Cameron Road - Off FM 973

Coupland, TX 78615

FOR SALE:

40.51 Unrestricted Land in Pflugerville ETJ For Investment/ Development

*Property outline is for visualization purposes only, and does not reflect the exact property outline.

- Unrestricted Land, Allows for Variety of Uses
- 7 Miles from Samsung $17B Plant in Taylor
- 10 Miles from Amazon AUS2 Center

Neerja Kwatra

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ASTERRA™ PROPERTIES

Executive Summary

Asterra is pleased to present a unique opportunity to own 40.51 AC of unrestricted land with quick and easy access to nearby major highways. Located on Cameron Road, just off FM 973, the mostly flat land offers an excellent development opportunity with a wide variety of potential uses, and includes water and electricity. The site is not located in a flood plain and offers Ag exemption.

The property offers quiet surroundings while providing easy access to nearby roadways and highways such as FM 973, IH 95, IH 130, IH 45, Dessau Road, and more. Nearby amenities include Costco, Target, HEB, Walmart, and more.

Highlights

- Development Opportunity
- Unrestricted Land in Pflugerville ETJ
- Easy Access to FM 973
- Mostly Flat Land with Water and Electric
- Quiet Surrounding with Easy Access to Amenities

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DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.

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Listing Details

Sales Price:	Contact For Price
Investment Type:	Development
Property Type:	Unrestricted Land
Land Area:	40.51 AC
Zoning:	None
Water & Electric:	Yes
Flood Plain:	No
Ag Exemption:	Yes
Topograpghy:	Mostly Flat

BEING 40.51 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN MCDOUGAL SURVEY, ABSTRACT NO. 511, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO 2010 CAMERON 90, LLC, BY DEED RECORDED IN DOCUMENT NO. 2020200322, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO: 20-1010
DRAWN: JRB
F.C.: JG

TRACT 4

EASEMENTS AFFECTING THIS TRACT:

ELECTRIC EASEMENT – V.564/P.224 (BLANKET)
ELECTRIC EASEMENT – V.692/P.318 (BLANKET)
PIPELINE EASEMENT – V.4822/P.1497 (BLANKET)
WATERLINE EASEMENT – V.10790/P.804 (BLANKET)

Scale: 1" = 200'

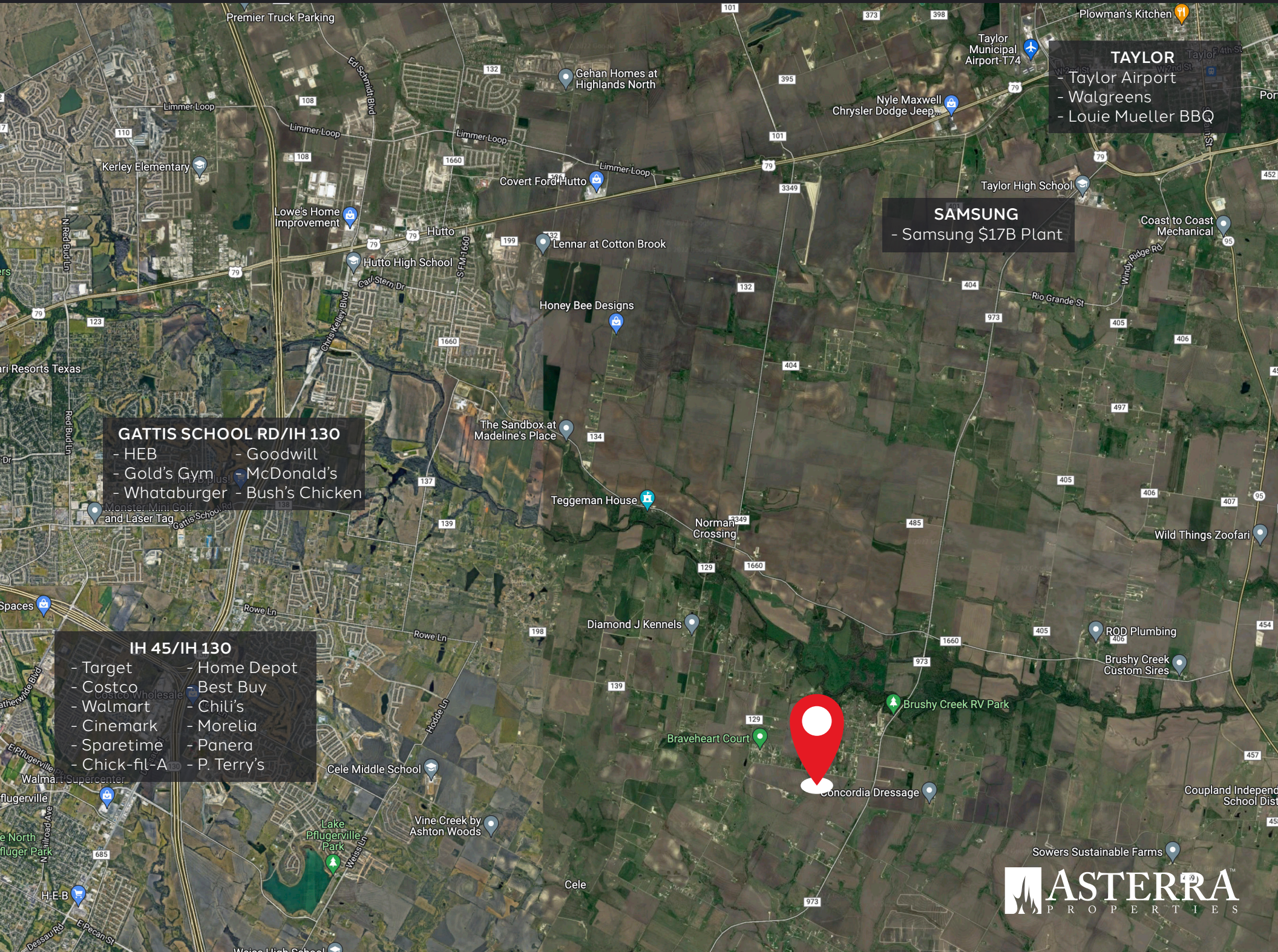
BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83.

