



19832 Panther Drive, Pflugerville, TX 78660

PROJECT COMPLETION  
SPRING 2023



### PROJECT HIGHLIGHTS

- Project Completion Spring 2023
- Fantastic accessibility to all areas of Greater Austin
- 7 Buildings With up to 32 Units
- 14 end units
- 19 interior units
- Unit Sizes 1,800 – 10,800 s.f. +/-
- Mezzanine Level 600 – 3,600 s.f. +/-
- Parking Spaces 200 or 3.33/1,000 s.f.
- Community Loading High Dock
- Large Grade Level Rollup Doors
- High Speed Fiber Internet Access
- Condominium Association to preserve & protect your investment

Panther Commercial Park's modern designed shell buildings offer owners tremendous flexibility to customize their space and meet their specific needs like showroom, office, warehouse and more. The expansive front roof overhang is elevated 22' above the ground and gently slopes to the back with a roof height of 19'. The design allows for the option to add a mezzanine level which can result in 33% additional space. The dramatic window line makes quite the impression offering the ability to showcase your business' products and services. The buildings are energy efficient with perimeter wall insulation, natural light from the large building front window system, and large frosted glass roll up doors. Insulated rear human access doors are on the 10,800 s.f. buildings.

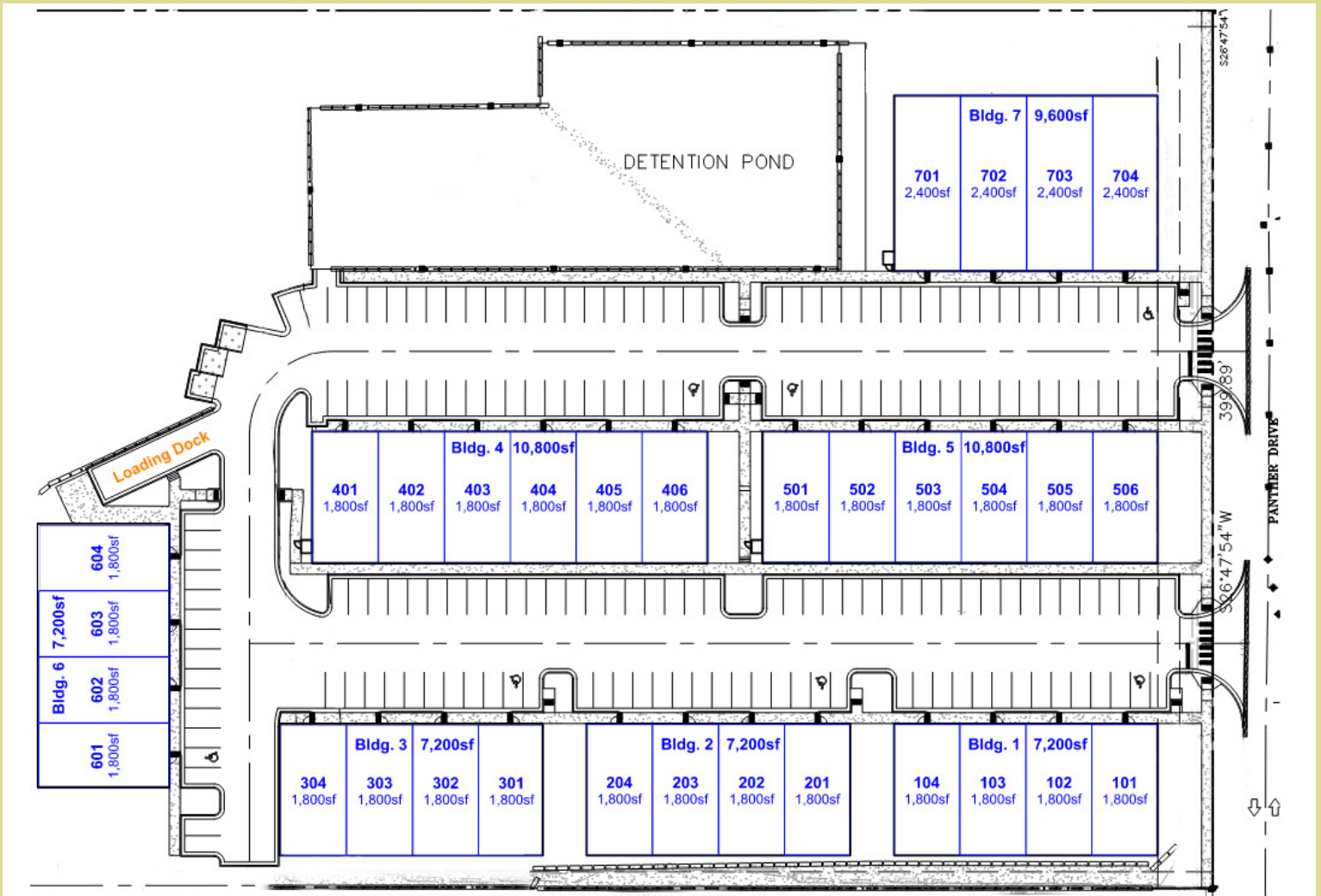
For additional information

Call: 512-993-0071 • Email: [leeidomrealtor@gmail.com](mailto:leeidomrealtor@gmail.com) • Website: [tbnddevelopment.com/panther/](http://tbnddevelopment.com/panther/)

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# PANTHER COMMERCIAL PARK CONDO MAP



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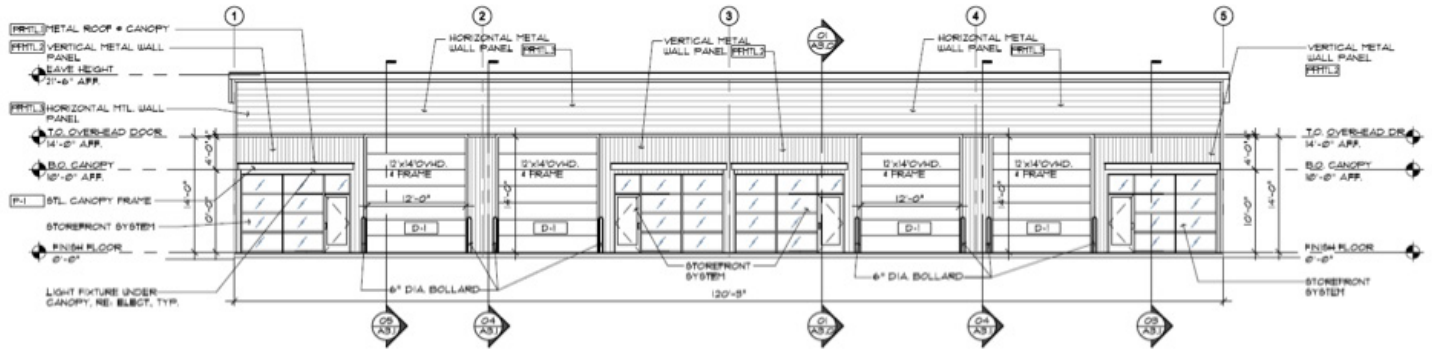


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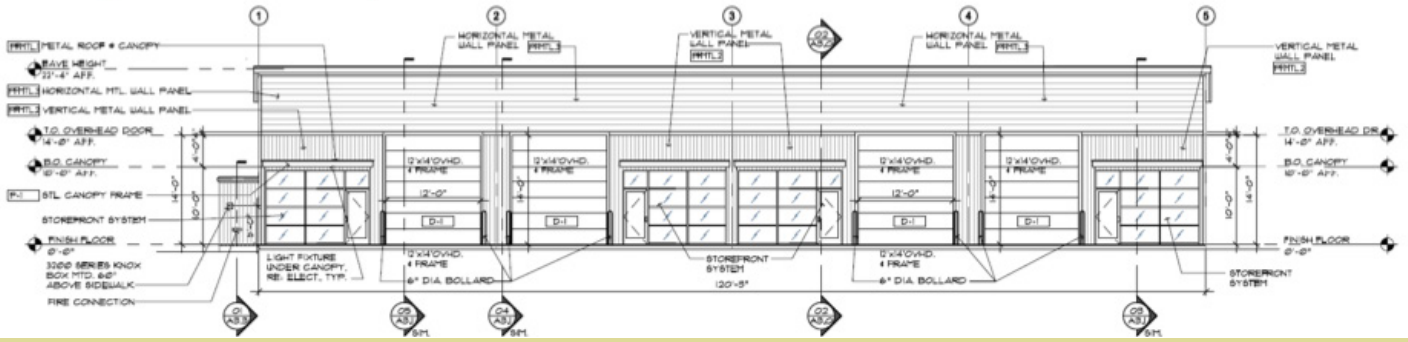


