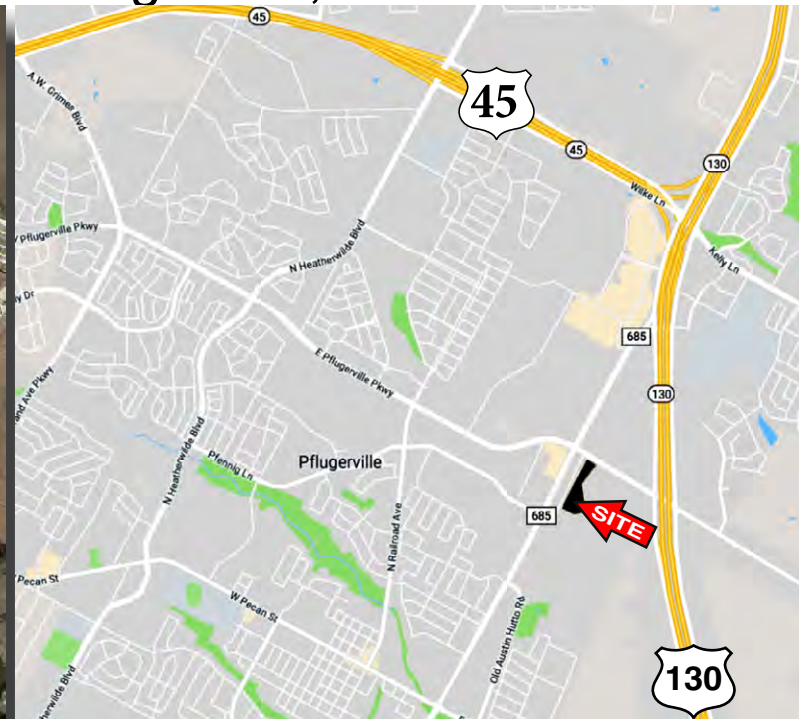


# FOR SALE - 6.134 ACRES

East Pflugerville Pkwy. Pflugerville, TX 78660



## LOCATION

This site is located off Pflugerville Parkway at its corner with Shopping Center Drive, just west of S. H 130 and 1/2 block east of FM 685 in Pflugerville, Texas 78660

## SIZE

6.134 acres by survey

## FRONTAGE

The site fronts Pflugerville Parkway on the northeast corner of Pflugerville Parkway and the Shopping Center Driveway connecting it with Pfcennig Lane. This 30' Driveway runs behind and serves as additional ingress/egress for the new retail fronting the east side of FM 685. There is approximately 1094 feet of frontage along this Driveway.

## UTILITIES

Wastewater and gas are located in the shopping center driveway fronting the site. Electricity and City Water are very close and run on the east side of FM 685 south of its intersection with Pflugerville Pkwy.

- Electricity – Oncor
- Water – City of Pflugerville
- Gas – Atmos Gas
- Sewer – City of Pflugerville

**Town Center** is an 114 acre Preliminary Planned Development located between SH 130 and FM 685, south of Pflugerville Parkway. Pflugerville is the 3rd fastest growing city in the country and its 130 corridor is experiencing the bulk of that tremendous growth. Town Center Retailers already open along FM 685 across the Driveway from the site include First Choice Emergency, McDonalds, Zaxby's, Popeyes Chicken, Goodwill, and Walgreens. Other nearby retail includes Walmart Super Center, Best Buy, Home Depot, Cinemark, Bealls and a new Costco in development and slated to open later this year. Nearby attractions include Hawaii Falls Water Park. The site has a variety of possible commercial, retail and office uses. Given Pflugerville Hospital is under construction less than a mile east of the site on Pflugerville Parkway, this site would be an excellent professional or medical office site. Newmark's Stone Hill Town Center and other nearby retailers have numerous quick serve, vehicle driven restaurants, but no 'sit down' dining. This site would make an excellent location for a 'sit down' restaurant with back porch seating to take advantage of the Dedicated Open Space that is proposed to include a Hike & Bike trail on the northeastern edge of the property. A mega liquor store would also be a perfect fit and fill a need for this sub-market. Hotel and fitness are other possible uses.

