

# \$1,500,000 - 3400 Rowe Lane, Pflugerville

MLS® #8721250

## \$1,500,000

3 Bedroom, 4.00 Bathroom, 2,248 sqft  
Residential on 4.96 Acres

Frederick Dahme Surv #43 Abs 2, Pflugerville, TX

Featuring an Established Day Care Tenant at 3400 Rowe Lane, this 4.96-acre site with a building that benefits from Unrestricted ETJ, allowing for diverse development possibilities. Ideal for investors aiming for long-term growth and flexible use. Surrounded by residential and retail. Minutes from the high traffic of Gattis School Rd, HEB; Costco and Stone Hill Shopping Center. Leased Until June of 2027 with increasing rents to approximately \$5,100.00/Month. Buyer to do their own due diligence and verify all data herein. Information is deemed reliable but not guaranteed.

Built in 1983

## Essential Information

MLS® #	8721250
Price	\$1,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,248
Acres	4.96
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

## Community Information



Address	3400 Rowe Lane
Area	PF
Subdivision	Frederick Dahme Surv #43 Abs 2
City	Pflugerville
County	Travis
State	TX
Zip Code	78660

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	See Remarks
Garage Spaces	3
View	None
Waterfront	None

### **Interior**

Interior	See Remarks
Appliances	Dishwasher
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, See Remarks
Lot Description	See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Pflugerville ISD
Elementary	Rowe Lane
Middle	Cele
High	Weiss

### **Additional Information**

Date Listed April 21st, 2024

Days on Market 129

Property Listed by: SpecTower Realty Group  
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