# BUILDING LAYOUTS

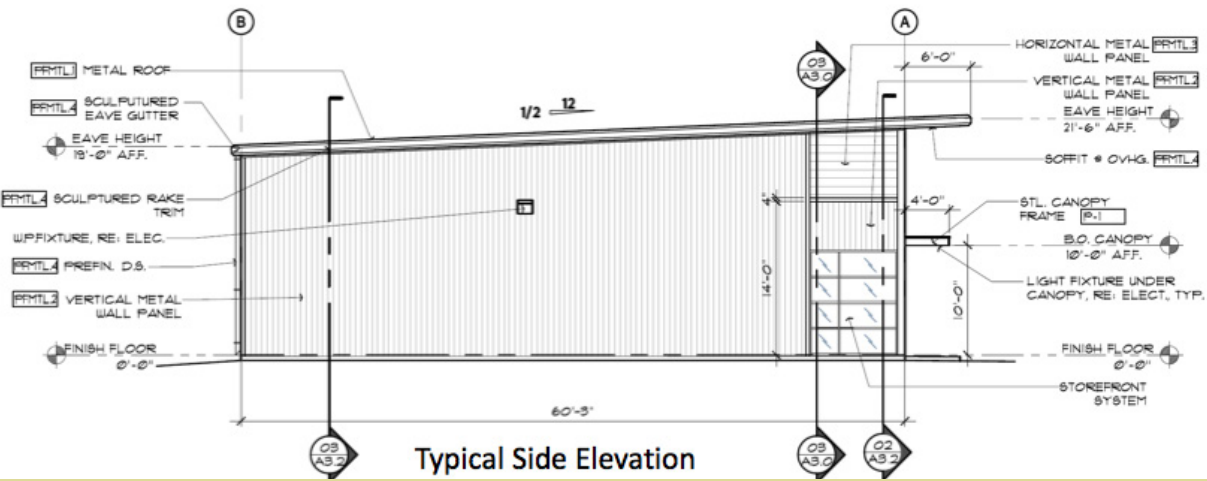
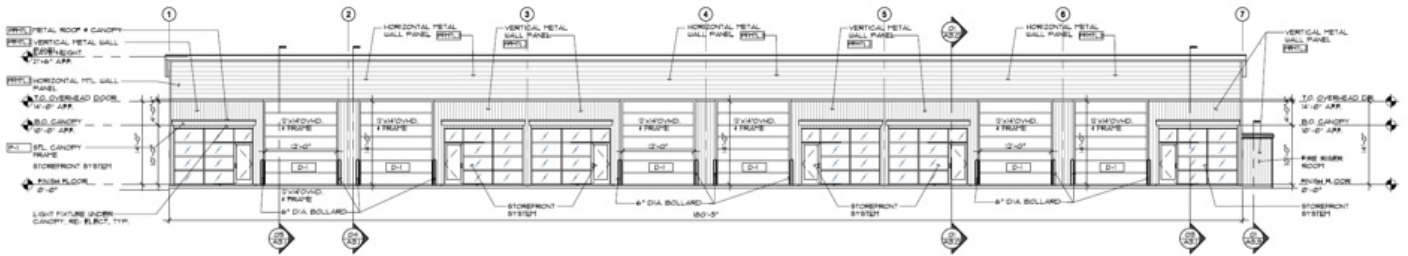
**Buildings 1, 2, 3 & 6 – 7,200 +/- s.f. up to four suites – 1,800 s.f. each**



