

FOR SALE

1.87 ACRES

428 GRAND AVE PARKWAY, PFLUGERVILLE



David Cavalier

Cavalier Real Estate

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Executive Summary

Location Highlights

The property is easily accessible from Grand Avenue Parkway, a major thoroughfare connecting I-35 and I-45 crossing Pflugerville Parkway. Lot is level and easily developed for commercial use. The site is minutes away from major global headquarters such as Tesla, Samsung, Apple, Dell, and Amazon, providing significant B2B opportunities.

Site Highlights

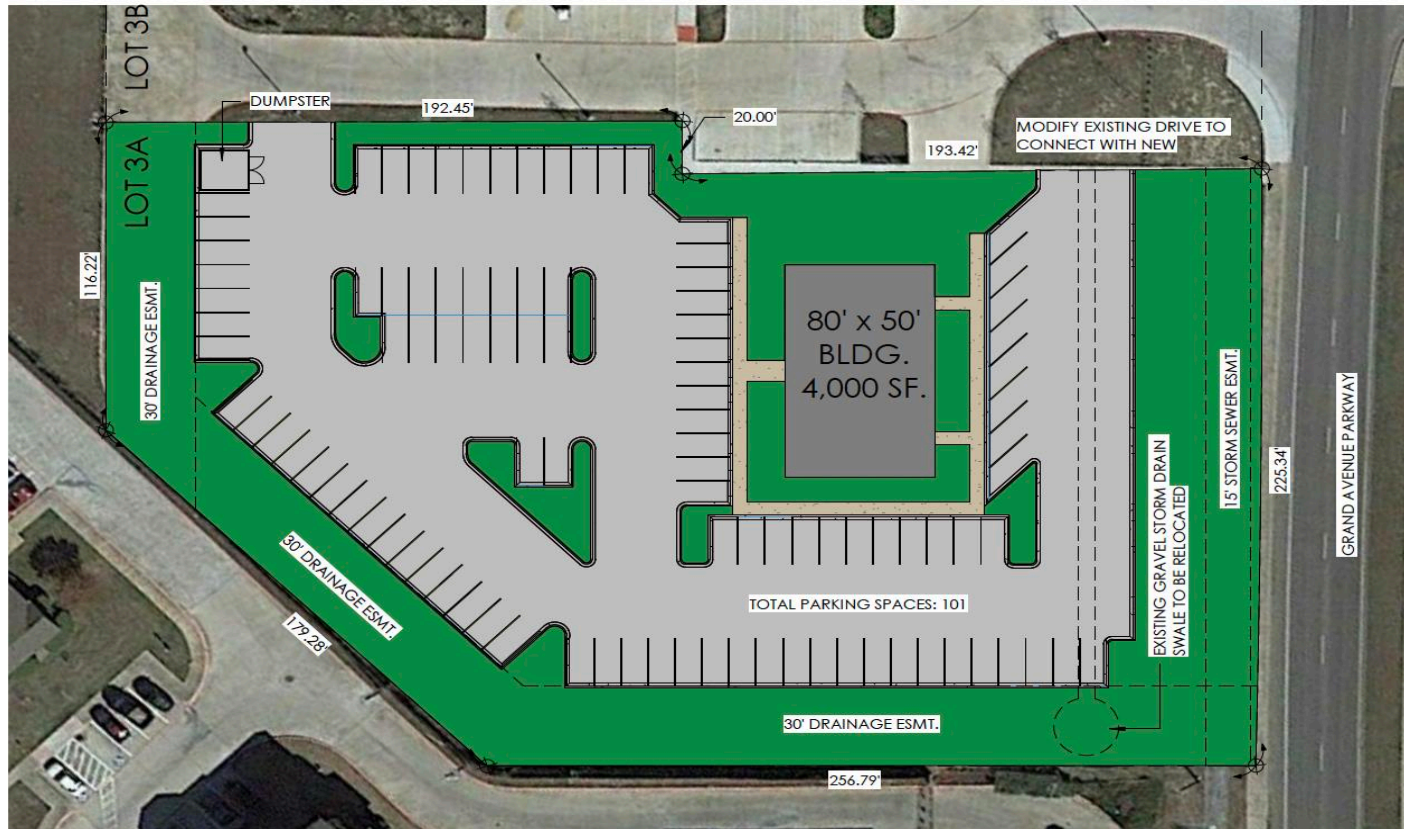
- Level land ready for development in dense urban area with retail zoning located throughout
- Fully entitled for a 4,000 sqft office building
- Shovel ready

