

For Sale on Market

# \$3,600,000

Call 7133771022 Today!

## 2016 ROWE LOOP LOOP, PFLUGERVILLE, TX 78660

3 BEDS, 2 FULL BATH(S)

A premier development opportunity awaits in the rapidly growing North Austin–Pflugerville corridor. Situated just minutes from TX-130, this 13-acre tract offers a fully entitled residential subdivision with approved site plans—presenting a rare turnkey investment for builders, developers, or investors seeking a ready-to-go project in one of Central Texas’s most active markets.

**Property Overview:** Spanning approximately 13 acres, the property is zoned SF-R and fully entitled for 44 lots (46 homes) with lot sizes ranging from 7,500 to 15,000 square feet. All required city entitlements and approvals are in place, including water service agreements and utility connections, ensuring a smooth path from acquisition to development.

**Highlights:**

**Entitlements in Place:** Completed and approved site plan with all city and utility requirements satisfied.

**Prime Location:** Ideally positioned near major employers, retail centers, and entertainment hubs with convenient access to TX-130, SH-45, and I-35.

**Utilities Ready:** Water, sewer, and electricity are available and ready for connection.

**Flexible Design Potential:** Entitlements allow for single-family homes with optional in-law suites or ADUs on each lot, catering to a variety of buyer profiles.


**Desirable Surroundings:** Located in a high-demand growth area near schools, parks, and shopping—perfect for a new residential community.

**Investment-Ready:** All approvals secured, minimizing uncertainty and streamlining the development process.

**Summary:** With entitlements and infrastructure already

### GENERAL DESCRIPTION

- Subdivision:** Rowe Loop
- Property Type:** Residential Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2
- Year Built:** 1984
- Building Sqft:** 2,582 / Public Records
- Lotsize:** 568,894
- MLS# / Area:** ABORTX-2429637



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

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 Visit <https://www.har.com/ABORTX-2429637> for more information

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