## ZONING

GB-1, General Business 1. This district allows a full range of office and retail uses including but not limited to: Assisted Living, Nursing Home, Auto Part Sales, Auto sales, Bar, Brewery, Brewpub, Civic Center, Clinic, Convention Center, Day Care Facility, Event Center, Financial Institution, Health/Fitness Center, Hospital, Liquor Store, Medical or Professional Office, Place of Worship, and restaurant Conditionally, Multi-family and Hotel use is allowed as well. GB-1 zoning here allows for 50' max heights and 80% max impervious cover.

## TOPO

slightly sloping west to east towards drainage area

## FLOOD HAZARD

Acc to the Preliminary Plan on file for 'Town Center' the eastern 1.7 acres of the site is in the floodplain and will be reserved as a drainage easement.

## PRICE

\$5 per square foot

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

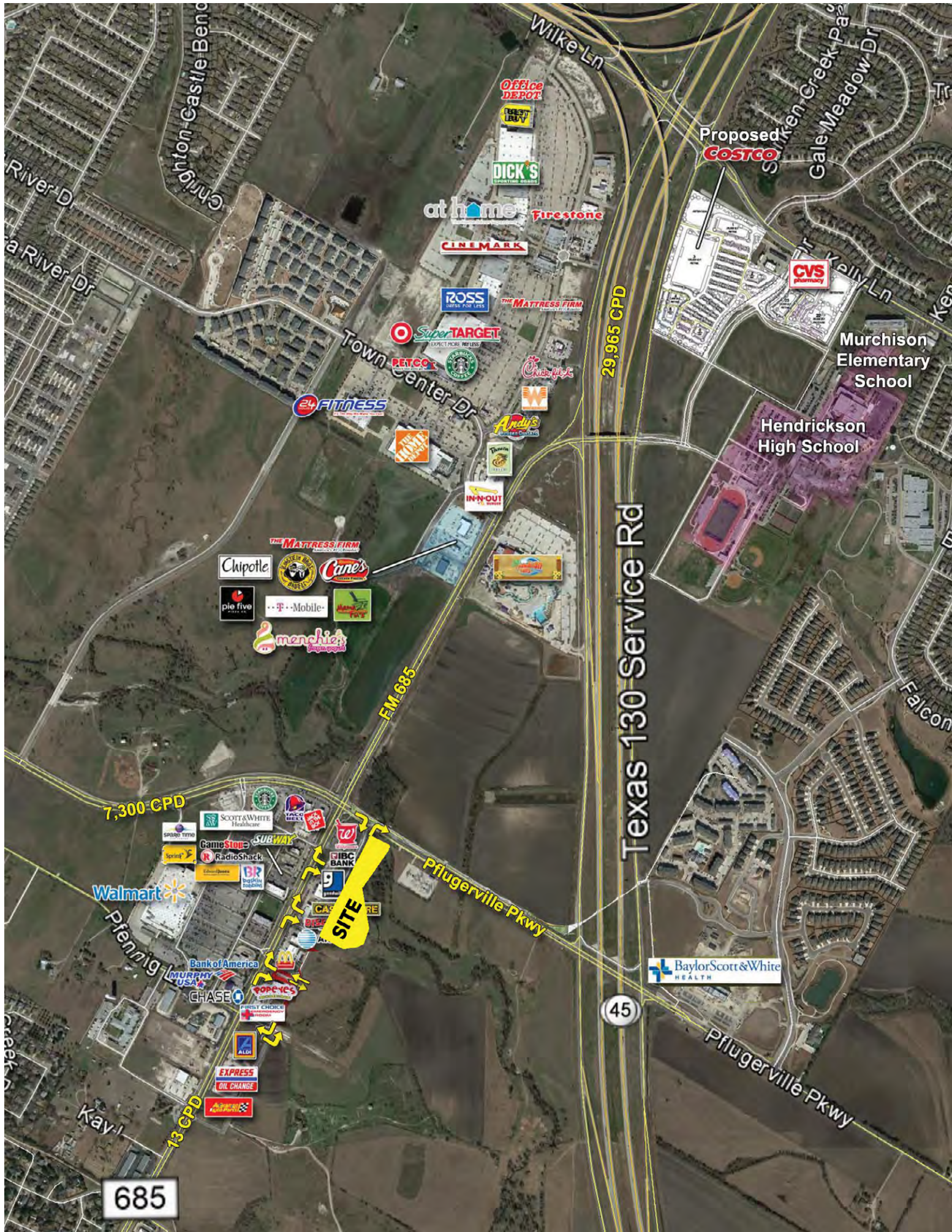
