

# \$5,000,000 - 17000 Steger Lane, Pflugerville

MLS® #9734474

## \$5,000,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 41.01 Acres

Bella Vista, Pflugerville, TX

Actual acreage is 41.006. Seller would like to keep 1.006 and sell the rest (40 total acres). A new survey may be needed due to the seller wanting to subdivide that small portion. This 40 acre parcel of land is located in the Pflugerville ETJ. It is a corner tract on FM 973 and Steger Lane in the heart of New Sweden, an up and coming hub minutes away from Manor, Pflugerville, Hutto, Taylor, and Elgin! There is strong commercial potential to develop the 40 acres into a plaza or shopping center with maximum frontage exposure on FM 973 and 2 intersecting roads nearby. Electricity runs along north boundary of Steger Lane to 973, and the south boundary of the property to 973. There is also an easement with electricity running on the northwest corner of the property. Two fire hydrants are located on the north and east side boundaries.



Built in 1963

## Essential Information

ListingFeed	abor_vow
MLS® #	9734474
List Price	\$5,000,000
Sale Price	\$4,500,000
Sale Date	July 25th, 2022
Bathrooms	0.00
Acres	41.01
Year Built	1963

Type	Commercial Sale
Sub-Type	Agriculture
Status	Closed

### **Community Information**

Address	17000 Steger Lane
Subdivision	Bella Vista
City	Pflugerville
County	Travis
State	TX
Zip Code	78660

### **Amenities**

Utilities	Above Ground Utilities, Electricity Available, See Remarks, Water Available, Sewer Not Available, Water Not Available
Parking	None
View	Meadow, Panoramic, Pasture

### **Interior**

Interior	See Remarks
Heating	None
Cooling	None

### **Additional Information**

Zoning	ETJ
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