

OFFERING MEMORANDUM

13.961± Acre Mixed-Use
Development Site

Pflugerville Parkway & Balaton Boulevard
Pflugerville, TX 78660

OFFERING PRICE \$7,800,000

13.961 AC PUD SW CORNER ENTITLED

SITE AREA ZONING LAKE PFLUG. STATUS



Offering Summary

\$7,800,000

Offering Price

Site Area	13.961± acres (608,141 SF)
Address	Pflugerville Pkwy & Balaton Blvd, Pflugerville, TX 78660
Position	Southwest corner of Pflugerville Pkwy & Balaton Blvd
Parcel ID	Travis CAD #997677
Zoning	PUD (Planned Unit Development)
Topography	Level; ideal for development
Utilities	Public water, wastewater, electricity & telecom available
Frontage / Views	Pflugerville Pkwy & Balaton Blvd; views over Lake Pflugerville
Status	Entitled
Adjacent Offering	8.813± acre tract across the intersection (combined ±22.774 AC)

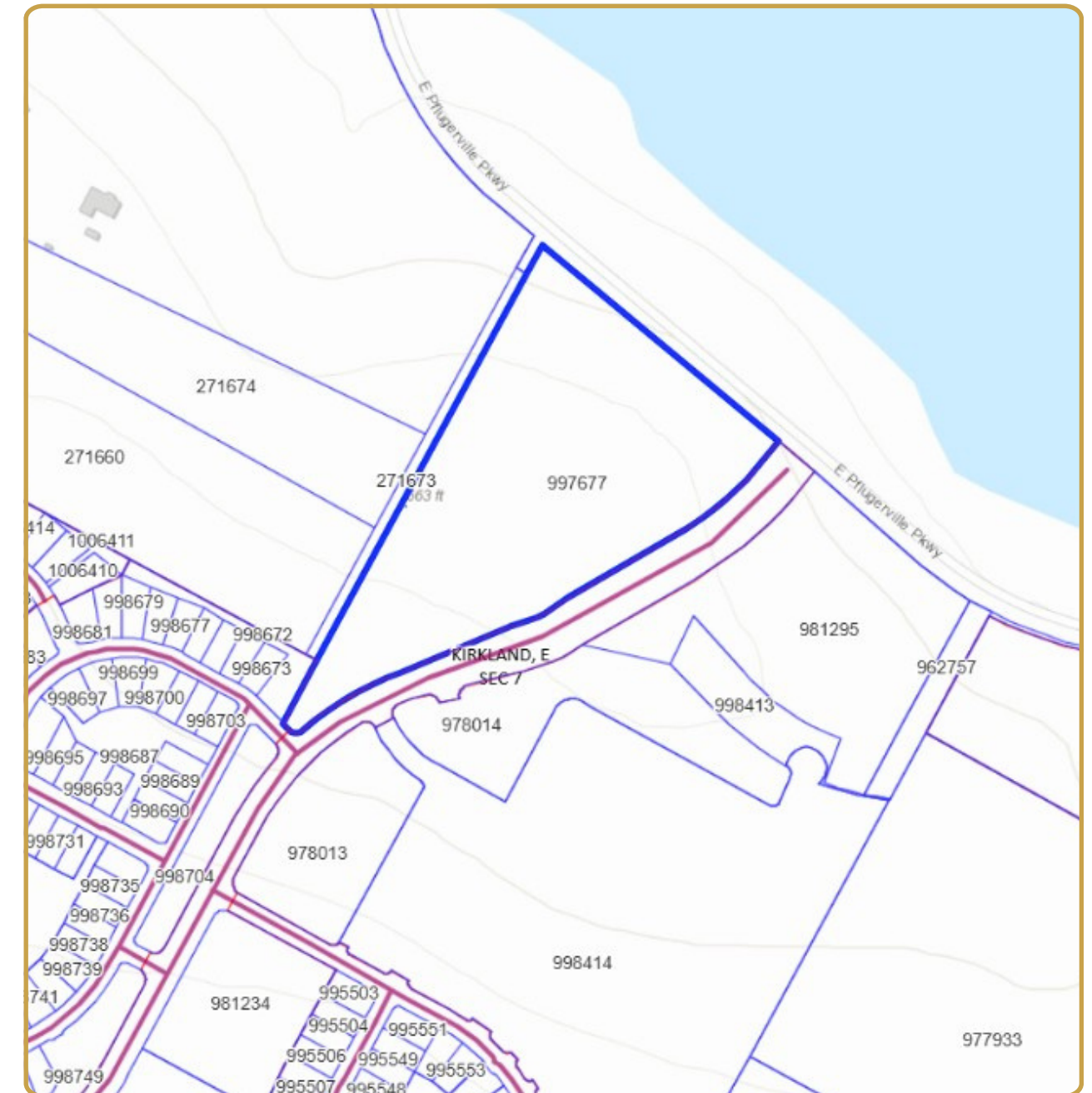
Executive Summary

Positioned at the highly visible corner of Pflugerville Parkway and Balaton Boulevard, this 13.961-acre development opportunity offers one of the area's most attractive mixed-use commercial sites.

Featuring scenic views overlooking Lake Pflugerville, it combines exceptional visibility, favorable zoning, and development-ready infrastructure in one of Central Texas' fastest-growing markets.

The property's level topography, functional configuration, and PUD zoning give developers flexibility to create a wide range of commercial and mixed-use projects, including retail, office, medical, hospitality, multifamily, or an integrated mixed-use development. All major public utilities are available to the site.

As an added opportunity, the seller also owns an adjacent 8.813-acre tract directly across the intersection, allowing a developer to control nearly 22.8 acres at this premier corner, individually or combined.



Property Highlights & Ideal Uses

HIGHLIGHTS

- 13.961± acres at a prime signalized corner
- Pflugerville Pkwy & Balaton Blvd frontage
- Entitled
- Scenic views over Lake Pflugerville
- Zoned PUD
- Level topography ideal for development
- Public water, wastewater, electric & telecom
- Austin MSA - fastest-growing communities
- Excellent mixed-use configuration
- Adjacent 8.813 AC tract available