Area Highlights

Pflugerville is a rapidly growing hub for commercial development, characterized by its strategic location within the Austin MSA, robust infrastructure, and a business-friendly environment. The city boasts a median household income of over \$95,000, which is more than double the national average, driving strong retail demand.

Conceptual Plan for Commercial Development

GRAND AVENUE PARKWAY OFFICE BUILDING OPTION B1 Pflugerville, Texas



[Link to full set of site work and architectural drawings](#)

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GRAND AVENUE PARKWAY -
OFFICE BUILDING - OPTION B1
1" = 40'-0"

FOR SALE: 428 Lot 3A Grand Ave Parkway
Pflugerville, TX 78664



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Property Details

Address

428 Lot 3A Grand Ave Prkwy
Pflugerville, TX 78664

Site Size

1.87 acres
81,784 sqft

Current Use

Vacant Land

Utilities

Electricity: Available
Potable water: Yes
Municipal sewer: Yes
Data: Available

Zoning

Retail

Municipality

Pflugerville Travis County, Texas

School district

Pflugerville ISD

Extra Territorial Jurisdiction

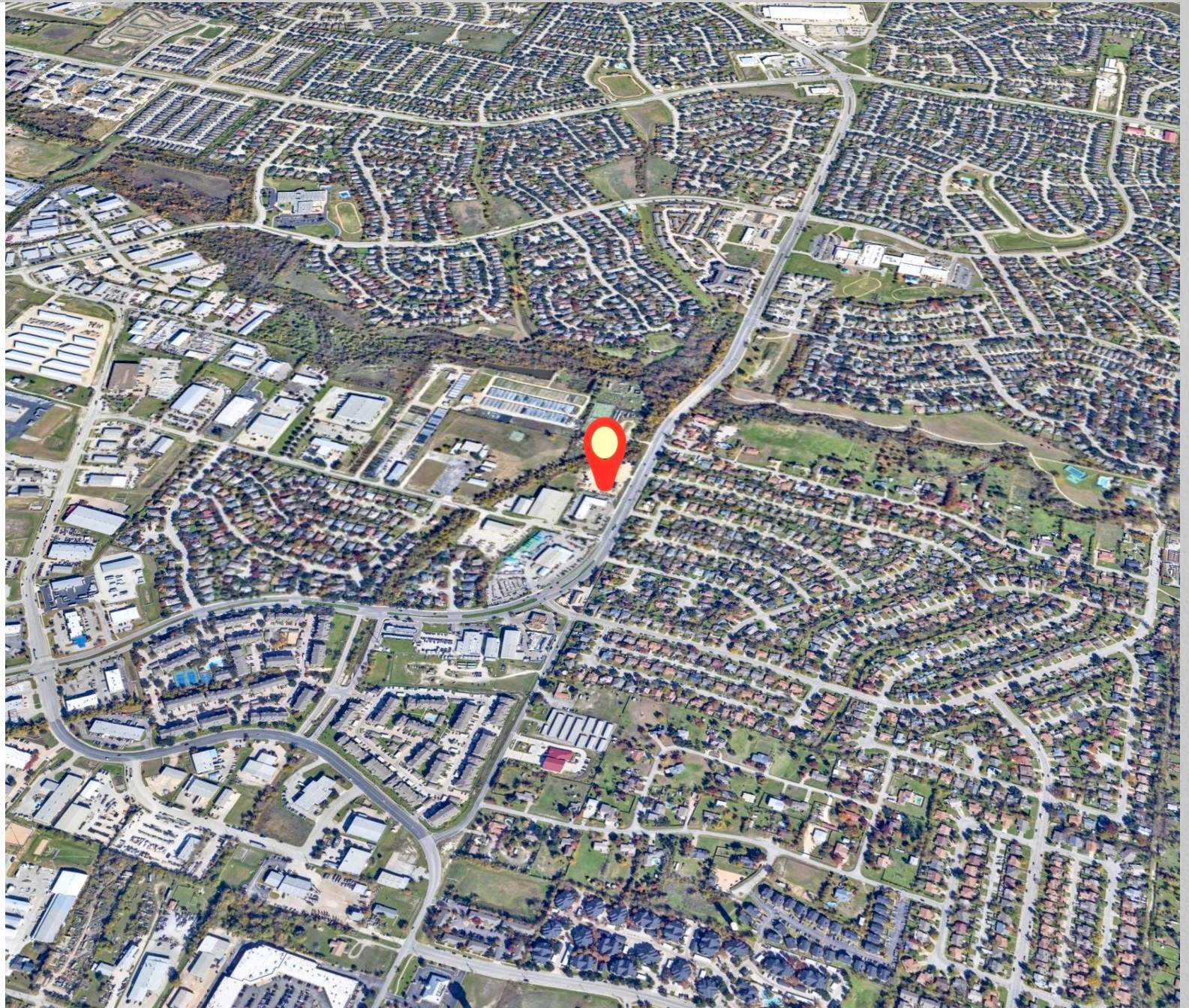
No

Tax Rate

2.23

County

Travis



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Plotted Land Dimensions



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Overview of Terrain and Boundaries