**CONTACT Brad Campbell**

**Office: (512) 472-2100**

**Brad@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.





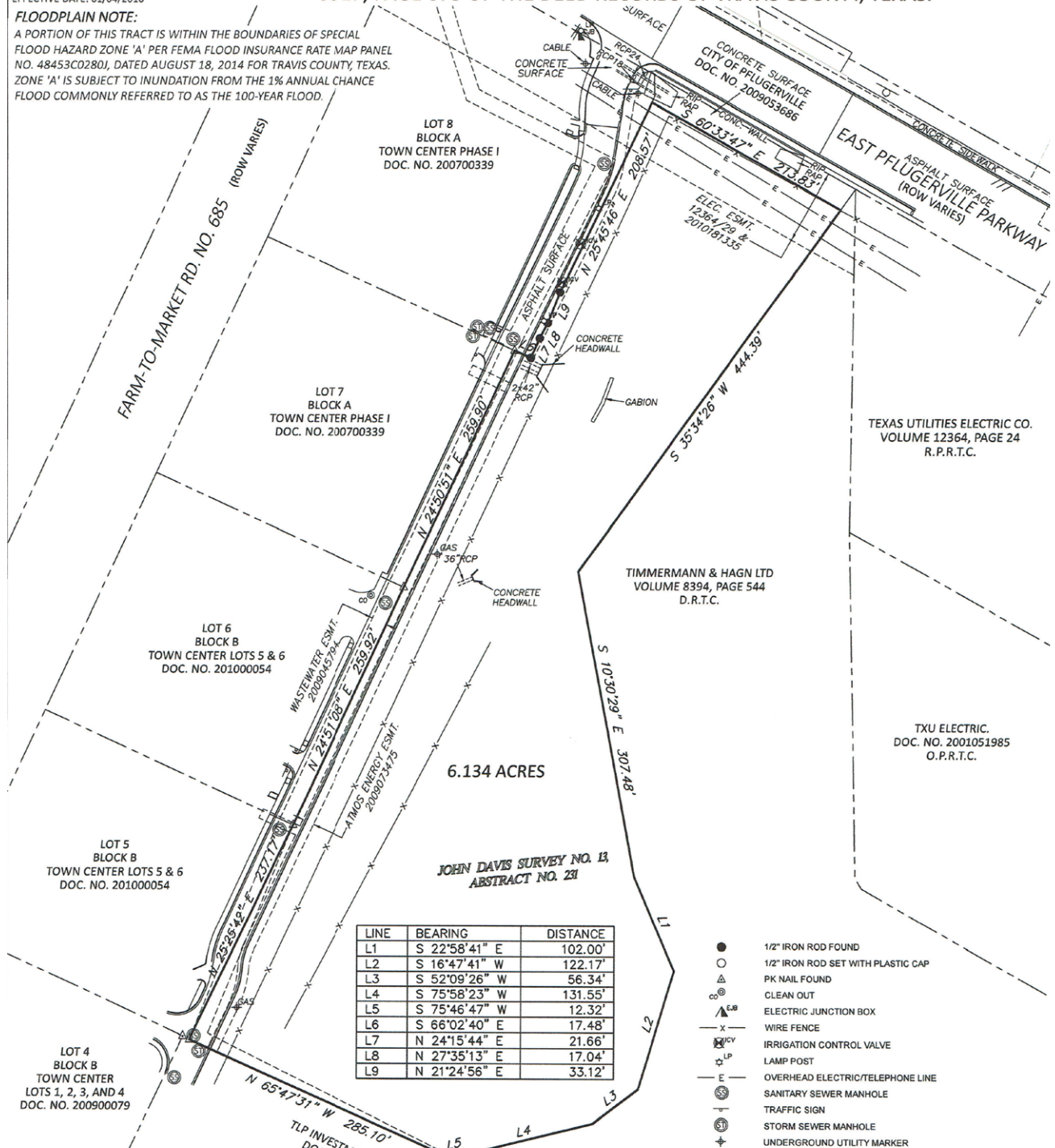


ADDRESS: PFLUGERVILLE PKWY  
 PFLUGERVILLE, TX 78660  
 BUYER: THE ITEX GROUP, LLC.  
 TITLE CO:  
 UNDERWRITER: OLD REPUBLIC NATIONAL  
 TITLE INSURANCE  
 GF NO.: 169442JM  
 LENDER: TO BE ASSIGNED  
 JOB NO: TC16044  
 ISSUE DATE: 01/12/2016  
 EFFECTIVE DATE: 01/04/2016

**A LAND TITLE SURVEY OF 6.135 ACRES, MORE OR LESS, OUT OF THE JOHN DAVIS SURVEY NO.13, ABSTRACT NO. 231, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THE CALLED 535 ACRE TRACT CONVEYED IN THE DEED TO TIMMERMANN AND HAGN, LTD, RECORDED IN VOLUME 8394, PAGE 544, AND CORRECTED IN VOLUME 8517, PAGE 875 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.**

**FLOODPLAIN NOTE:**

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF SPECIAL FLOOD HAZARD ZONE 