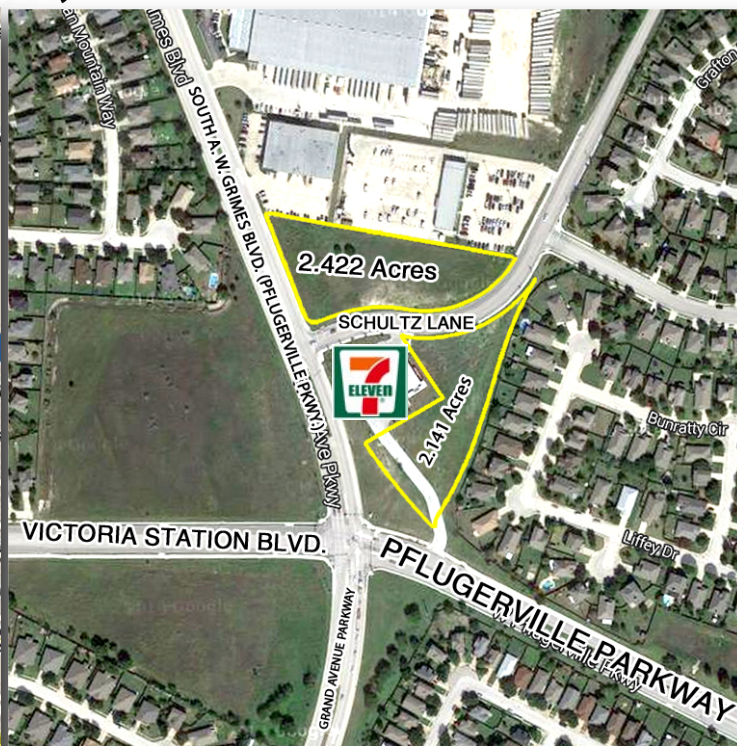
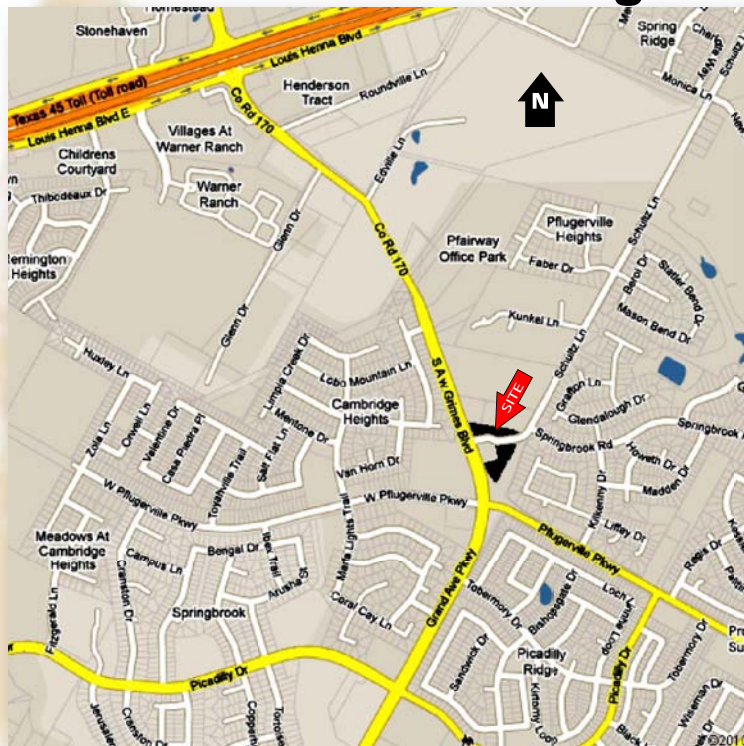


# FOR SALE - COMMERCIAL DEVELOPMENT SITES

## Pflugerville Parkway (A. W. Grimes Blvd.) @ Schultz Lane Pflugerville, Texas



**LOCATION:** North-Central Pflugerville, approximately 2 miles east of IH 35. The Property lies at the intersection of 4 highly traveled city streets; Grand Avenue Parkway, A. W. Grimes Blvd. (Pflugerville Parkway), Schultz Lane, and Victoria Station Blvd.

**SIZE:** The northern tract is approximately 2.422 acres; The southern tract is approximately 2.141 acres, and wraps the new 7-Eleven project

**FRONTAGE:** North Tract: approximately 80 feet along A. W. Grimes Blvd. and approximately 408 feet along Schultz Lane  
South Tract: approximately 322 feet along A. W. Grimes Blvd., and Approximately 408 feet along Schultz Lane

**UTILITIES:** All public utilities are available to the sites

**ZONING:** GB1 - "General Business 1"; allows uses of heavy retail, and light intensity wholesale and commercial uses of service related businesses

**TOPOGRAPHY:** Level

**PRICE:** North Tract: \$10.00 per square foot  
South Tract: \$10.00 per square foot

**COMMENTS:** The sites are suitable in all respects for varieties of commercial uses. The sites are subdivided and have existing legal lot status. The Property has grandfathered regional detention allowances. In addition to existing and permitable access points (curb-cuts) along the street frontages, curb-cuts will be allowed on Pflugerville Parkway (A. W. Grimes) and Schultz Lane.

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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

**CONTACT Joe Willie McAllister**

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

**joewillie@matexas.com**

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