

# Chisholm Station -Planned Mixed Use

PFLUGERVILLE, TX



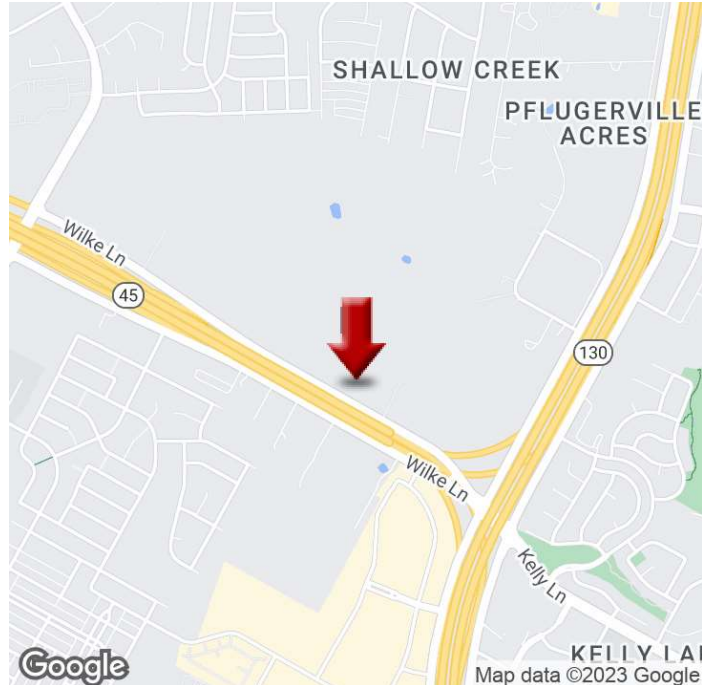
**KW COMMERCIAL**  
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Austin, TX 78759

**PRESENTED BY:**

**RICHARD GARY**  
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OFFERING MEMORANDUM

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to offer
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	81 Acres
<b>ZONING:</b>	CL4, CL5, PUD
<b>MARKET:</b>	Austin
<b>SUBMARKET:</b>	Far NE
<b>PRICE / SF:</b>	-

## PROPERTY OVERVIEW

This parcel is located on the highest volume east/west roadway, (tollway), in the northern Austin MSA. It enjoys also a location adjacent to a 51-acre tract owned by the Ascension-Seton Hospital network. The Sellers are developers that are in process to create a PUD, (Planned Unit Development), of the entire tract to establish the entire site as the first prime site within the Pflugerville master planned urban corridor. We are working together with all adjacent landowners to develop with the city a truly master planned development at this location.

## PROPERTY HIGHLIGHTS

- Investment Sale as 1 Tract, optionally split as 2 tracts, (47 and/or 35 acres)
- 1000 feet of frontage on Toll 45
- Adjacent to a 51-acre Ascension Seton owned tract
- Utilities
- Water 1600 ft to the west of tract
- Wastewater 250 ft to the east
- Targeting Q4 2023 for Development Plan approval from City

## Property Description



### PROPERTY OVERVIEW

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### LOCATION OVERVIEW

Adjacent to a 51-acre tract at the NW Corner of Toll 45 and Toll130, the 81-acre Chisholm Station PUD tract that has easy on/off via Wilke Lane service road on the north side of Toll 45. Planned arterial road expansion of Rowe Lane will provide additional east/ west and north / south connectivity through the tract. These tollways provide easy and quick access to most major locations within the Austin MSA. To the west, there is an additional 300+ acres slated for high density urban development as part of the City's vision of a major live, work, play concept under their ASPIRE 2040 plan.

The Lone Star State saw the second-largest net gain of U-Haul trucks crossing its borders in 2020, making it the No. 2 U-Haul growth state in U-Haul's annual state migration index for the second consecutive year. Texas has ranked as either the No.1 or No. 2 growth state each year since 2015.

