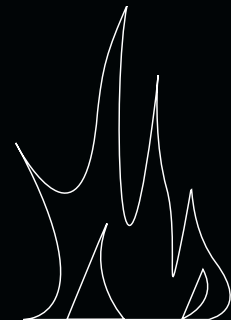




17500

WEISS LANE



Pflugerville, TX, 78660

MIXED-USE DEVELOPMENT OPPORTUNITY

MIXED USE DEVELOPMENT OPPORTUNITY

17500 Weiss Ln, Pflugerville, TX 78660, USA

FOR SALE

Lake Pflugerville

PROPOSED / POTENTIAL SITE PLAN

RETAIL / OFFICE

RESIDENTIAL / MULTIFAMILY

RETAIL /
RESTAURANTS

5 .AC
CAN BE INCLUDED

OFFERING SUMMARY

Site Size:	15-19 AC
Price:	\$5.89 / SF
Market:	Pflugerville
Frontage:	E Pflugerville Parkway

15 acres of Prime Development Land at the corner of Pflugerville Parkway and Weiss Lane. Rapidly growing area in the path of progress. Overlooking Lake Pflugerville and near Weiss High School and future campus of Weiss Middle and Elementary schools. Excellent frontage on both Pflugerville Parkway and Weiss Lane. Perfect for Retail, Office campus or Residential / Multifamily. Within the City Limits of Pflugerville - the 3rd fastest growing city in the US (per US news). Utilities on the way.

Demographics	1-MILE	3-MILE	5-MILE
Total Population	16,027	114,417	244,638
Total Households	6,487	45,809	95,391
Household Income	\$78,047	\$85,853	\$88,713
Daytime Population	11,337	76,922	177,684

