

CENTURY 21

Judge Fite Company



PANTHER LOOP

PFLUGERVILLE, TX 78660



\$2,750,000



5 sqft

DESCRIPTION

Superb commercial site with 5.08 AC in booming Pflugerville*Pflugerville ETJ; therefore, NO ZONING RESTRICTIONS*Vacant lot so NO BUILDINGS/HOME TO DEMOLISH*Great development opportunity for various projects*Major developments surrounding the property*See additional images showing land at the intersection of the toll roads, owned by Seton Ascension, and land along 45 are all owned by developers*All are in the process of being developed due to the easy access to SH 130 & 45 interchange*Ingress/egress from toll road utilizing Kelly Lane*Pflugerville Acres is located in the Manville Water CCN and the Pflugerville Sewer CCN*Water and electrical tapping points are nearby off Panther Loop and sewer lines are being brought to Panther Loop under SH130*Per City of Pflugerville Public Utility Director, the schedule for the Wilbarger Wastewater Treatment Plant is still slated for late 2026 for flows*Two other capital projects nearby will convey flows that are ongoing to have gravity wastewater lines to serve Pflugerville Acres*NOTE: SH130 begins in Georgetown*91-mile safe/fast/reliable alternative to IH-35*SH45--loop around ATX*Exists in 2 open segments*SW ATX, runs SE*RM 1826 to MoPac*Other is toll road*Forms backward C along boundary of Travis & Williamson Counties*Links SH 130 & US 183 to IH35 north of Buda*All information deemed reliable, but should be verified by buyer and/or agent

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 8445225
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Pflugerville Acres 02 Ph 01
LIST DATE: 10/17/2024

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800.451.8055

AREA: PF
SQUARE FEET: 5
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.08
LOT SIZE (SQFT): 221,284

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- SeeRemarks

UTILITIES

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- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: Dawn Lanier

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BROKERED BY: Coldwell Banker Realty