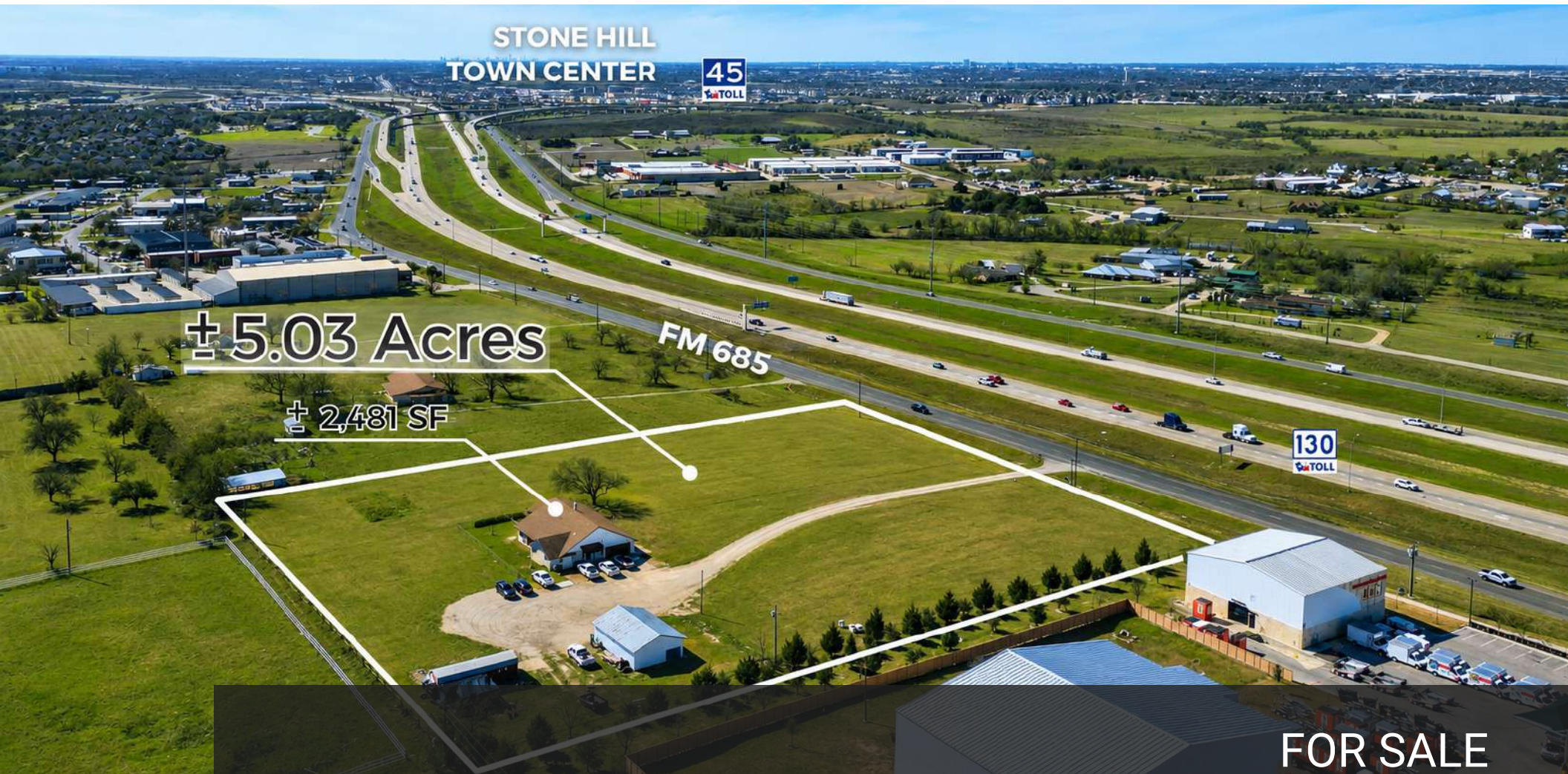


# COMMERCIAL LAND & OFFICE FOR SALE

## PRIME COMMERCIAL PROPERTY AVAILABLE – 20501 FM 685, PFLUGERVILLE

20501 FARM TO MARKET 685, PFLUGERVILLE, TX 78660



**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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617990, Texas

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20501 FARM TO MARKET 685



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## PROPERTY SUMMARY

20501 FARM TO MARKET 685



### Property Summary

Lot Size:	5.03 AC
Building SF:	2,481 SF
Zoning:	GB2

### Property Overview

Located at 20501 Farm to Market 685 in Pflugerville, Texas, this vast 5.03-acre parcel is already zoned for General Business 2 use. Complemented by a newly renovated 2,481 square foot office building and a detached two-bay garage or storage structure, it offers an optimal environment for a variety of commercial and industrial activities. Positioned adjacent to FM 685 and visible from the 130 toll road, it provides easy access to major thoroughfares like US 183 and SH-45, establishing it as a strategic center for businesses serving the surrounding communities.

