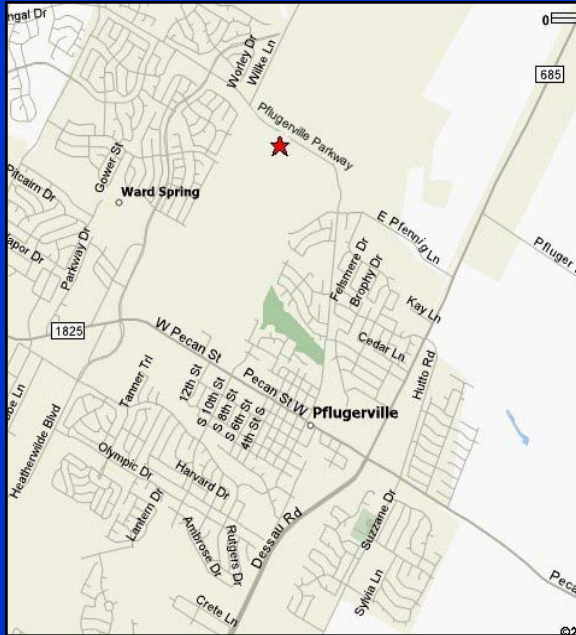


FOR SALE

10.7 Acres on
Pflugerville Parkway
Pflugerville, TX 78660



Description:

- There is currently no assigned address for this tract.
- Located on Pflugerville Pkwy. in the northern, mixed use districts of Pflugerville, TX.
- **Zoning:** Currently zoned "A" (Agricultural/Conservation) Other suggested uses were discussed with the City of Pflugerville. Please see attached zoning map.
- **Utilities:** City of Pflugerville water/wastewater in the area; TXU electric services are also in the area.
- The surrounding and bordering land uses include commercial, light industrial, and residential.
- Price: \$1,281,753.00

**DON
QUICK**
& associates, inc.

Commercial Real Estate
1000 N. IH 35, Suite A
Round Rock, TX 78681

Phone: (512) 255-3000
Fax: (512) 310-0441
Email: info@donquick.com

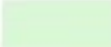










www.donquick.com

For more information contact
Charles Harvey, Realtor®
(512) 255-3000
Charles@donquick.com


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Legend



Current Zoning Districts


-  A Agriculture / Conservation
-  NT Neighborhood Transistion
-  GB General Business
-  TB Transitional Business
-  LI Light Industrial
-  GI General Industrial
-  MH Manufactured Housing
-  RM1 Multi-family Residential - Low Density
-  RM2 Multi-family Residential - Moderate Density
-  RS1 Single-family Residential
-  RT1 Two-family Residential


Special Zoning Districts


-  Alternate Land Use Regulation (ALUR)

Discontinued Zoning Districts

-  NU Neighborhood Use
-  PN Professional Neighborhood

 Property Boundary

 Manufactured Housing Lot

 City Limit as of 7-15-2005

 County Boundary

Zoning Districts

*Projected according to the
Texas State Plane Central NAD 83.*

*This map has been produced by
the City of Pflugerville for
the sole purpose of locating
jurisdictional boundaries and
is not warranted for any other
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from:*

*City of Pflugerville -
Planning Department.*

*Compiled by Matthew Miller
Planning Department
February, 2006*

*This is the official zoning map
as referred to in Section 157.200D
of the Zoning Code of the City of
Pflugerville, Texas.
Last zoning change:
February, 2006*