The Round Rock/Pflugerville corridor is one of the metro areas within Texas that leads the state in growth. This location is within 10-20 minutes of many major points of interests such as Dell Diamond Minor League Baseball, TAMU Medical Center, Tesla Gigafactory. Adjacent to this site is a 51-acre planned Ascension-Seton Hospital Network site. Austin Executive Airport is 10 minutes away and the Austin CBD and Austin Bergstrom Airport are within a 30-minute all freeway drive.

Pflugerville leads the Austin Area in per capita granted patents, radically changing the town's perception as a sleepy little farm community.

Additionally, we are 15 minutes from the new Samsung site!!!

# Property Details

## SALE PRICE

## SUBJECT TO OFFER

### LOCATION INFORMATION

Building Name	Chisholm Station
Street Address	Toll 45 and Toll130
City, State, Zip	Pflugerville, TX 78660
County/Township	Travis
Market	Austin
Submarket	Far NE
Cross Streets	Toll 45/Toll130

### LAND

Number Of Lots	2
Best Use	Master Planned Commercial/Residential Development
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Zoning	CL4, CL5, PUD
Lot Size	81 Acres
Corner Property	Yes
Waterfront	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
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### UTILITIES & AMENITIES

Power	Yes
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# Concept Plan



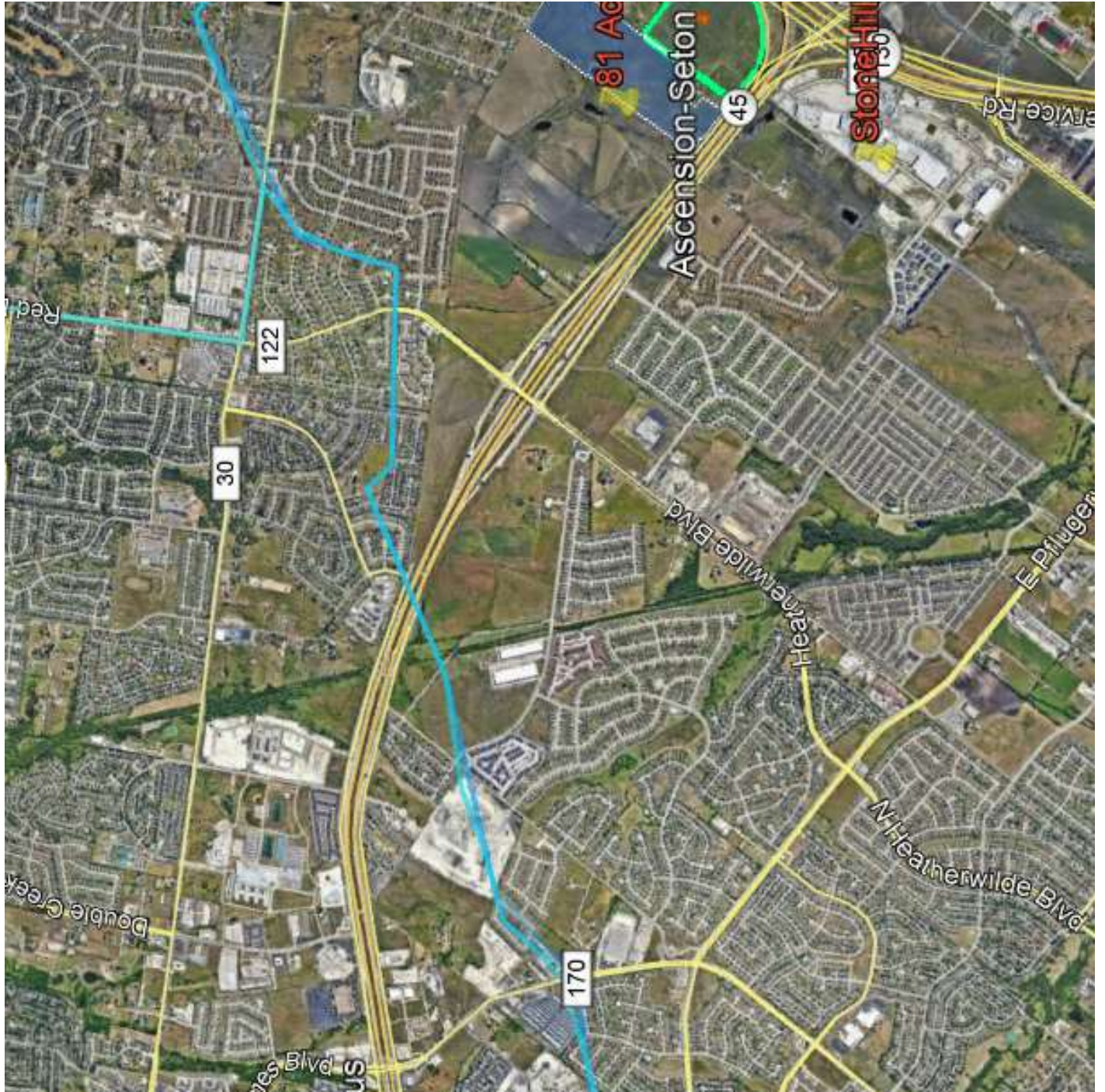
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 Land Planning • Landscape Architecture • Community Planning  
 4000 N. Loop West, Suite 1000, Houston, TX 77062  
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**CONCEPT A**  
**S.H. 130 @ S.H. 45 MIXED USE TRACT**  
**JW DEVELOPMENT**  
 PFLUGERVILLE, TEXAS