Permitted Uses: GB2 zoning allows for a range of commercial activities, including wholesale businesses, contractor shops, mini-storage facilities, major automotive repair, and similar more intense commercial uses.

### Location Overview

The surrounding area already hosts numerous established commercial and industrial parks, amplifying the property's potential for growth and development. Furthermore, its proximity to Tesla and Samsung presents significant opportunities for businesses seeking to capitalize on the rapidly expanding local economies. This property's location offers a prime advantage for businesses looking to harness the thriving commercial and industrial activity in the community.

# AERIAL VIEW

20501 FARM TO MARKET 685



# EXTERIOR

20501 FARM TO MARKET 685



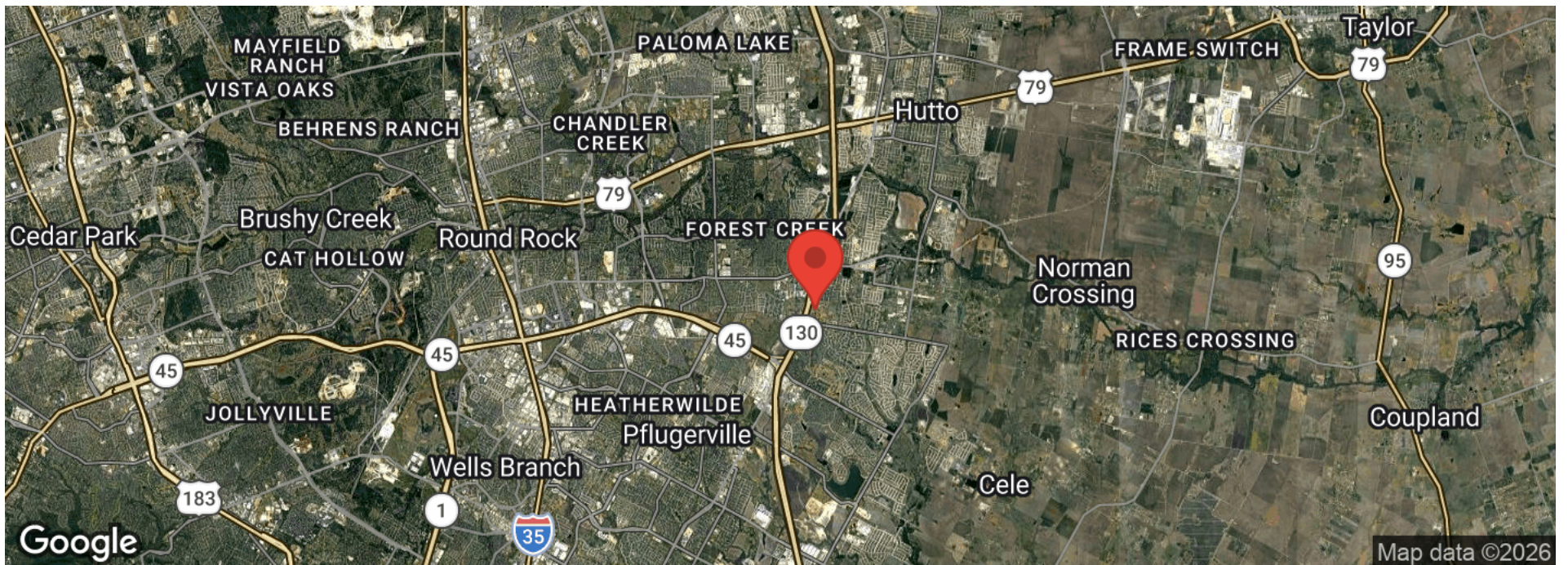
# INTERIOR

20501 FARM TO MARKET 685



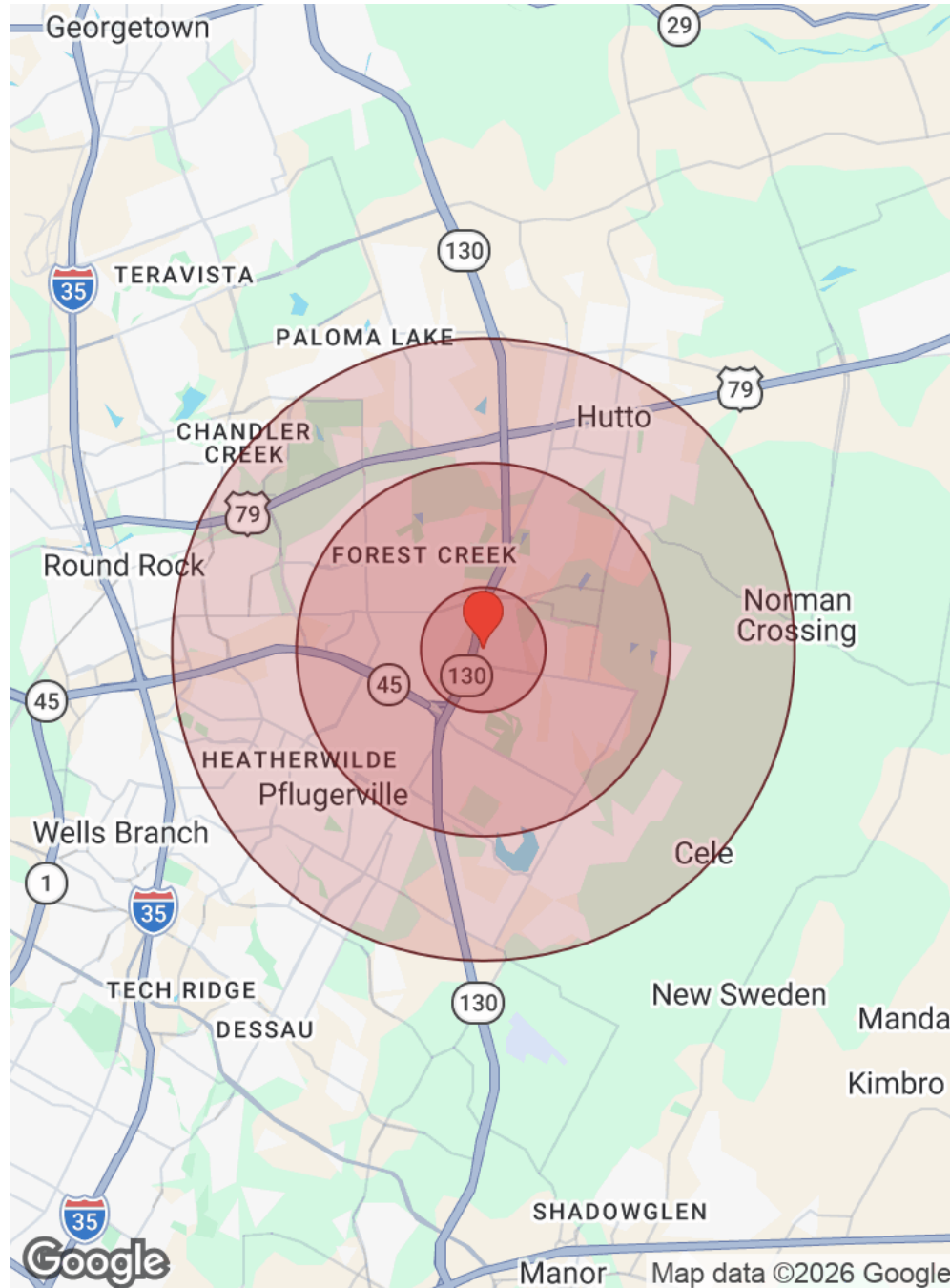
# LOCATION MAPS

20501 FARM TO MARKET 685



# DEMOGRAPHICS

20501 FARM TO MARKET 685

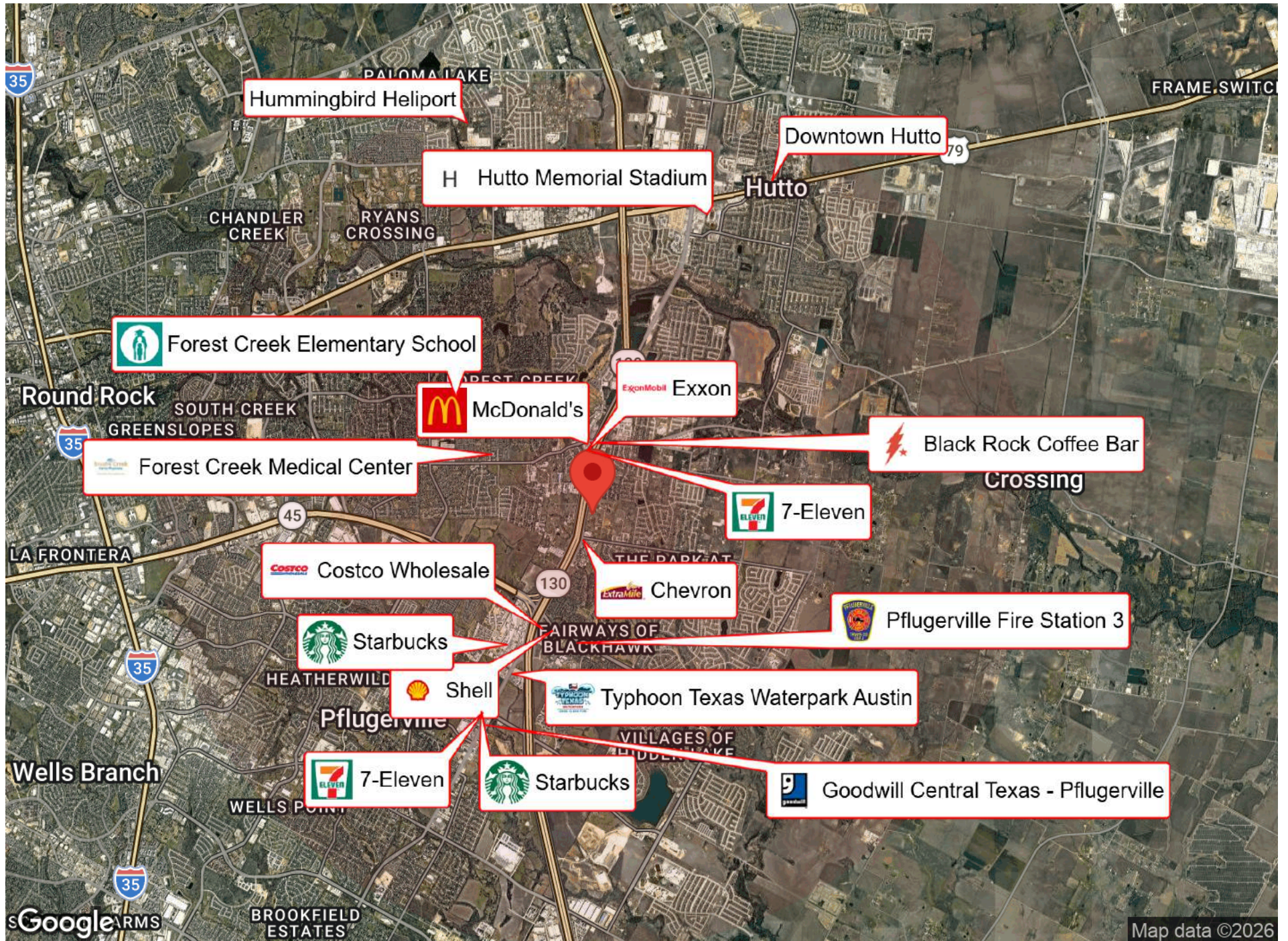


Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,455	36,614	91,193
	Female	4,520	38,072	94,741
	Total Population	8,975	74,686	185,934
Housing	Total Units	3,532	29,457	75,745
	Occupied	3,008	26,033	67,399
	Owner Occupied	2,477	19,556	46,721
	Renter Occupied	531	6,477	20,678
	Vacant	524	3,424	8,346
Age	Ages 0 - 14	1,831	15,324	36,933
	Ages 15 - 24	1,037	8,892	22,293
	Ages 25 - 54	4,337	36,253	89,945
	Ages 55 - 64	895	7,194	18,380
	Ages 65+	877	7,025	18,381
Income	Median	\$140,068	\$134,324	\$127,424
	Under \$15k	62	591	2,116
	\$15k - \$25k	55	251	877
	\$25k - \$35k	24	590	1,466
	\$35k - \$50k	110	1,034	3,361
	\$50k - \$75k	323	2,836	8,121
	\$75k - \$100k	276	3,233	8,411
	\$100k - \$150k	848	6,300	16,410
	\$150k - \$200k	574	4,635	11,763
	Over \$200k	736	6,562	14,874

# BUSINESS MAP

20501 FARM TO MARKET 685



## DISCLAIMER

20501 FARM TO MARKET 685



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