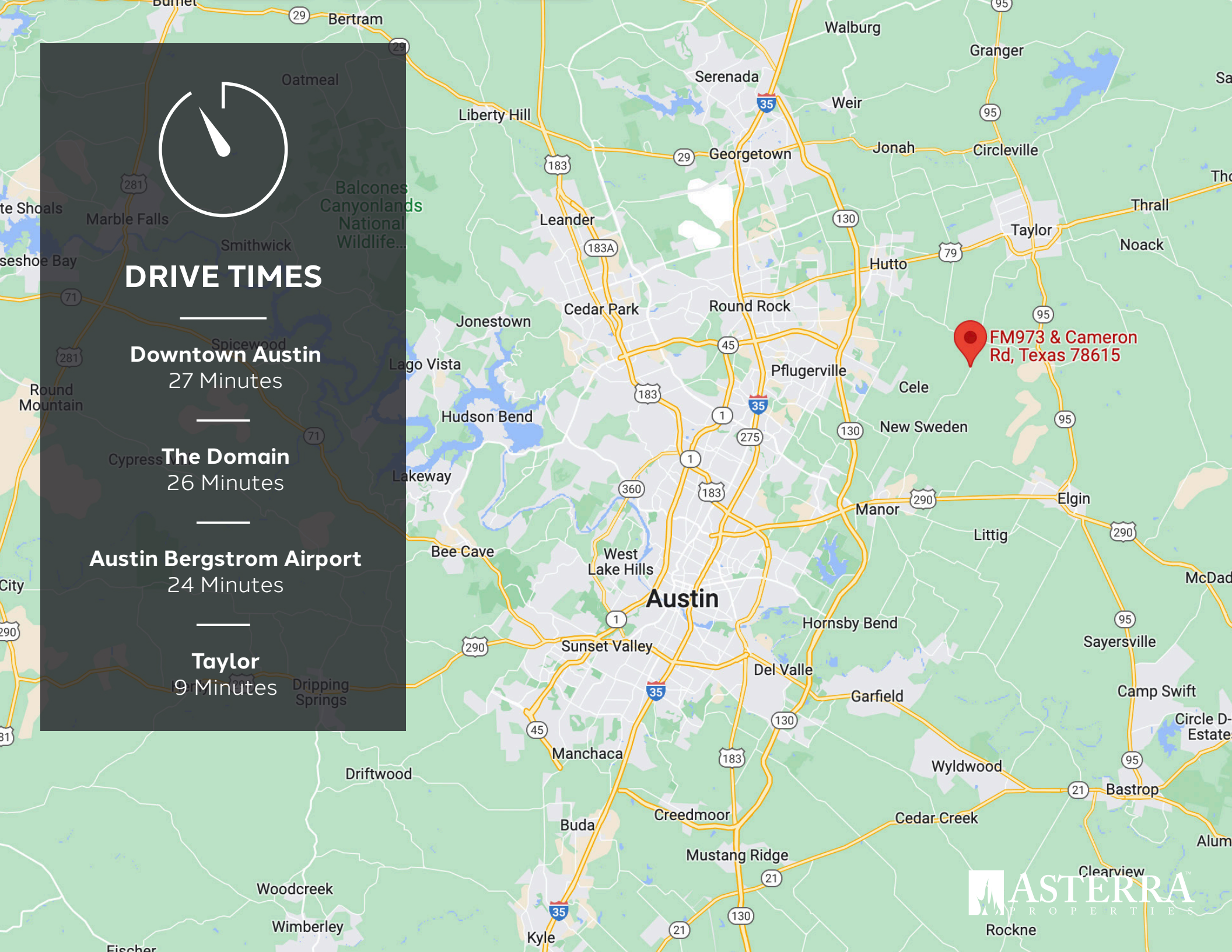
LOCATION RISK ANALYSIS

Cameron Rd
FG58 4J Pflugerville, TX, USA

Flood Risk Analysis
FEMA Map Last Updated:2020-03-04

LOCATION OVERVIEW




DRIVE TIMES
Downtown Austin
27 Minutes
The Domain
26 Minutes
Austin Bergstrom Airport
24 Minutes
Taylor
9 Minutes
FM973 & Cameron Rd, Texas 78615
Austin
Round Rock
Cedar Park
Leander
Georgetown
Pflugerville
Hutto
Taylor
Thrall
Elgin
Manor
Lakeway
Bee Cave
West Lake Hills
Sunset Valley
Manchaca
Driftwood
Buda
Kyle
Dripping Springs
Marble Falls
Lago Vista
Jonestown
Hudson Bend
Liberty Hill
Serenada
Weir
Jonah
Circleville
Granger
Walburg
Noack
Cele
New Sweden
Littig
Hornsby Bend
Del Valle
Garfield
Sayersville
Camp Swift
Bastrop
Wyldwood
Cedar Creek
Creedmoor
Mustang Ridge
Woodcreek
Wimberley
Rockne
Clearview
Bertram
Oatmeal
Smithwick
Spicewood
Round Mountain
Cypress
Balcones Canyonlands National Wildlife...
ASTERRA PROPERTIES

Location
Demographics

Population

3 Miles	5 Miles	10 Miles
780	3,311	176,779

Avg Household Income

3 Miles	5 Miles	10 Miles
$100,910	$110,905	$107,911

Radius	3 Miles	5 Miles	10 Miles
Households	279	1,201	60,000
Households by Marital Status			
Married	178	782	36,216
Married No Children	111	423	15,423
Married w/Children	68	359	20,792
Education			
Some High School	12.54%	8.78%	9.76%
High School Grad	26.98%	22.47%	24.05%
Some College	29.38%	31.51%	29.71%
Associate Degree	3.78%	5.15%	5.35%
Bachelor Degree	17.87%	22.02%	21.64%
Advanced Degree	9.45%	10.06%	9.50%
Annual Consumer Spending			
Apparel	$531	$2,343	$118,326
Entertainment	$1,573	$6,921	$315,113
