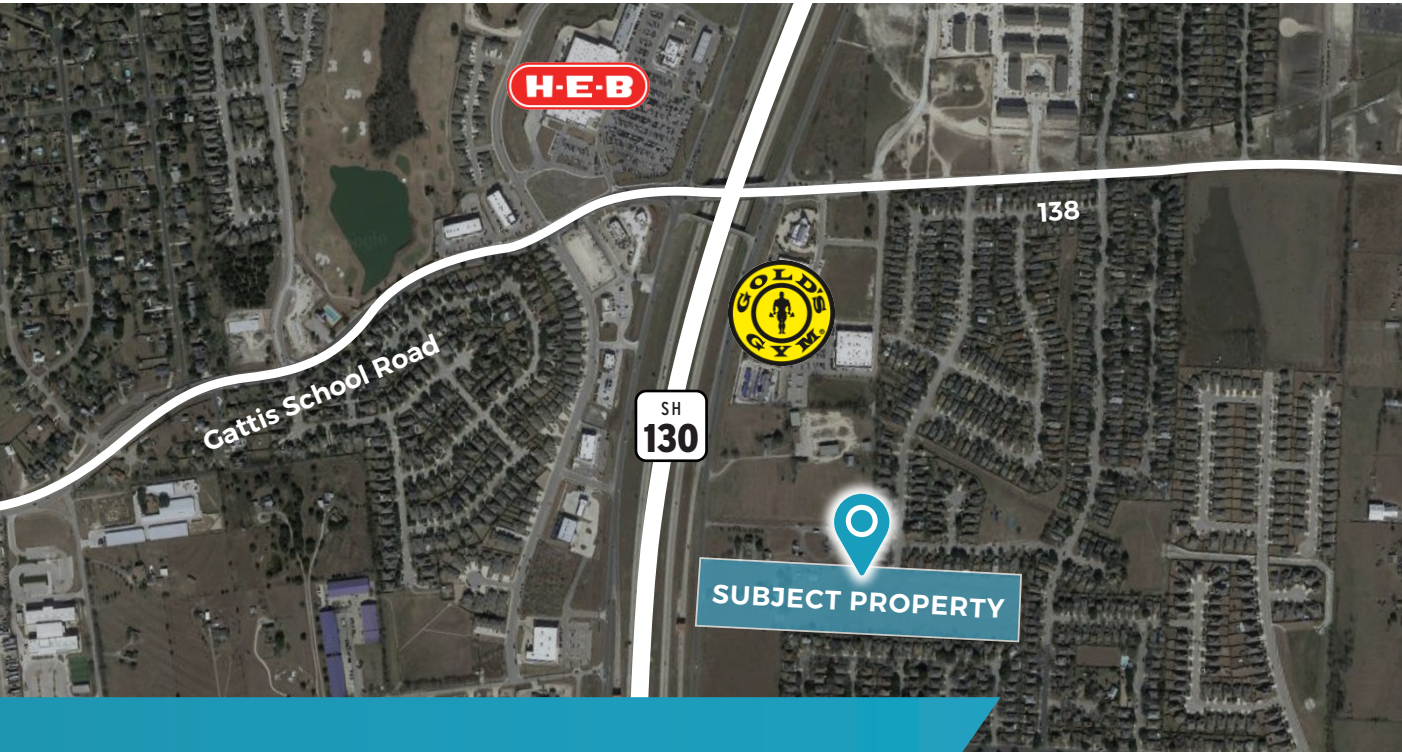


FOR SALE | \$4,500,000

13.7 Acre Commercial and/or Residential

On SH 130 | 20811 FM 685, Pflugerville TX 78660



Property Highlights

Location: Northbound SH-130 Frontage Road, Between the SH-45 and SH -130 Interchange and Gattis School Road/Southeast Loop.

Zoning: The property is in the City of Pflugerville but is not yet zoned. The city has indicated potential to zone for commercial and/or residential uses (See Page 4 for more info).

Utilities: Water, wastewater, and electric utilities available at or near the site.

MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

13.7 Acre Site (Commercial and/or Residential)

Jerry Smith

jsmith@mathiaspartners.com
512.637.6953

Matt Mathias, Broker

matt@mathiaspartners.com
512.637.6951

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.