**Building 7 – 9,600 +/- s.f. up to four suites – 2,400 s.f. each**



**Buildings 4 & 5 – 10,800 +/- s.f. up to six suites – 1,800 s.f. each**



Typical Side Elevation

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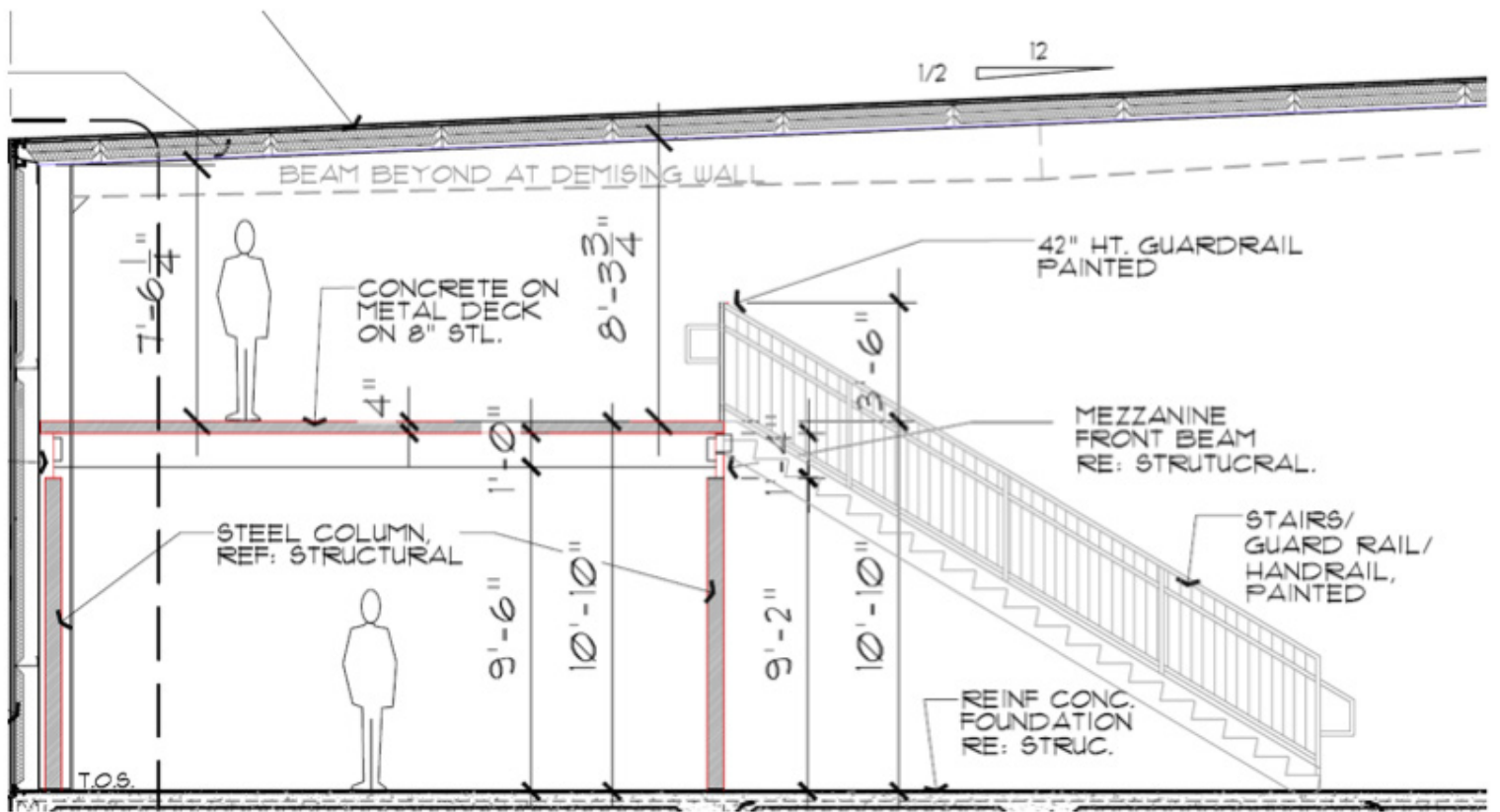
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# TYPICAL MEZZANINE LEVEL