Food & Alcohol	$2,653	$11,771	$578,270
Household	$1,795	$8,135	$377,604
Transportation	$2,843	$12,673	$588,515
Health Care	$521	$2,176	$96,483
Education/Day Care	$668	$3,089	$143,327

Information obatined from third-party resource, subject to change.

Market Overview

Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

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AUSTIN'S 2020 RANKINGS

- **#1** FASTEST GROWING MAJOR METRO — U.S. CENSUS BUREAU
- **#1** BEST PLACE TO START A BUSINESS — INC.
- **#3** BEST METRO FOR STEM PROFESSIONALS — WALLETHUB
- **#9** BEST EDUCATED MAJOR METRO — WALLETHUB
- **#1** MOST AFFORDABLE STARTUP CITY — CLEVER
- **#2** HOTTEST CITY FORCOMMERCIAL REAL ESTATE — FORBES
- **#5** CONCENTRATION OF COLLEGE EDUCATED ADULTS — CITYLAB
- **#9** BEST CITY FOR STAYCATION — WALLETHUB
- **#1** BEST JOB MARKET — WALL STREET JOURNAL
- **#2** BEST CITY FOR YOUNG PROFESSIONALS — SMARTASSET
- **#5** MOST RECESSION RESISTANT CITY — SMARTASSET
- **#9** HARDEST WORKING CITY IN U.S. — WALLETHUB
- **#1** BEST STATE CAPITAL TO LIVE IN — WALLETHUB
- **#3** BEST PLACE TO LIVE IN THE U.S. — U.S. NEWS AND WORLD
- **#8** SAFEST LARGE CITY IN U.S. — SAFEWISE
- **#11** HEALTHIEST CITY IN AMERICA — WALLETHUB

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ASTERRA™ PROPERTIES

EQUAL HOUSING OPPORTUNITY

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

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' 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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