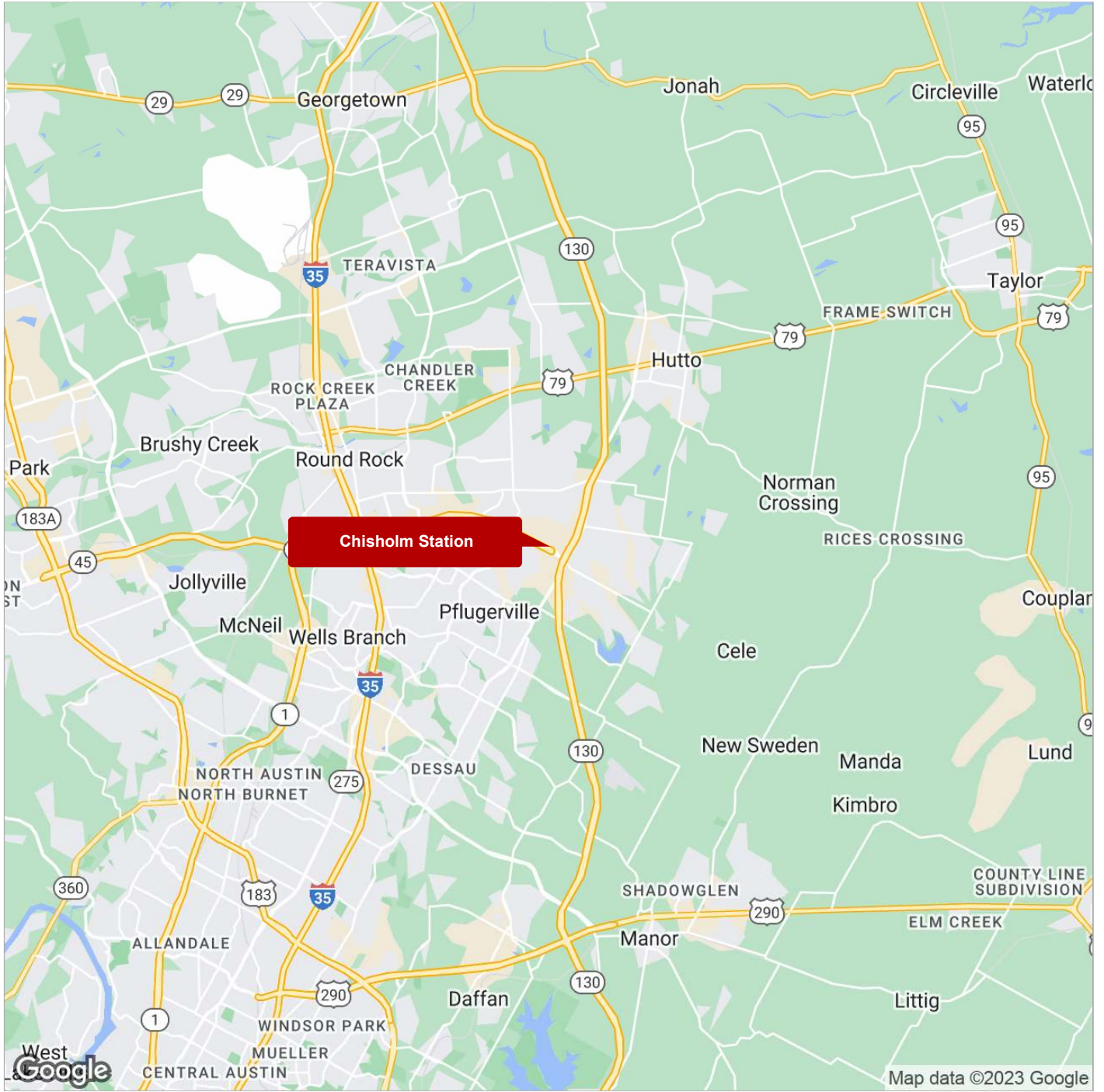
North  
 Scale: 1" = 300'  
 Date: April 08, 2021

