

# FOR SALE • 124± ACRES

12813 Pfluger Berkman Rd • Coupland, TX 78615





# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from All American Ranch Group and should not be made available to any other person or entity without the written consent of All American Ranch Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable, however, All American Ranch Group has not verified, and will not verify, the information contained herein, nor has All American Ranch Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

By receipt of this memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Offering Memorandum you agree to release All American Ranch Group and hold them harmless.





## Area

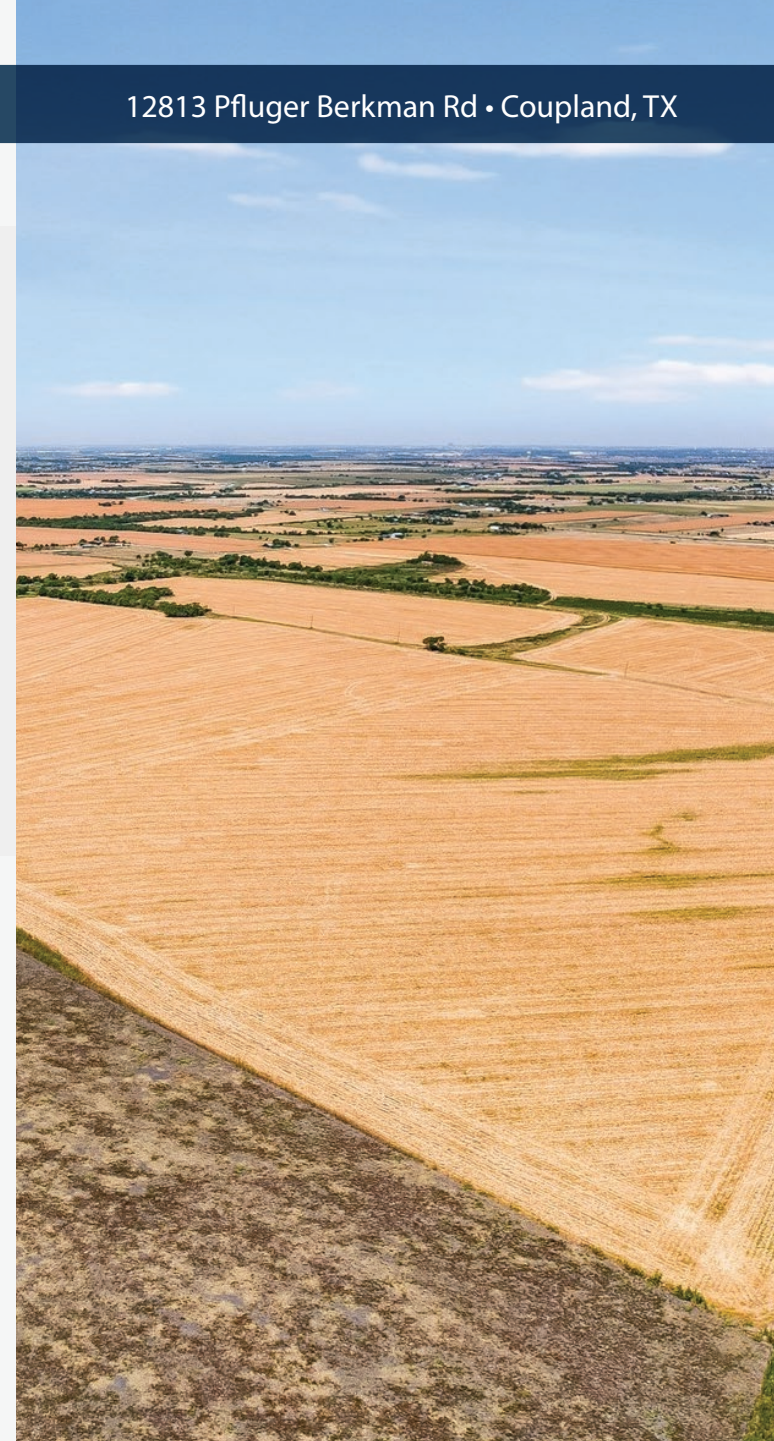
Ideally located equidistant between what will become two of the largest employers in the Austin area, Samsung & Tesla. The land along FM 973 is ready for development with open fields and high demand for housing.

## Economic

Samsung, the world's No.2 contract chip manufacturer, announced its Taylor, Texas plant in 2021. The factory will cost the world's biggest memory chip maker over \$25 billion. It aims to make advanced chips for functions such as artificial intelligence, 5G and mobile phones, and will create employment opportunities for over 10,000 in the Taylor community. Samsung has already broken ground and will finish the plant by 2024 so that it is producing chips by 2025, which would put the company ahead of a 2026 deadline. The project in Taylor is part of a larger recent push by major chip companies to expand capacity, including a commitment by Samsung, to spend about \$205 billion over three years.