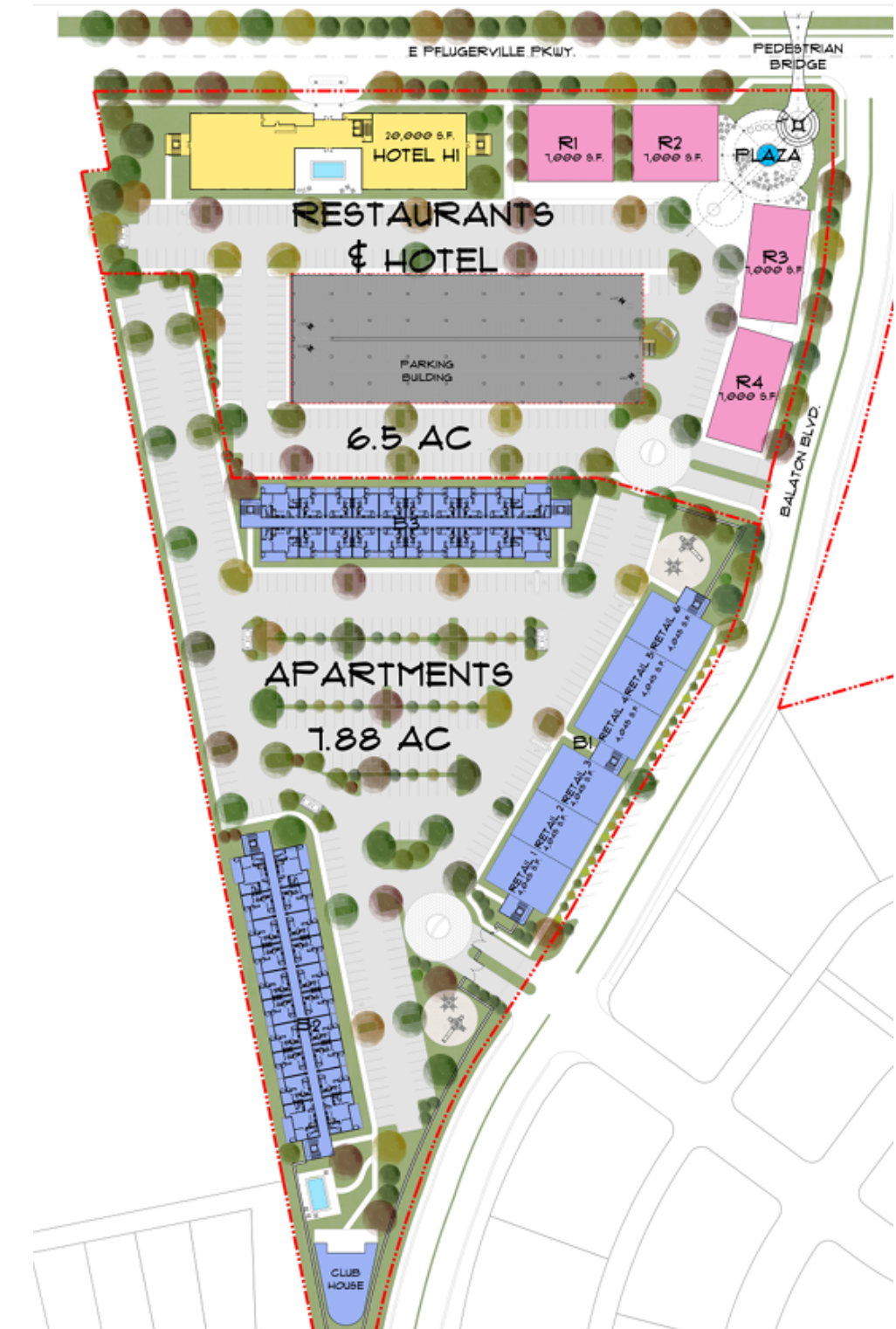
IDEAL USES

- Mixed-Use Development
- Retail Center
- Medical Office Campus
- Senior Living & Housing
- Professional Office
- Multifamily
- Hospitality
- Restaurant & Entertainment
- Neighborhood Commercial
- Corporate Campus
- Build-to-Suit Development

Development Vision - The Spirit of Lakeside Meadows

A conceptual master plan prepared for the site, "The Spirit of Lakeside Meadows," illustrates the depth of the property's mixed-use potential: an integrated, walkable district combining hospitality, dining, and residential elements around a central plaza and pedestrian bridge, oriented to Lake Pflugerville.

As illustrated, the concept includes a hotel, restaurant and retail pads, approximately 240 residential units, a clubhouse amenity, and structured parking. The plan is conceptual, shown to demonstrate the scale and character the site can support under PUD zoning; a purchaser may pursue this vision or an alternative.

