

# \$24,500,000 - 3615 E Pflugerville Parkway, Pflugerville

MLS® #1412938

**\$24,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 52.69 Acres

N/A, Pflugerville, TX

This is a remarkable opportunity to own a sprawling 52-acre Ag Exempt property in a prime location! This exceptional parcel of land offers a plethora of possibilities for prospective buyers in an area with rapid development including the adjacent Lakeside Meadows (416 Acre Mixed-Use Development w/ Pepsi Co. as the anchor tenant taking down approximately 500,000 SF), the proposed 219 Acre Mixed-Used Domain-Like Development 10 minutes away, and a new H-E-B that just broke ground 2 minutes away and set to open in the Fall of 2024. There's a 24" Wastewater Line located at Weiss Lane & Pflugerville Pkwy, and an 18" Water Line on Becker Farm Rd. The property is situated just 6 minutes away from Baylor, Scott & White, Walmart, Target, Costco, Home Depot, and many more retail options. Adventure awaits just 5 minutes away at the thrilling Texas Typhoon Waterpark and the prestigious Blackhawk Golf Club, perfect for outdoor enthusiasts seeking leisure and relaxation. Enjoy a thrilling day out at the acclaimed Kalahari Indoor Waterpark Resort & Conventions, just 18 minutes away. Families will also appreciate the property's proximity to Pflugerville ISD schools, ensuring a short commute of 4 minutes or less for students to reach their Elementary, Middle & High School campuses. Save time on your daily commute with quick access to the 130 toll road, located just 2 minutes away.



Don't miss out on this rare chance to acquire 52 acres of prime land with an ideal location and impressive amenities.

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### **Essential Information**

MLS® #	1412938
Price	\$24,500,000
Bathrooms	0.00
Acres	52.69
Type	Commercial Sale
Sub-Type	Other
Status	Active

### **Community Information**

Address	3615 E Pflugerville Parkway
Area	PF
Subdivision	N/A
City	Pflugerville
County	Travis
State	TX
Zip Code	78660

### **Amenities**

Utilities	Sewer Available, Water Available, Above Ground Utilities, See Remarks
Parking	See Remarks

### **Exterior**

Construction      See Remarks

**Additional Information**

Date Listed      July 29th, 2023

Days on Market    286

Zoning            Agriculture/Development R

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