'A' PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48453C0280J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS. ZONE 'A' IS SUBJECT TO INUNDATION FROM THE 1% ANNUAL CHANCE FLOOD COMMONLY REFERRED TO AS THE 100-YEAR FLOOD.

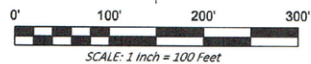
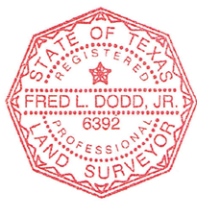


LINE	BEARING	DISTANCE
L1	S 22°58'41" E	102.00'
L2	S 16°47'41" W	122.17'
L3	S 52°09'26" W	56.34'
L4	S 75°58'23" W	131.55'
L5	S 75°46'47" W	12.32'
L6	S 66°02'40" E	17.48'
L7	N 24°15'44" E	21.66'
L8	N 27°35'13" E	17.04'
L9	N 21°24'56" E	33.12'

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH PLASTIC CAP
- △ PK NAIL FOUND
- CLEAN OUT
- ⊕ ELEC. JUNCTION BOX
- x— WIRE FENCE
- ⊗ IRRIGATION CONTROL VALVE
- ⊙ LAMP POST
- E— OVERHEAD ELECTRIC/TELEPHONE LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TRAFFIC SIGN
- ⊙ STORM SEWER MANHOLE
- ⊕ UNDERGROUND UTILITY MARKER
- R.O.W. RIGHT OF WAY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

