OFFERING MEMORANDUM

8.813± Acre Mixed-Use Development Site

Pflugerville Parkway & Balaton Boulevard
Pflugerville, TX 78660

OFFERING PRICE $5,900,000

8.813 AC	PUD-MX2	SE CORNER	ENTITLED
SITE AREA	ZONING	LAKE PFLUG.	STATUS

Offering Summary

$5,900,000 Offering Price

Site Area	8.813± acres (383,894 SF)
Address	Pflugerville Pkwy & Balaton Blvd, Pflugerville, TX 78660
Position	Southeast corner of Pflugerville Pkwy & Balaton Blvd
Parcel IDs	Travis CAD #981295 (6.907 AC), #998413 (1.172 AC), #962757 (0.734 AC)
Zoning	PUD-MX2 (Planned Unit Development - Mixed Use 2)
Topography	Level; ideal for development
Utilities	Public water, wastewater, electricity & telecom available
Frontage / Views	Pflugerville Pkwy & Balaton Blvd; views over Lake Pflugerville
Status	Entitled - horizontal layout complete
Adjacent Offering	13.961± acre tract across the intersection (combined ±22.774 AC)

Executive Summary

Gilezan Global / eXp Commercial is pleased to present this 8.813-acre mixed-use development opportunity at the prominent corner of Pflugerville Parkway and Balaton Boulevard, in one of the Austin area's fastest-growing communities. The property offers excellent visibility, convenient access, and views over Lake Pflugerville.

The site features level topography, an efficient configuration, and PUD-MX2 zoning, providing flexibility for retail, office, medical, hospitality, multifamily, and integrated mixed-use projects. Development-ready infrastructure is already in place, helping reduce development costs and timelines.

The offering comprises three contiguous parcels totaling 8.813 acres. For a larger footprint, the seller is also offering the adjacent 13.961-acre tract directly across the intersection, individually or combined for approximately 22.774 acres of prime development land.

Property Highlights & Ideal Uses

HIGHLIGHTS

- 8.813± acres at a prime signalized corner
- Pflugerville Pkwy & Balaton Blvd frontage
- Entitled - horizontal layout complete
- Views over Lake Pflugerville
- Zoned PUD-MX2 (Mixed-Use)
- Level topography ideal for development
- Public water, wastewater, electric & telecom
- High-growth Pflugerville / Austin MSA
- Three-parcel assemblage, consolidated corner
- Adjacent 13.961 AC tract available (±22.774 AC)

IDEAL USES

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

Additional Parcels Available

The offering comprises three contiguous parcels totaling 8.813 acres at the southeast corner of Pflugerville Parkway and Balaton Boulevard, providing a consolidated, development-ready corner position directly opposite the seller's 13.961-acre tract.

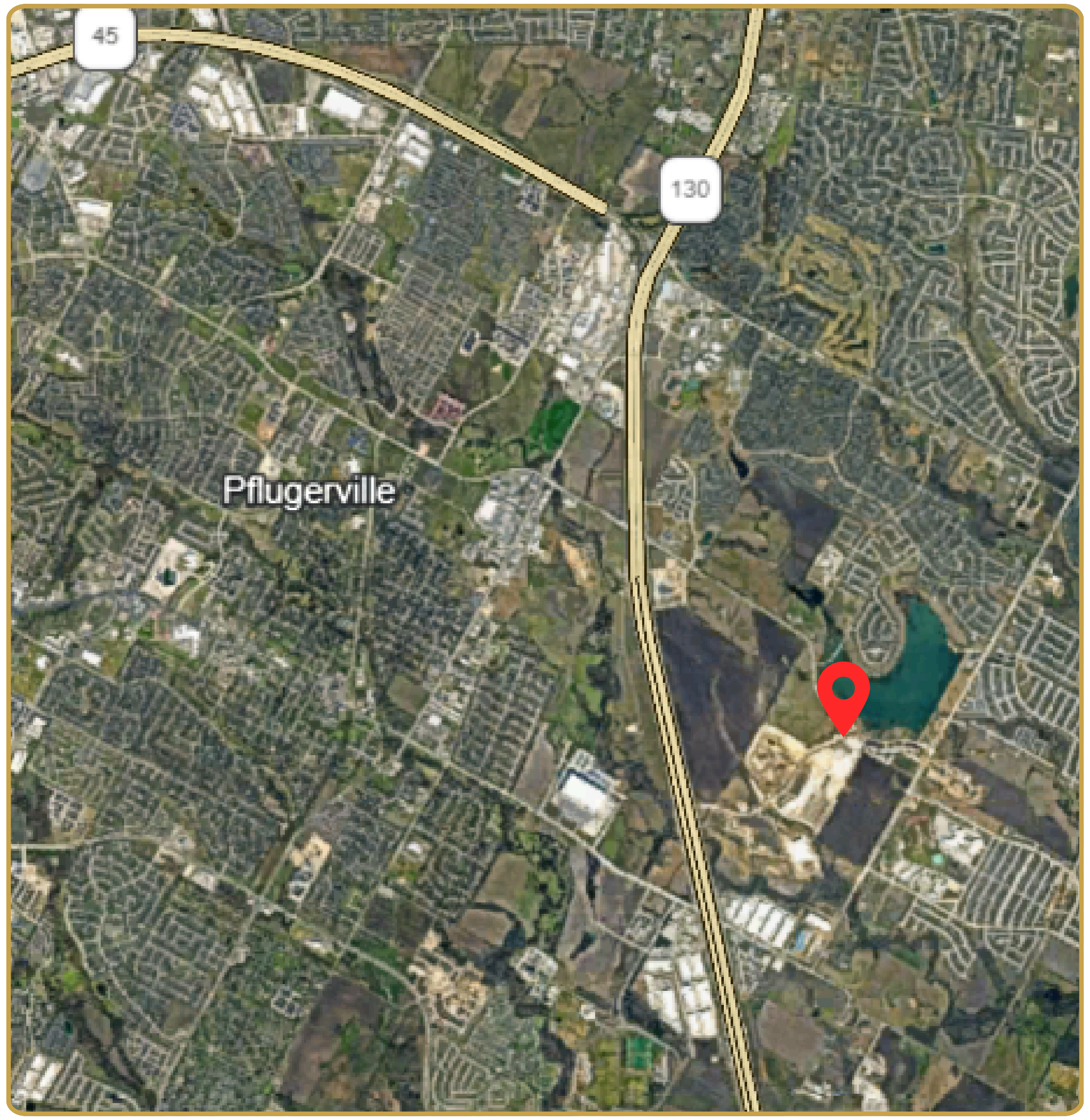
Together, the two holdings allow a developer to control nearly 22.8 acres at a single premier intersection, an increasingly rare opportunity along the Pflugerville Parkway corridor. The parcels are available individually or as a combined development opportunity, offering flexibility to phase or scale a program.

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-MX2 zoning, completed horizontal layout, and public utilities in place, the property offers a development-ready position in a supply-constrained, high-growth submarket.



YOUR ADVISORY TEAM

Stephanie Gilezan

CEO, Real Estate Broker

stephanie@gilezanteam.com

502.817.6484

Sam Griffin, CCIM, CBI, NACREP

M&A Advisor, Commercial Broker

sam@gilezanteam.com

502.640.3622

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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