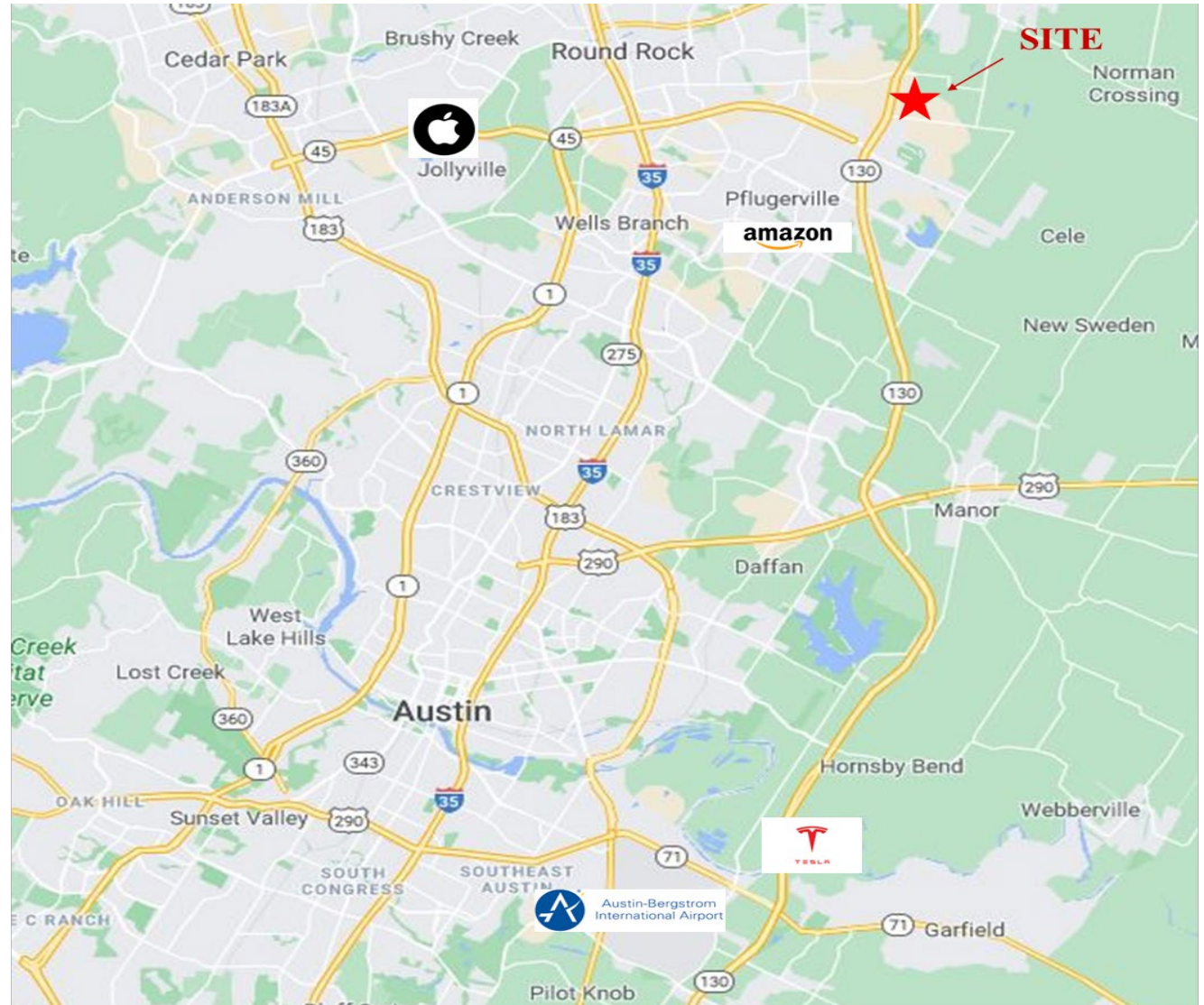
13.7 Acres 20811 FM 685 Pflugerville, TX

Area & Site Information

The subject property has approximately 350 feet of frontage on the north bound frontage road of State Highway 130, approximately 1/4 mile south of the intersection of SH 130, Gattis School Road and the western end of the future Southeast Loop (currently under construction). When completed the Southeast Loop will become a direct route to Samsung's massive Taylor, Texas chip manufacturing plant. The first phase of the Samsung Plant is currently under construction seven miles northeast of the subject site.

Traffic counts on SH 130 at this location are approximately 70,000 VPD (sourced from TrafficMetrics via CoStar).

Over the past few years Pflugerville, Hutto (immediately to north), and Round Rock (immediately to west), have each been heralded as one of the best 50 places to live in the US by Time Inc's Money Magazine. This is due in large part to the area's proximity and ease of access to Downtown Austin and major employers like Tesla, Amazon, Dell Computers, Apple and Samsung.