Base mapping supplied from GeoWeb Information, Inc. All map data based on recorded as-built conditions. In most of instances a color is changed. The location is approximately correct and does not represent any regulatory approval. Plan is subject to change.

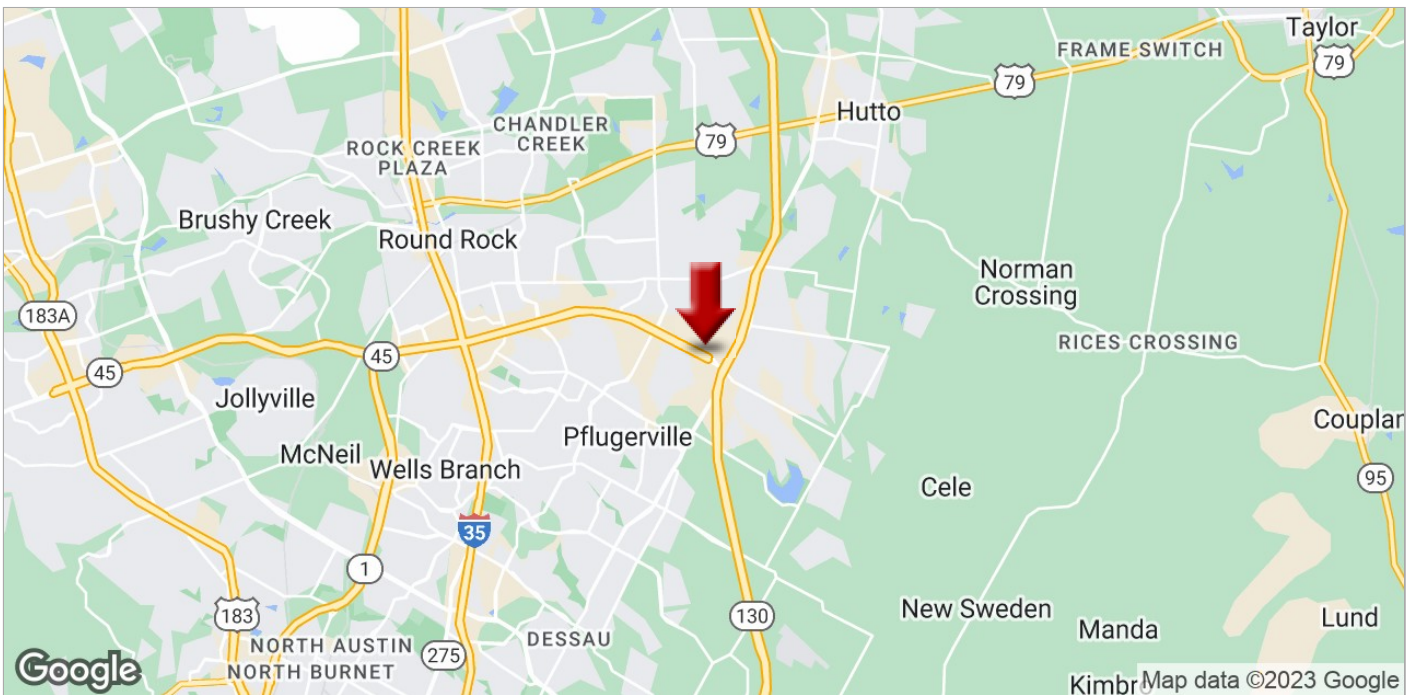
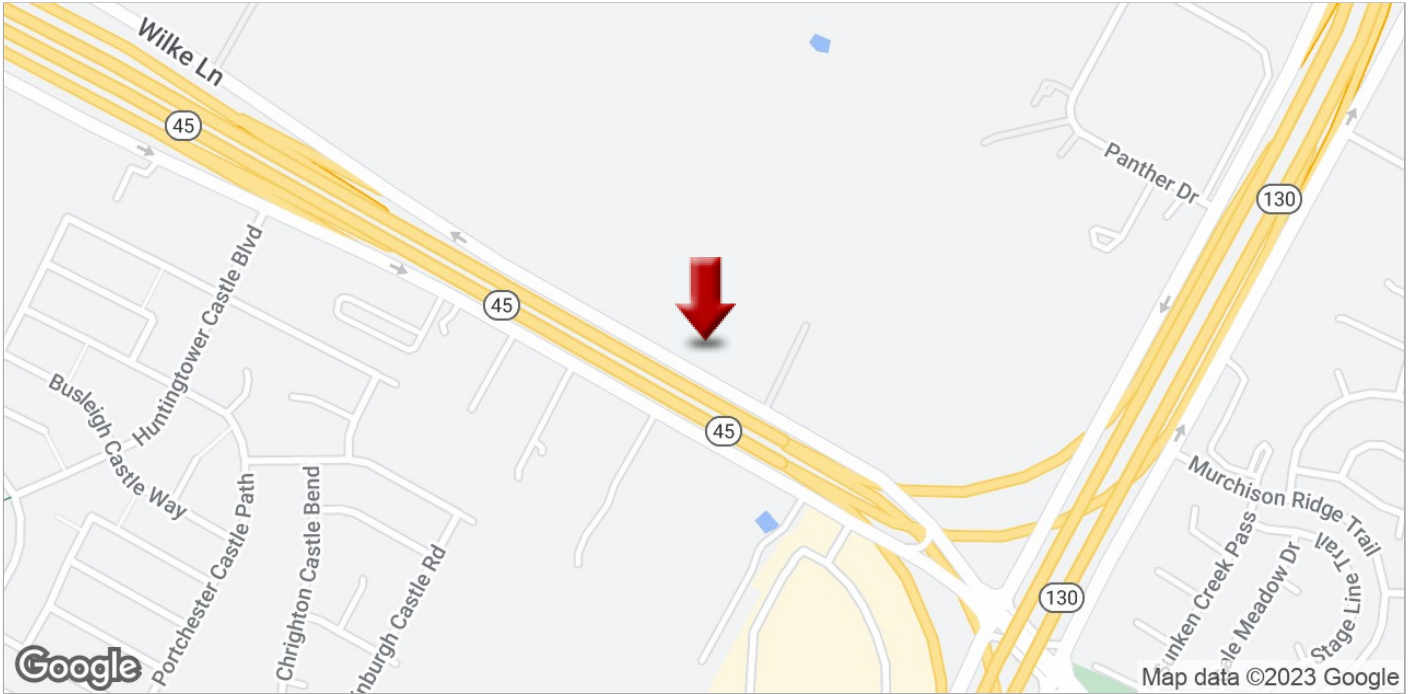
## Additional Photos