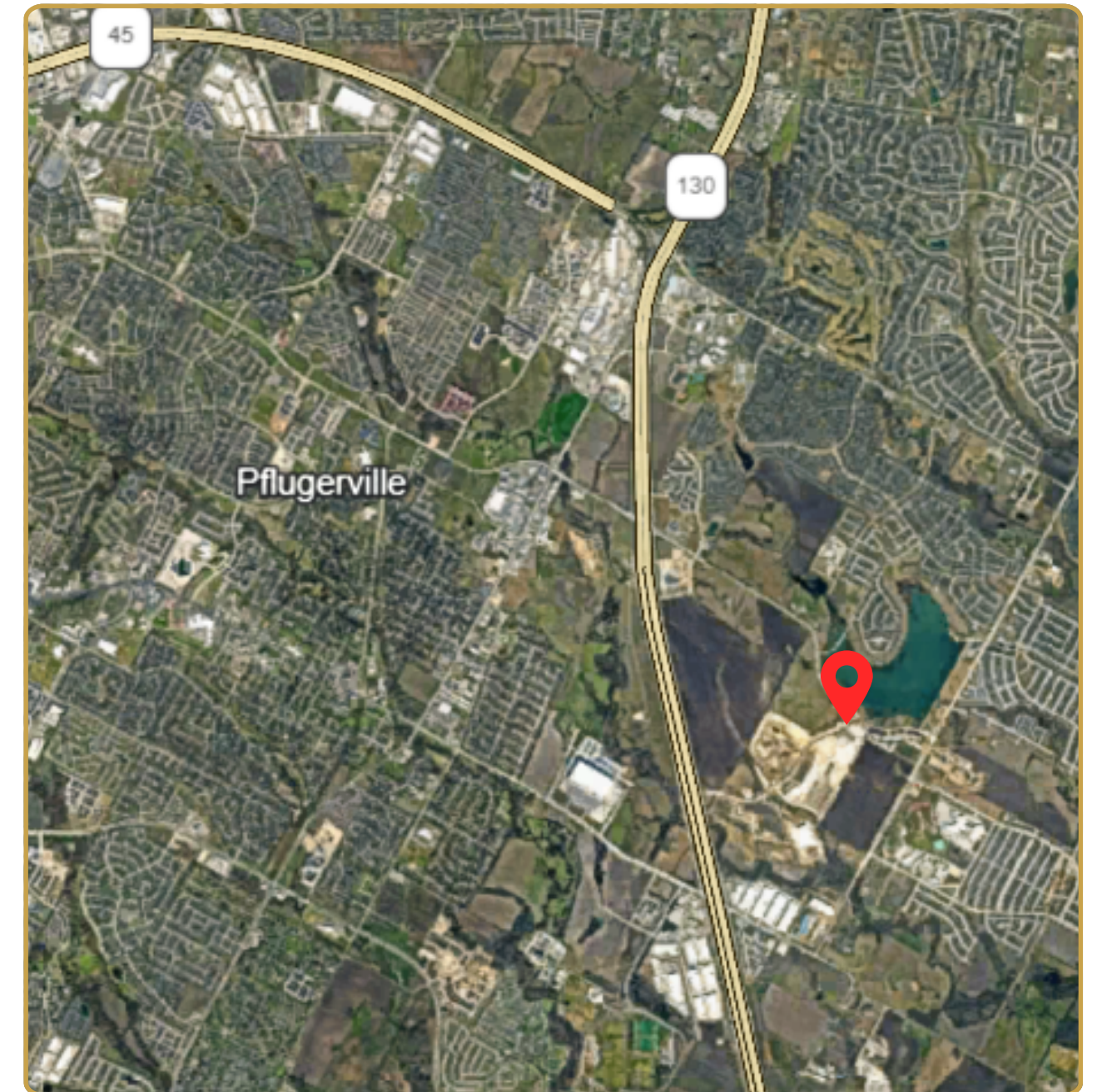


Location & Market Overview

The property sits in Pflugerville, one of the fastest-growing communities in the Austin-Round Rock MSA, a market that has led the nation in population and job growth. The Pflugerville Parkway and Balaton Boulevard corridor continues to see residential rooftop growth, retail expansion, and public infrastructure investment.

The site is part of the broader Lakeside Meadows master-planned area. A third-party market feasibility study for a proposed Lakeside Meadows senior-living campus identified unmet demand across independent living, assisted living, memory care, and skilled nursing, underscoring the depth of end-user demand around the site.

With entitled PUD zoning and public utilities in place, the property offers a development-ready position in a supply-constrained, high-growth submarket.



YOUR ADVISORY TEAM



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Stephanie Gilezan began her Real Estate career in 1999 at 21 years old. She has specialized in Commercial, Land Development, Asset Management, Industrial, Distressed Assets and Hospitality since her start. Throughout her career, Gilezan has transacted over 10,000 Real Estate and Business transactions across the nation and in multiple countries. Fueled by her passion to disrupt and improve the industry, Gilezan has dedicated herself to education and collaboration while building a strong team which has done more than 3 billion in volume.

Sam is a seasoned M&A advisor, Certified Commercial Investment Member (CCIM), Certified Business Intermediary (CBI), business broker, and commercial real estate agent providing specialized advisory in business brokerage, M&A transactions, valuations, commercial real estate, and capital funding. Known for professionalism, integrity, and commitment to confidentiality, Sam guides entrepreneurs, investors, and business owners through complex transactions with tailored deal structuring.

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