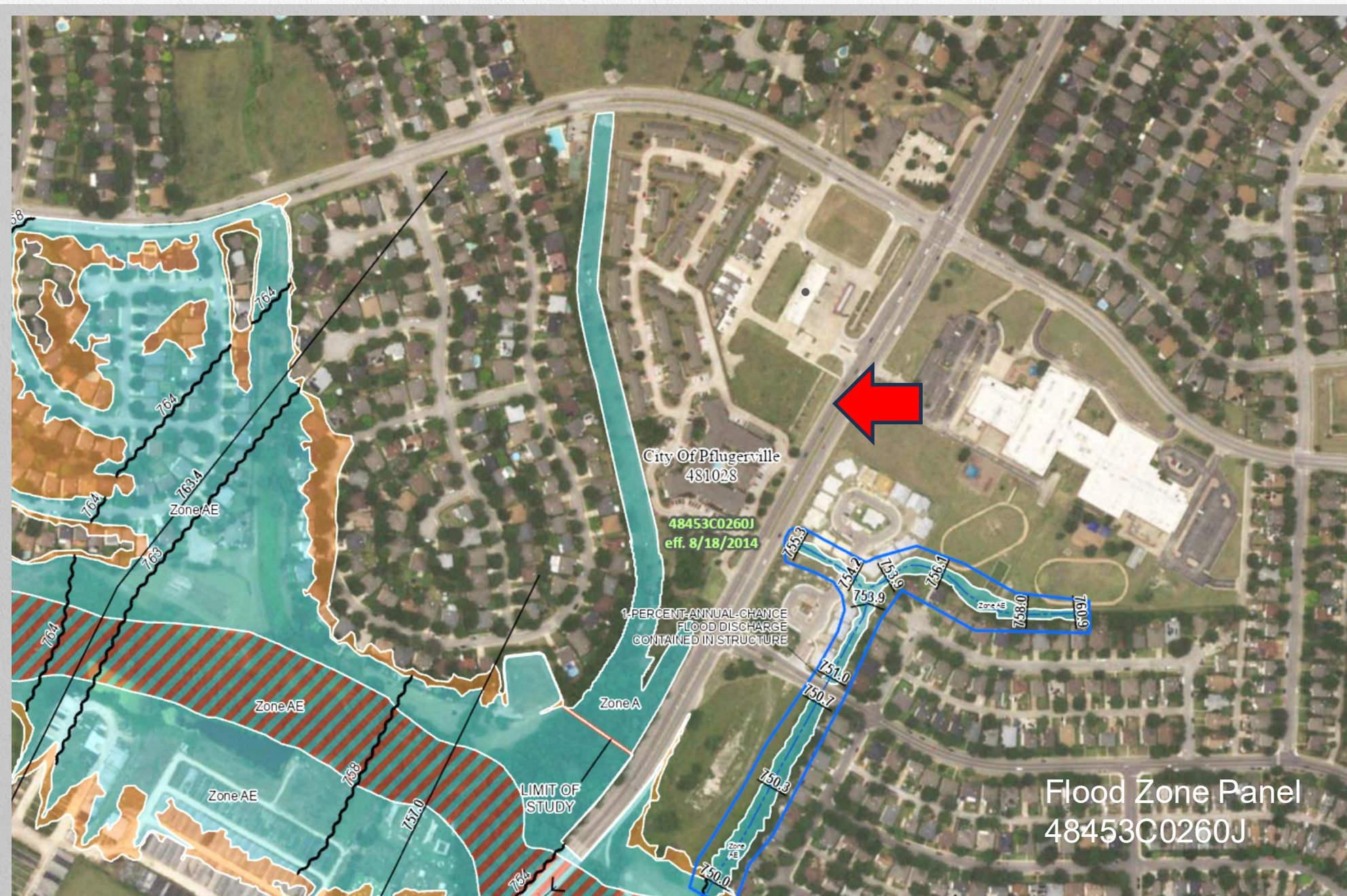


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FEMA Floodplain Viewer

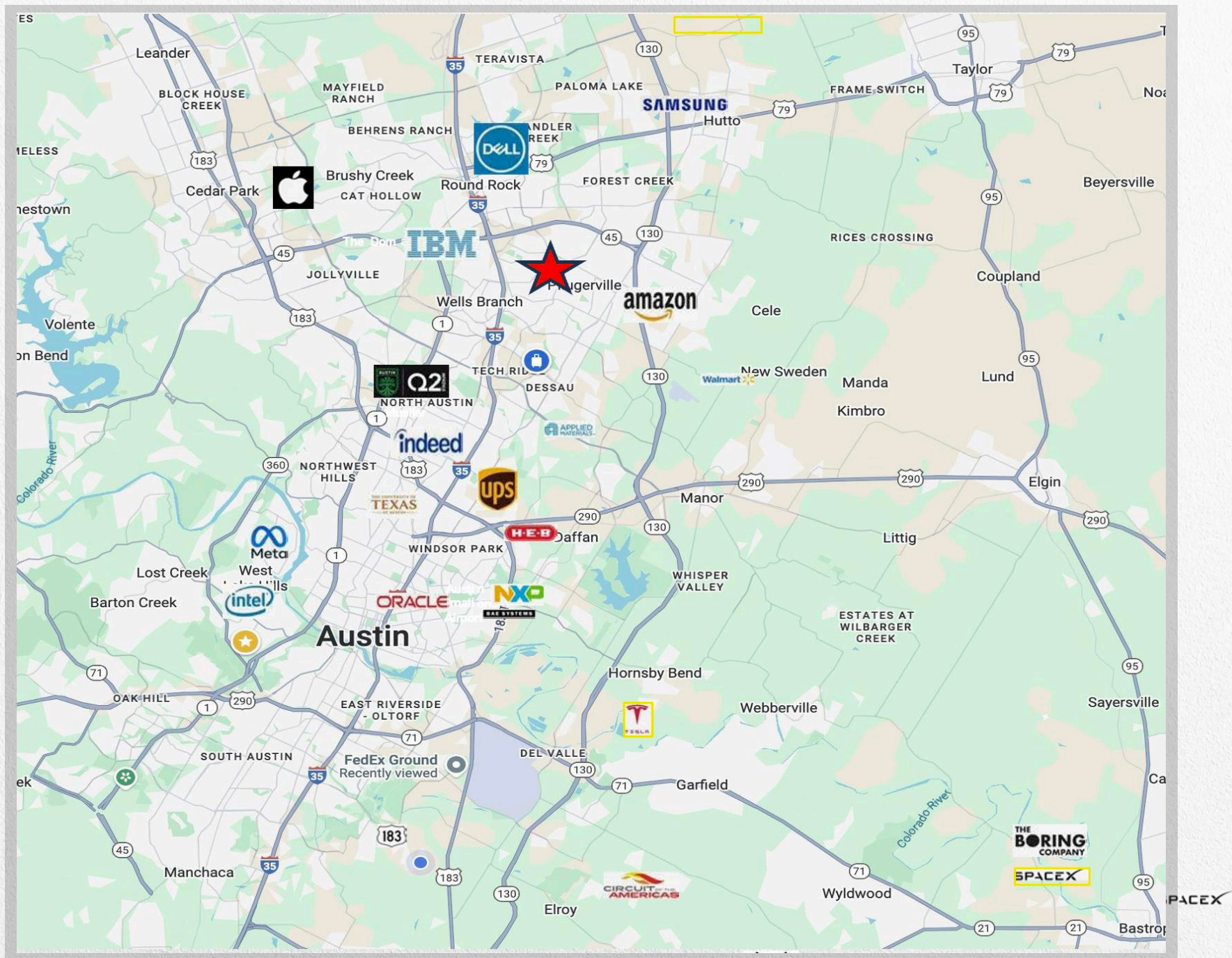


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Proximity Summary



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Market Overview

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

The area's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office for workers.

City Highlights

Pflugerville

Affordable Housing: Home prices and the general cost of living in Pflugerville are typically lower than in Austin proper and some other suburbs, with many new construction options available.

Location: Pflugerville is approximately 18 miles northeast of downtown Austin, offering a manageable commute via US Highway 183, I-35 and SH130. This provides easy access to Austin's job market and entertainment options.

Economic Growth: The area is experiencing explosive growth, driven by proximity to major employers like Dell, Tesla Gigafactory and the Samsung semiconductor plant. This growth brings job opportunities and potential for property value appreciation.