# Regional Map



# Location Maps

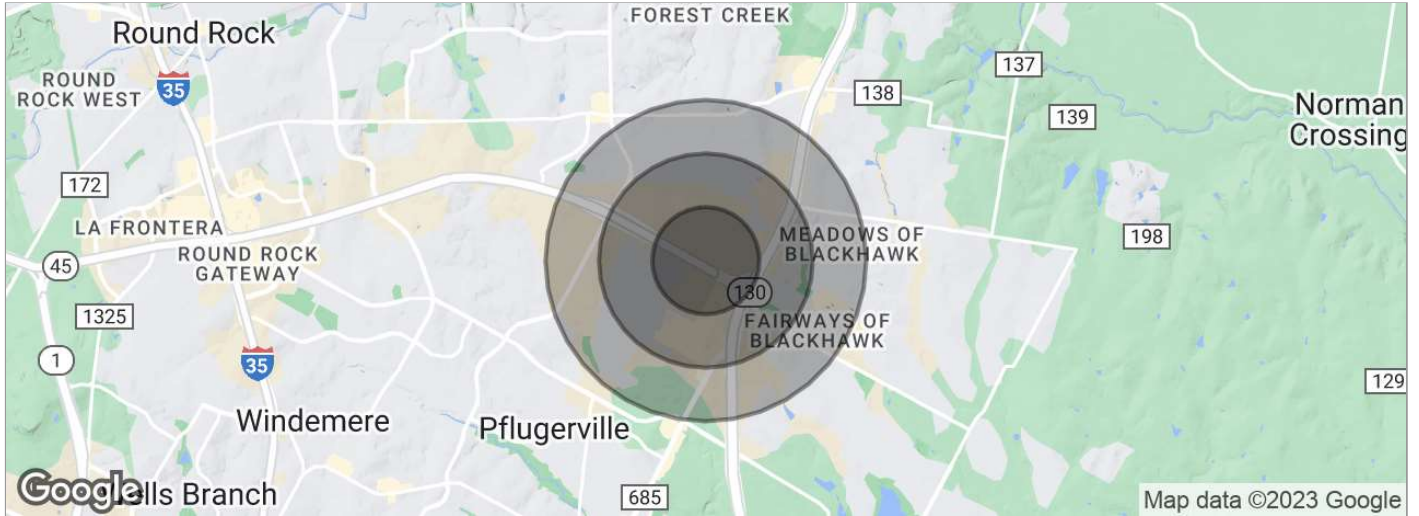




## Additional Photos



# Demographics Map



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total population	1,161	5,926	18,353
Median age	34.9	34.0	35.4
Median age (male)	33.1	33.0	33.8
Median age (Female)	35.5	37.6	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	461	2,265	6,220
# of persons per HH	2.5	2.6	3.0
Average HH income	\$99,084	\$107,704	\$112,240
Average house value	\$255,191	\$265,632	\$262,111

\* Demographic data derived from 2020 ACS - US Census

## Advisor Bio 1



### RICHARD GARY

Associate

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### PROFESSIONAL BACKGROUND

Born and raised in rural Louisiana, Richard spent over 20 years in high-tech software sales with over 7 startups building sales teams from first sale to revenue positive. Two of the startups, his teams contributed to 70% of the world wide revenue at IPO even though his market share potential was roughly 30% of the WW market! These experiences provide a seasoned Commercial focused executive comfortable talking with the average rural landowner/rancher/farmer to the Fortune 100 CEOs . Additionally, his teams are hunters- finding off-market opportunities in high growth corridors.

Richard joined JW Development partners in 2017 and has been involved in commercial real estate development since then and involved in projects in Austin and Dallas, TX. His focus is on site selections, asset procurements ,entitlements & permitting.

### EDUCATION

B.S. Electrical Engineering, LSU

### MEMBERSHIPS

Austin Board of Realtors, NAR, TAR,CTAR, Houston Assoc of Realtors,CCIM Candidate

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PFLUGERVILLE, TX

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