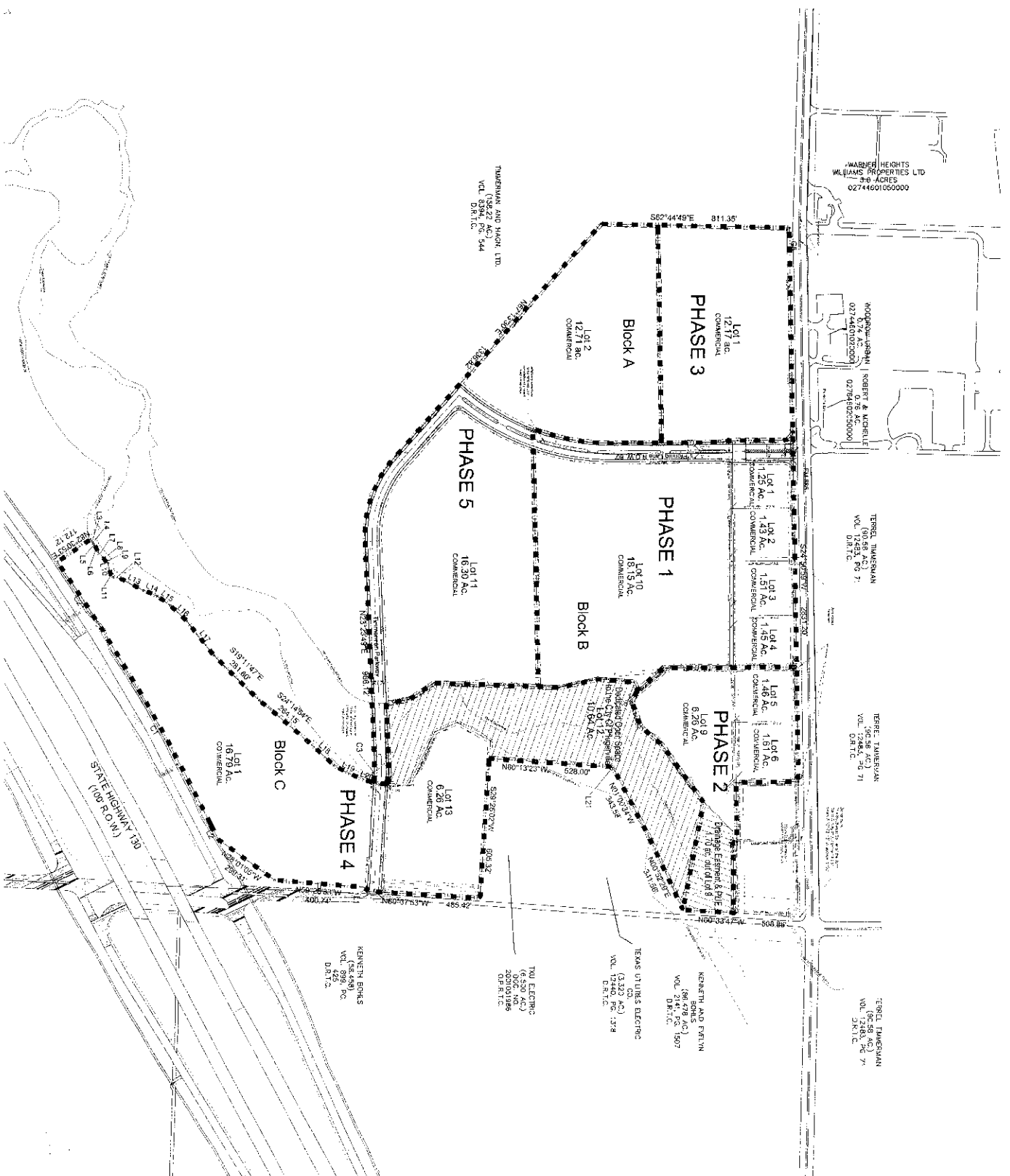
**SCHEDULE B NOTES**  
 1. RESTRICTIVE COVENANTS: DOC. NO. 2008033335, O.P.R.T.C.  
 THIS LOT IS SUBJECT TO:  
 126364/29, R.P.R.T.C. (SHOWN); 2009073475, O.P.R.T.C. (SHOWN); 2005168318, R.P.R.T.C.; 2008033335 O.P.R.T.C.; 2009045794, O.P.R.T.C.; 200945796, O.P.R.T.C.; 2009045801, O.P.R.T.C.; 2009045802, O.P.R.T.C.; 2009045803, O.P.R.T.C.; AND 2009128963, O.P.R.T.C.  
 THIS LOT IS NOT SUBJECT TO:  
 2943/1668, D.R.T.C., 3077/1329, D.R.T.C., AND 2009045800, O.P.R.T.C.

**CATEGORY 1A, CONDITION III CERTIFICATION:**  
 THE SURVEY SHOWN HEREON WAS MADE FROM AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF A CATEGORY 1A, CONDITION III SURVEY AS PROMULGATED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND THAT AT THE TIME OF SURVEY THERE WERE NO APPARENT GAPS OR OVERLAPS, SHORTAGES IN AREA, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.



