



# \$4,800,000

## 10 ACRE COMMERCIAL PROPERTY

*Commercial House & Land*  
**FOR SALE**



20907 MARTIN LN, PFLUGERVILLE, TX, 78660

## ABOUT THIS PROPERTY

### FOR SALE

THIS PROPERTY CONSISTS OF A 3200 SQFT COMMERCIAL OR RESIDENTIAL BUILDING SITUATED ON 10 ACRES. THE BUILDING FEATURES FOUR OFFICES UPSTAIRS, ONE OFFICE DOWNSTAIRS, A LARGE LOBBY, AN OPEN SPACE, AND A KITCHEN. IT INCLUDES THREE RESTROOMS. THE PROPERTY ALSO PROVIDES A SHOP, A BARN, AND EXTENSIVE YARD SPACE SUITABLE FOR TRUCK PARKING. ITS LOCATION IS NEAR THE 130 AND 45 TOLL ROADS.



## CONTACT US

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# INVESTMENT HIGHLIGHTS

**DUAL FRONTAGE:** ENTRANCES ON BOTH MARTIN LANE AND ROWE LANE PROVIDE SUPERIOR INGRESS/EGRESS FOR HEAVY TRUCKS OR HIGH-TRAFFIC RETAIL.

**UTILITY PROXIMITY:** 12-INCH MAINS ARE "DEVELOPER-SCALE." MOST COMPETITORS ONLY HAVE 6-INCH LINES OR ARE STUCK ON PERMANENT SEPTIC.

**INDUSTRIAL/TRUCKING DEMAND:** MASSIVE YARD SPACE FOR TRUCK PARKING IS CURRENTLY ONE OF THE HIGHEST-DEMAND ASSET CLASSES IN THE AUSTIN-MSA.

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## KEY HIGHLIGHTS:

- VERSATILE PROPERTY: 3200 SQFT BUILDING SUITABLE FOR COMMERCIAL OR RESIDENTIAL USE.
  - EXTENSIVE ACREAGE: 10 ACRES WITH AMPLE OUTDOOR SPACE.
- FUNCTIONAL AMENITIES: INCLUDES MULTIPLE OFFICES, LOBBY, KITCHEN, SHOP, AND BARN.
- STRATEGIC ACCESS: LOCATED NEAR MAJOR TOLL ROADS WITH NO ETJ RESTRICTIONS.

| Zoning          | Utilities Status              | Restrictions    |
|-----------------|-------------------------------|-----------------|
| No Zoning (ETJ) | Electric/Water/Septic On-site | NO Restrictions |