Expanding Amenities: Pflugerville is rapidly expanding its amenities, anchored by the 29-acre Downtown East Project, which includes a new City Hall, multigenerational recreation center, and mixed-use development. Upcoming park upgrades include the spring 2026 opening of Kelly Lane Park (pickleball, playground) and 2025 improvements at Murchison.

Community and Lifestyle:

- New pedestrian bridge and trail connectivity improvements at Wilbarger Creek Park
- The City is updating the Downtown Streetscape Plan for improved walkability
- A new H-E-B is adding a True Texas BBQ restaurant and car wash to the area

Lake Pflugerville Enhancements: Long-term plans for the lake include a boardwalk, amphitheater, additional shade structures, and expanded hike-and-bike trails. The city recently acquired 52 acres south of the lake for Project Greenfield to further expand parkland.

Future Planning: The 2026-2030 Strategic Action Plan is exploring a potential convention center and expanding transit options, such as the Pfetch a Ride program.



In Depth Recap

The 428 Grand Ave Parkway parcel is nestled in the vibrant heart of Pflugerville and encompasses a prime 1.8-acre tract, presenting a unique and lucrative development opportunity. This Property, located on the northeast quadrant of Travis County, provides unmatched access to a high growth suburban community fueled by a several large employers. This acreage is prime for development, perfect for professional office space such as a clinic or other professional service serving the local population.

The property is just minutes away from Tesla, Samsung, and the Austin airport. This prime location positions this property perfectly to attract a diverse range of professional seeking retail customers with proximity to local employment hubs. Property would be ideal for a build-to-suite developer or end-user.



Contact



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov
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