."

The hospital is bringing more than 125 jobs locally and is still actively recruiting, Fox said.

"Nearly 70 percent of our staff at the new medical center are residents of Pflugerville, so they're part of this community — working here, living here and caring for their neighbors," he said.

Baylor Scott & White is slated to open medical centers in Buda and Austin. The system already has medical centers in Round Rock, Lakeway, Taylor and Cedar Park, and more than 60 access points spanning a five-county area.

For more information, call the medical center at 512-654-6100 or visit bswhealth.com.

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News Article - Lake Pflugerville Improvements

Lake Pflugerville design report includes added parking, new restrooms

By Mike Parker
Posted Jun 26, 2019 at 2:13 PM
Updated Jul 1, 2019 at 10:06 AM

More parking, new restrooms and a larger community garden are among projects in the first phase of improvements slated for Lake Pflugerville.

The estimated $3.8 million in projects are part of a preliminary design report approved by the Pflugerville City Council on Tuesday night. The report sets the stage for further developing design and construction documents. City staff could not provide a timeline for construction.

The improvements and additions focus on the North Beach area on the eastern side and the Biehle House property near the far western arm of the lake. General obligation bonds approved by voters in 2014 are budgeted for the first phase of improvements, which city spokesperson Maggie Holman said received the highest priority among others in a lake master plan created in 2014.

Mayor Victor Gonzales said the improvements are important as the city must continue investing in Lake Pflugerville, particularly in areas such as North Beach, where there is growing traffic.

"The new restroom facilities and especially additional parking accommodations will enhance the value to the lake users," he said in an email. "This enables the city to make Lake Pflugerville more 'pfun' and exciting for our users."

The preliminary design report provided by design firm Halff Associates recommended an estimated $2.1 million in improvements to the North Beach area. Those improvements include expanding the parking area, expanding and improving restroom facilities, adding landscaping and installing lighting and electrical infrastructure.

Another $1.7 million project in the report entails relocating a community garden to the Biehle House property, creating a new parking lot and improving the property for office or outdoor programming use. City staff said the Biehle House, which the city had acquired after purchasing the property to build the lake, will have to be demolished to make way for the improvements.

The report comes after the council approved a $99,856 contract with Halff Associates in October to refine the scope of lake improvements, create concepts for those improvements and estimate construction costs.

In 2014, Halff Associates created the lake master plan, which was steered through public input gathered at open house forums. Among comments at those forums were a need for additional parking and restroom facilities at the lake and expanding the beach area.

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11-2-2015

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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