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13.7 Acres
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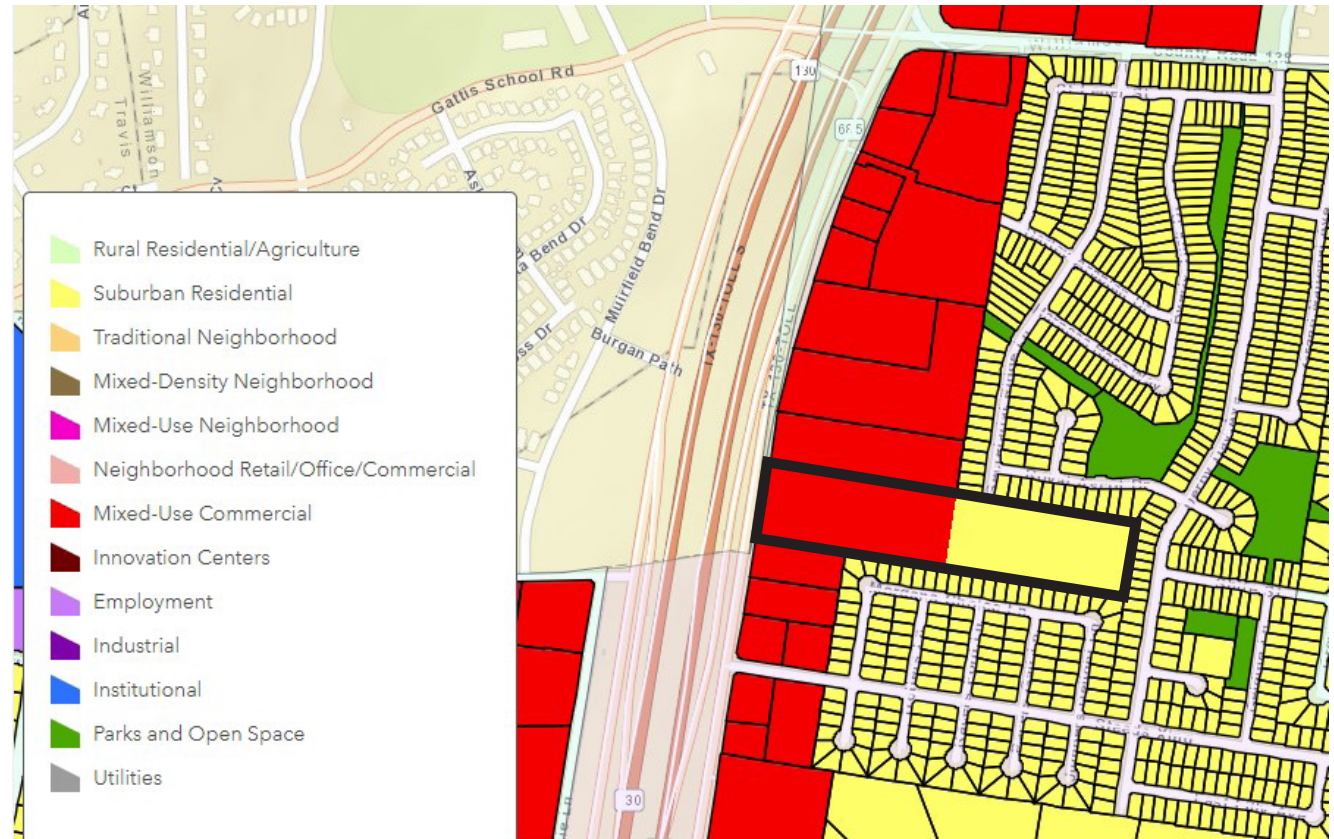


Zoning & Uses

The City of Pflugerville’s Future Land Use Map (FLUM) provides guidance in determining the appropriateness of rezonings and the foundation for many other master plans. (e.g., Transportation Master Plan, Water and Wastewater Master Plans, Parks, Recreation, & Open Space Master Plan). The City strives to match the FLUM when making zoning modifications. The illustration on this page is the portion of the FLUM that includes the subject property.

There are two categories within the FLUM that impact different portions of the property. The front portion, of the property is designated as “Mixed Use Commercial” which loosely includes items allowed in the City’s GB-1 zoning districts.

The back portion of the property is designated on the FLUM as “Suburban Residential”. This is defined in the City’s Comprehensive Plan as low density and/or single family suburban housing types. The district is designed to provide sufficient, suitable residential neighborhoods, protected from incompatible uses, and provided with necessary facilities and services.



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Information About Brokerage Services

Texas law requires all real estate licensees 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

Mathias Partners