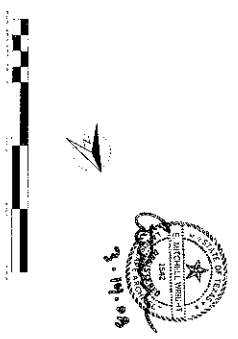
*Fred L. Dodd, Jr.* 05/30/16  
 Fred L. Dodd, Jr. RPLS NO. 6392 Date



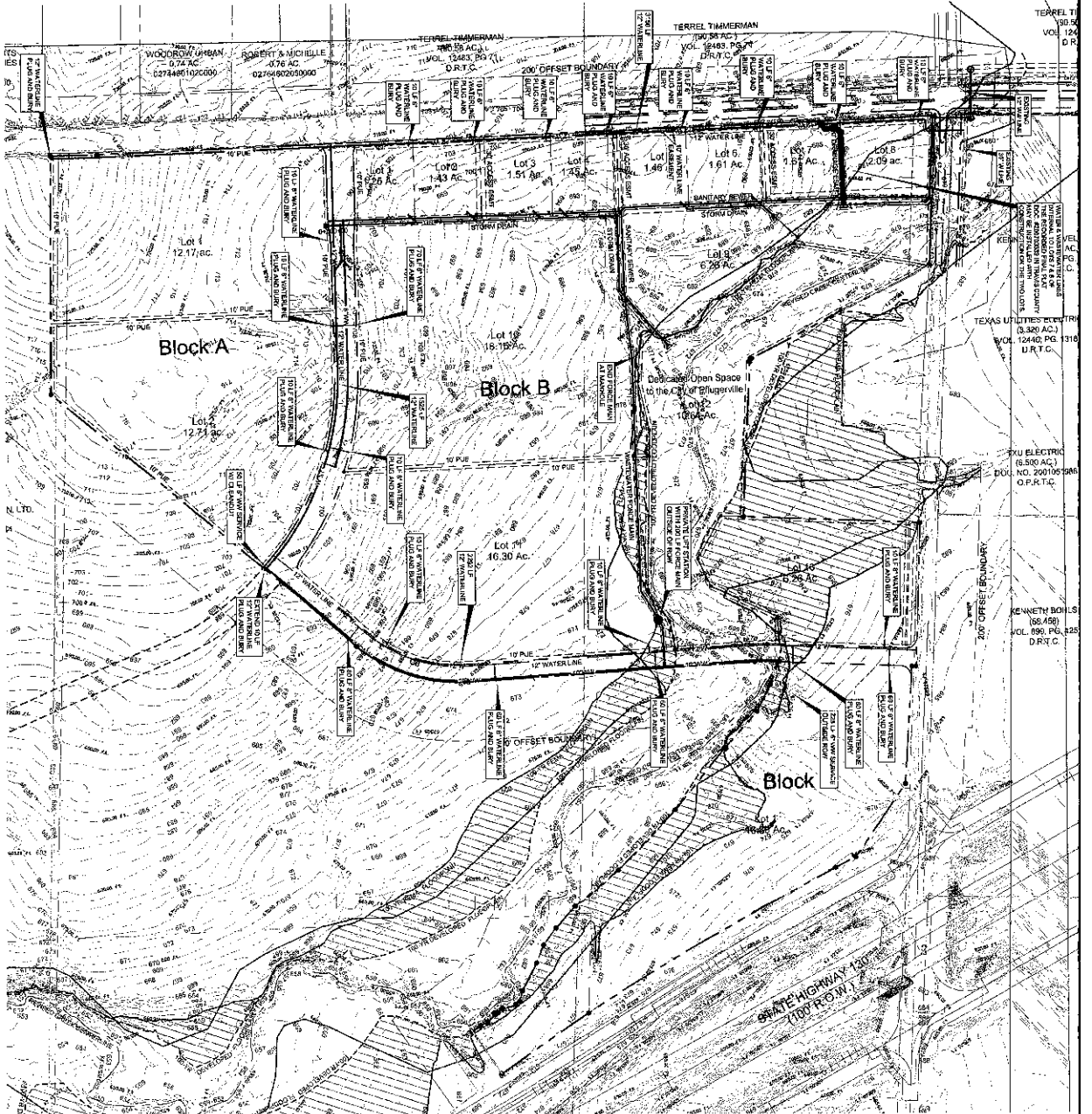


**PHASE SUMMARY**  
TOTAL ACREAGE - 114.022 AC.

PHASE	BLOCK	LOTS
1	B	1, 2, 3, 4, 10
2	B	5, 6, 9
3	A	1
4	BC	(B)-12, (B)-13, (C)-1
5	AB	(A)-2, (B)-11



3. 191.078



TERREL T. TIMMERMAN  
 VOL. 124, P. 11  
 D.R.T.C.

WOODROW URBAN  
 0.74 AC  
 0274486107000

ROBERT & MICHILLE  
 0.76 AC  
 0274486205000

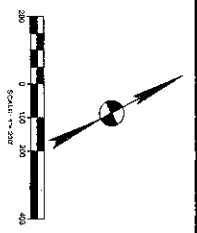
TERREL T. TIMMERMAN  
 190.58 AC  
 VOL. 124, P. 11  
 D.R.T.C.

TERREL T. TIMMERMAN  
 190.58 AC  
 VOL. 124, P. 11  
 D.R.T.C.

TEXAS UTILITIES ELECTRIC  
 (3,320 AC.)  
 VOL. 124, P. 11  
 D.R.T.C.

KU ELECTRIC  
 (3,320 AC.)  
 VOL. 124, P. 11  
 D.R.T.C.

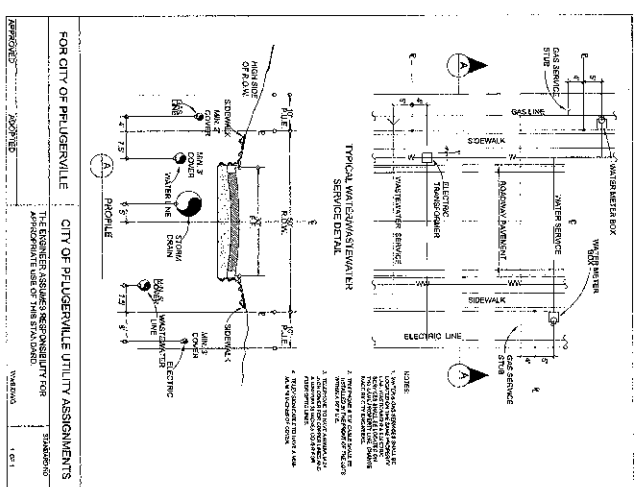
KENNETH BOHLS  
 (68.48)  
 VOL. 124, P. 11  
 D.R.T.C.



- LEGEND**
- CENTER LINE
  - FENCE
  - WATER LINE
  - WASTEWATER LINE 8 IN
  - STORM DRAIN LINE 8 IN
  - WATER METER
  - GATE VALVE
  - GATE INLET
  - FIRE HYDRANT
  - EXISTING FIRE HYDRANT
  - WASTEWATER CLEANOUT
  - POWER POLE
  - PARKING SPACES
  - EXISTING TRIMMER CHAIN LINE
  - EXISTING WASTEWATER LINE
  - EXISTING STORM DRAIN LINE
  - EXISTING CONTOUR LINE

**NOTES:**

1. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
2. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
3. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
4. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
5. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
6. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
7. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.
8. THE LOCATION OF EXISTING UTILITY LINES IS APPROXIMATE AND BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.



FOR CITY OF PRUGERVILLE

CITY OF PRUGERVILLE UTILITY ASSIGNMENTS

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES BETWEEN THE LOCATION OF THESE LINES AND THE ACTUAL LOCATION OF THESE LINES.

DATE: 1/11



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brad Campbell</b>	<b>594036</b>	<b>brad@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date