## Opportunity / Growth

With Samsung's opening on the horizon, housing needs with access to Austin, Tesla and Samsung's Taylor Site are increasing. The facility is one of the largest investments in Texas and the U.S. and more importantly, it opens the door to opportunities for additional suppliers, OEM manufacturers, and support service businesses. Taylor's investment in infrastructure, including improved transportation links and the development of commercial areas, has made the city more attractive to businesses and residents alike. This growth in economic activity has led to an increased need for housing options to accommodate the expanding workforce. The project in Taylor is part of a larger recent push by major chip companies to expand capacity, including a commitment by Samsung, to spend about \$205 billion over three years.



# PROPERTY INFORMATION

12813 Pfluger Berkman Rd • Coupland, TX

## Nearby Employers

	# of Employees
Dell Technologies	13,000
Amazon, Inc	11,000
Apple, Inc.	7,000
IBM, Corp.	6,000
Tesla, Inc	5,000
NXP Semiconductors	4,000
AMD, Inc	3,575
Samsung Austin Semiconductor	3,300
Oracle	2,500

FEATURED PROPERTY

AUSTIN, TX  
23.8 miles

This 124-acre shovel-ready property, conveniently situated just minutes from Manor and Coupland, Texas, boasts easy access via HWY 973 and is equipped with an 8" Manville water line. With flat terrain and no FEMA floodplain issues, this ideal tract of land is primed for a single-family home developer to meet the soaring demand for housing between Samsung and Tesla's tech hubs, offering an excellent opportunity to bridge the housing gap and capitalize on the thriving job market in the area. Perfect for a planned development and easily divisible into 1-acre site-built home sites, this property is located in Travis County, and is just minutes from Manor, one of the fastest growing cities in Texas, while also situated just a short commute from both Austin and Taylor.



Contact broker for more information.

- ▶ **Listed Price:** Contact Listing Broker
- ▶ **Sale Type:** Developer / Investor
- ▶ **Total Size:** 124± Acres
- ▶ **Property Type:** Land
- ▶ **Zoning:** Unrestricted; Travis County
- ▶ **Intended Use:** SFR / BTR Development;  
Land Investment



# PROPERTY PHOTOS

12813 Pfluger Berkman Rd • Coupland, TX





# AREA STREET MAP

12813 Pfluger Berkman Rd • Coupland, TX





12813 Pfluger Berkman Rd • Coupland, TX

# SERVICES

## RANCH AND LAND SALES SERVICES

As a full-service brokerage, we work hard to prepare your property for sale with unparalleled marketing and advertising channels with a full roster of capable investors, ranchers, farmers, family offices, REITs, landholders, and developers. We make sure that we help our clients achieve their long-term financial goals and ensure a safe, secure, frictionless, expedited sale of your property. We assist clients in navigating the complexities of the ranch real estate market. We offer full service support with guidance through each step of the transaction. Our dedication to expertise, professionalism, honesty and relationship make us leaders in ranch and land real estate.