SURROUNDING DEVELOPMENTS

AVALON

VILLAGES AT HIDDEN LAKE

Lake Pflugerville

LAKESIDE MEADOWS

SORRENTO DEVELOPMENT

17500 WEISS LANE

WEISS HIGH SCHOOL

MIXED USE DEVELOPMENT OPPORTUNITY

17500 Weiss Ln, Pflugerville, TX 78660, USA

FOR SALE

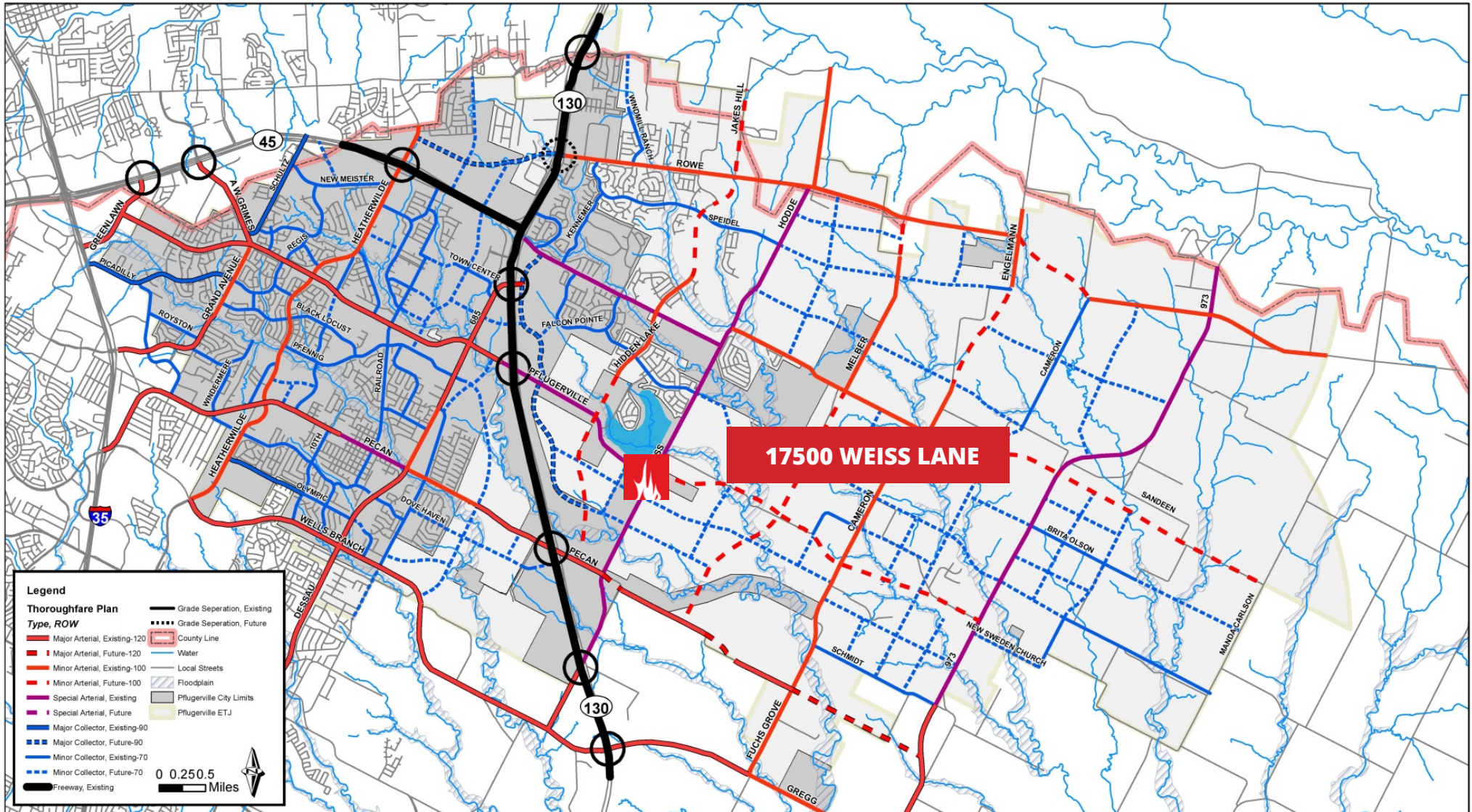


FUTURE GROWTH PATTERN

17500 Weiss Ln, Pflugerville, TX 78660, USA

FOR SALE

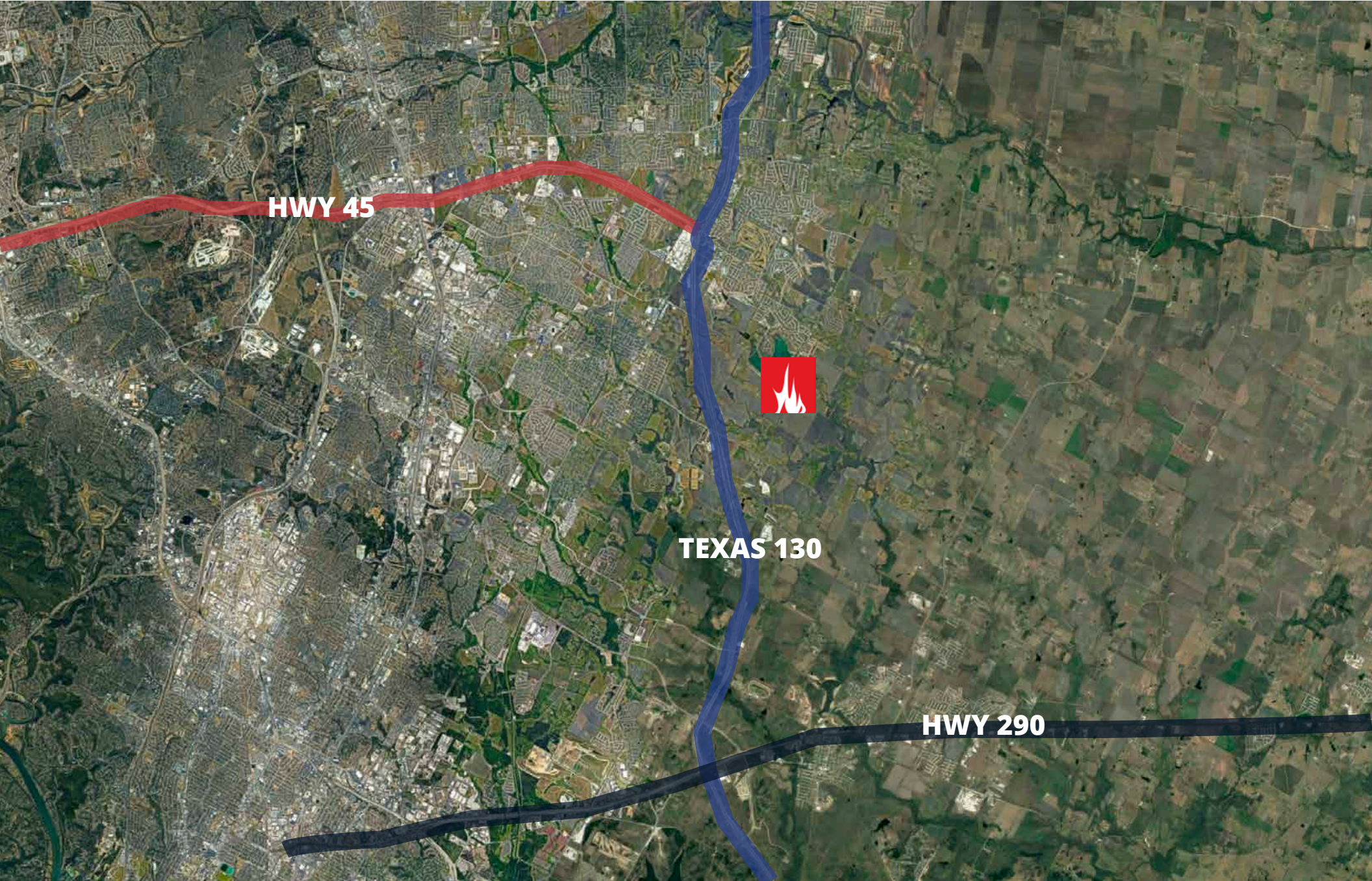
MASTER THOROUGHFARE PLAN



SITE LOCATION

17500 Weiss Ln, Pflugerville, TX 78660, USA

FOR SALE



MIXED USE DEVELOPMENT OPPORTUNITY

17500 Weiss Ln, Pflugerville, TX 78660, USA

FOR SALE

ABOUT US

Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

RYAN PERRY

512.694.5426
rperry@asterra.com

MONIQUE RIVERA

210.286.7705
mrivera@asterra.com





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____