



RILEY-MCLEAN

Central

LAND

Texas

BRUSHY CREEK 196

\$12,167,500 • 196.25 Acres • Williamson/Travis County • Taylor, Texas

BRUSHY CREEK 196

LOCATED AT THE CORNER OF JANAK RD AND PFLUGER BERKMAN RD, TAYLOR, TX

LOCATION:

The Brushy Creek 196 tract is located southwest of Taylor, TX at the NE corner of Janak Rd and Pfluger Berkman Rd, 15 minutes from downtown Taylor and just 8 minutes to the proposed Samsung site. The property is bisected E-W by the Williamson/Travis County line.

SIZE:

196.25 acres (114.32 ac in Travis CO)

PRICE:

\$12,167,500 (\$62,000/acre)

RESTRICTIONS:

None.

FRONTAGE:

The southern boundary fronts on Pfluger Berkman Rd for +/-0.25 miles and the western boundary fronts on Janak Rd. for +/-0.7 miles.

UTILITIES:

This property lies within the Manville Water SUD which has a 12" water line that runs adjacent to the southern boundary of the tract. A 4" water line also extends +/-0.3 mi. up Janak Rd from its intersection with Pfluger Berkman Rd (mete on E side of Janak Rd). No wastewater lines in close proximity.

SCHOOL DISTRICT:

Coupland Independent School District

TAXES:

As a result of the ag. exemption, the property taxes are low.

2020 Williamson County taxes were \$665.02.

PARCELS:

TCAD 278331, WCAD R109272

LAND FEATURES:

This tract is predominantly flat to gently rolling on the southern portion (+/-120 ac) and features more significant topography and drainages on the northern portion which slopes down to the year-round Brushy Creek frontage. The flat southern portion is plowed cropland leased out for cotton and grain farming while the sloping northern acreage is mostly covered by scattered brush with some cleared pasture and is periodically grazed.

IMPROVEMENTS:

None. There is partial fencing on the property.

COMMENTS:

This property's proximity to the rapid growth taking place in Taylor with easy access to Austin, Hutto and Manor make for a prime investment opportunity. There is water and electricity available along the Pfluger Berkman Road frontage. The land is generally flat to sloping as you make your way from South to North to the +/-3270 ft of year-round Brushy Creek frontage. This property is unrestricted, outside of city limits and ETJ and is located in both Travis & Williamson Counties. There is an agricultural lease in place on the property to maintain 1-D-1 valuation and keep taxes low.

DISTANCES:

Tesla - 30 minutes

Taylor - 13 minutes

Hutto - 15 minutes

Samsung Taylor- 8 minutes

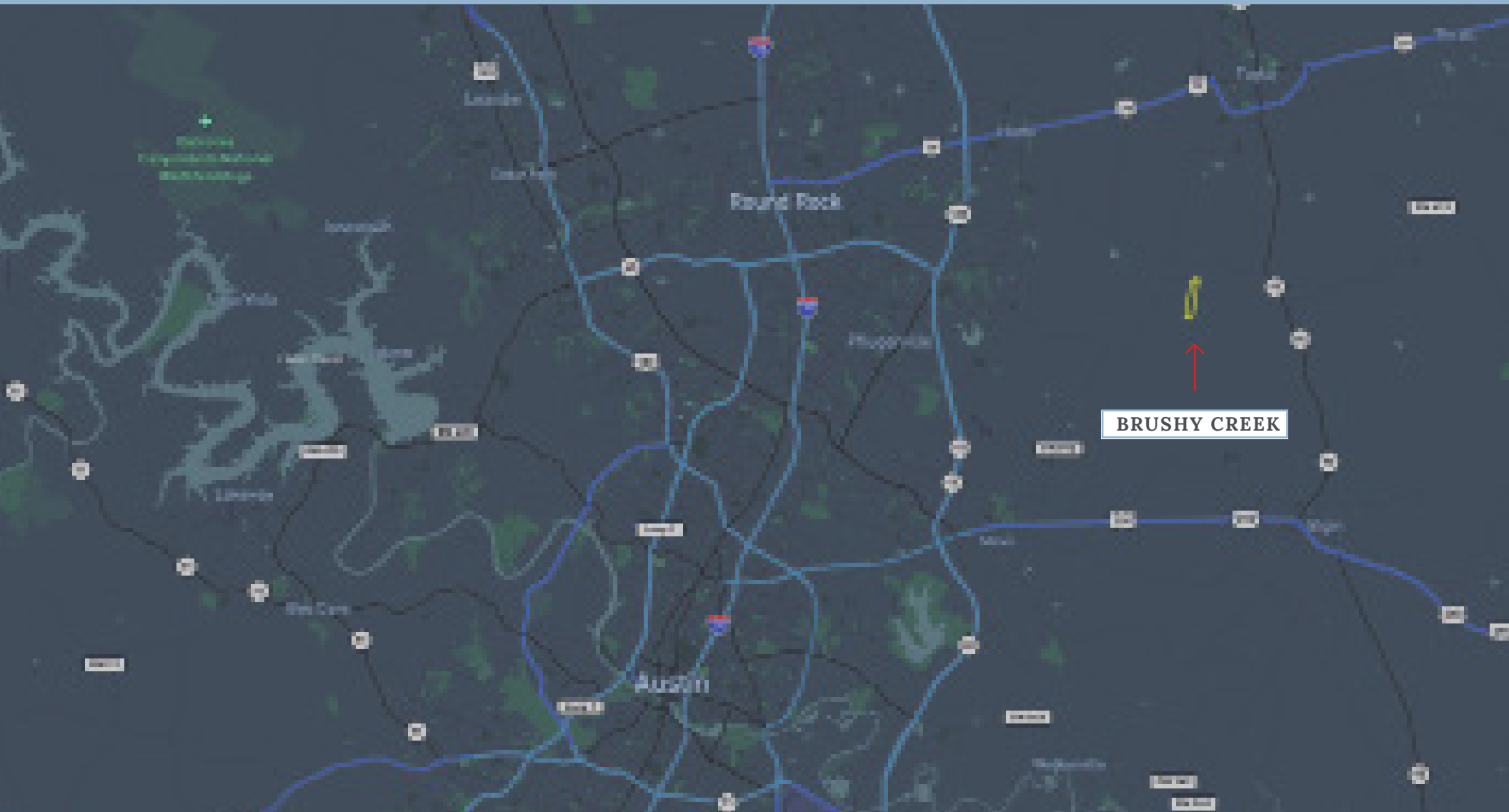
Downtown Austin - 34 minutes

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The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

BRUSHY CREEK 196



LOCATION MAP

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Boundary 100 Year Floodplain 500 Year Floodplain Priority Special Unimproved Parcels



Active Projects Future Projects

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ABOUT RILEY-McLEAN LAND

Riley-McLean Land is committed to industry-leading practices and standards.
We serve our clients' best interests through honesty, diligence, and market knowledge.

We view land brokerage as a relationship business that requires a long-term approach. As brokers, we strive to serve as a valued resource to our clients with assurance of full advocacy and support. Our core business is assisting clients with the acquisition, disposition, and valuation of land assets.

With more than 45 years of combined experience in Central Texas, we have brokered approximately 75,000 acres and developed key relationships with landowners, homebuilders, land developers, and industry experts.



**CARLOTTA C.
McLEAN**

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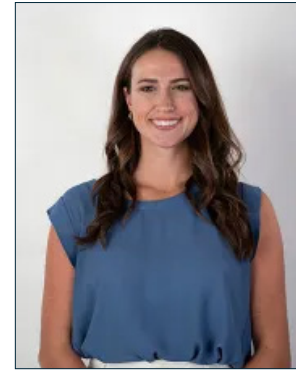
Carlotta is a fifth-generation Austinite and a graduate of the University of Texas at Austin. Carlotta has represented every category of land buyer and seller throughout her career.



**TIM W.
RILEY**

twr@rileymclean.com
512-944-5045

Tim has been a land broker licensed in Texas since 2005. During his career, Tim has represented buyers and sellers in some of the largest land transactions in Central Texas.



**MARGARET C.
RIGGINS**

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830-431-2772

Margaret has worked for Riley-McLean Land since her graduation from Baylor University and has been a licensed real estate agent since October 2016.



**MIKAH R.
BERLINGER**

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512-791-8424

Mikah Berlinger, an Austin native and graduate of the University of Texas, joined the Riley McLean team as a licensed agent in June of 2021.



**GARRETT W.
YARBROUGH**

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512-924-9236

Garrett has been a licensed agent in the state of Texas since the summer of 2018 and has joined the team full time after graduating from the University of Texas in 2020.



**LINDSEY L.
HOLUBEC**

llh@rileymclean.com
512-6295525

Lindsey graduated from the University of Texas in 2020 and is a licensed real estate agent since February 2021. She has transitioned her role into full time agency.