## VALUATION

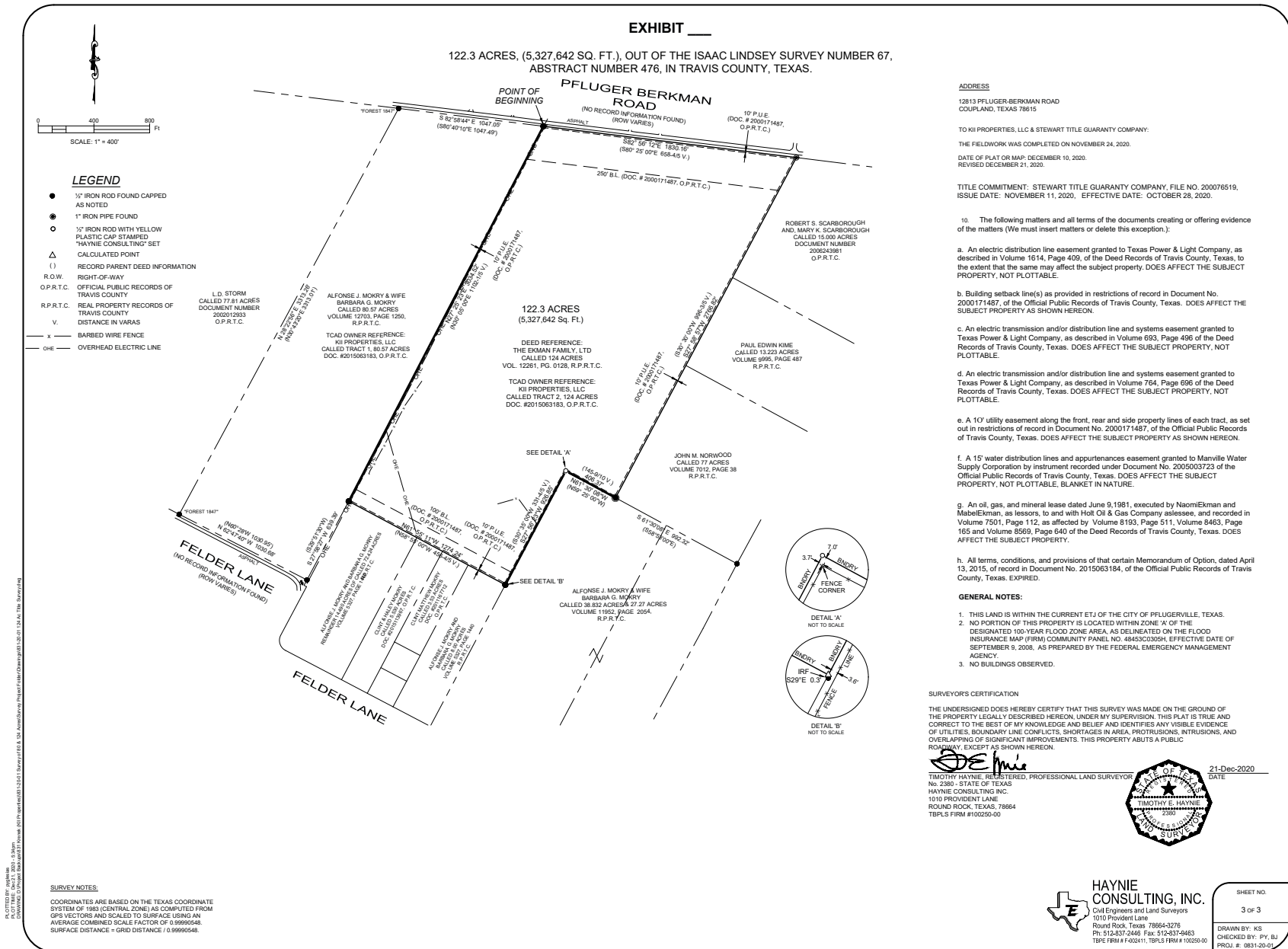
To ensure you get the most money for your property, we thoroughly analyze your property to position it against the other properties on the market. Our valuations are based on a myriad of data resources, broker-to-broker intel, and historical trend analysis. With our specialized understanding of ranch land, our team will help strategically assess the value of your ranch property. We will provide an in-depth property analysis based on location, size, terrain, accessibility, improvements, zoning & land use regulations, environmental & conservation factors, physical inspection, other unique features and current trends. We have high ethical standards and commit to provide accurate and unbiased valuations.

## SPECIALIZATION

As specialists in legacy farm & ranch sales, our agents help clients navigate the buying & selling process to avoid real estate pitfalls and avert problems before they arise. Our agents are well-versed in mineral/air/wind/riparian rights, easements and development regulations on a city, county, and state level. With extensive experience in 1031 exchanges and as experts in wealth-preservation, including tax mitigation strategies, our agents make sure you keep your money for several generations to come.









# ABOUT US



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As the Central Texas' leading Ranch & Land Team, All American Ranch Group believes Ranch & Land is a way of life. It's a culture and a custom. This lifestyle is all about the basics and going back to our roots of living a more simple life. Aside from peaceful seclusion and endless recreation, owning a ranch can also mean agricultural production, working cattle, nature conservation, investment in the land for future generations, and more.

Our team members have over 35 years of combined experience with 8 generations of Texan business owners, bankers, ranchers, and entrepreneurs in our blood. All American Ranch Group is patriotic, run by ranchers, landmen & landwomen, dedicated to serving our clients and delivering top-tier service during every step of the buying or selling process. We go above and beyond, do whatever it takes, and are always focused on delivering value above all else. We exceed expectations and deliver on lifelong client relationships built upon honesty, integrity, trust, and mutual-respect with our clients, associates, and community members to foster mutually-beneficial transactions time after time. We focus on relational engagement with our clients, not transactional decisions based on short-sighted objectives. Real estate value builds over time, just like we do with our clients. We are advisors, confidants, advocates, and professionals with extensive knowledge and expertise.





**RANCH  
& LAND**

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**COMPASS**

**Compass RE Texas**

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512.575.3644





# Information About Brokerage Services

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

11-2-2015



## 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.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	512-575-3644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	512-575-3644
Designated Broker of Firm	License No.	Email	Phone
Greg Ward	592139	greg.ward@compass.com	512.484.6222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark Giesecke	442526	mark.giesecke@compass.com	512.626.4479
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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