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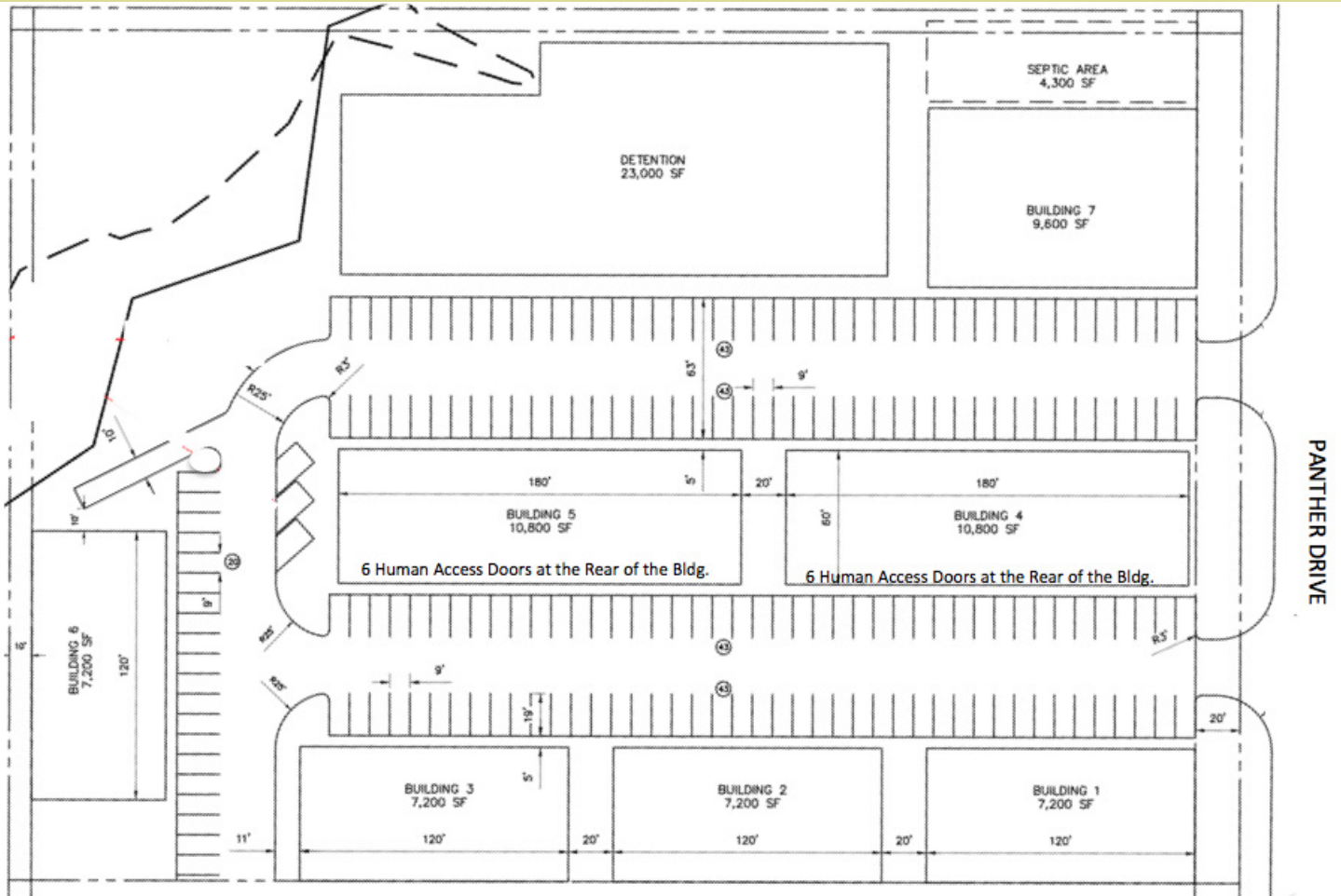


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## SHELL CONDOMINIUM UNIT FEATURES INCLUDE:

- **Single Pitch Sloping Roof** - 21'.6" +/- feet in the front of the building & 19' +/- feet in the back of the building
- **Insulated Exterior Walls** - 14' +/- height and 12' +/- wide providing the ability to climatize the entire building. Plus a rear human access door on 10,800 s.f. buildings.
- **Three Phase Electrical** delivered to site with the capacity to add 4-6 meters per building.
- **Mezzanine Level** - An optional 2nd level metal frame and concrete floor mezzanine from the back of the unit increases the condo square footage by 33%. Mezzanine includes staircase access.
- **Front Window System & Signage** 9'6" height by 13'4" wide topped with a 4' deep canopy. End unit side window system has panel 9'6" height by 8' wide. Condominium signage area over the window system.
- **Roughed in Plumbing** to building ready for your customization with foundation leave out for future expansion.



### CONDO UNIT SIZE

1,800 s.f. +/-  
 3,600 s.f. +/-  
 4,800 s.f. +/-  
 5,400 s.f. +/-  
 7,200 s.f. +/-  
 9,600 s.f. +/-  
 10,800 s.f. +/-

### CONDO UNIT PRICE

\$275 per sq. ft.  
 \$275 per sq. ft.  
 \$275 per sq. ft.  
 \$275 per sq. ft.  
 \$275 per sq. ft.  
 \$275 per sq. ft.  
 \$275 per sq. ft.

Call for Questions on  
 Pricing, Design, and Size  
 for Additional Mezzanine  
 and Office Build Out.

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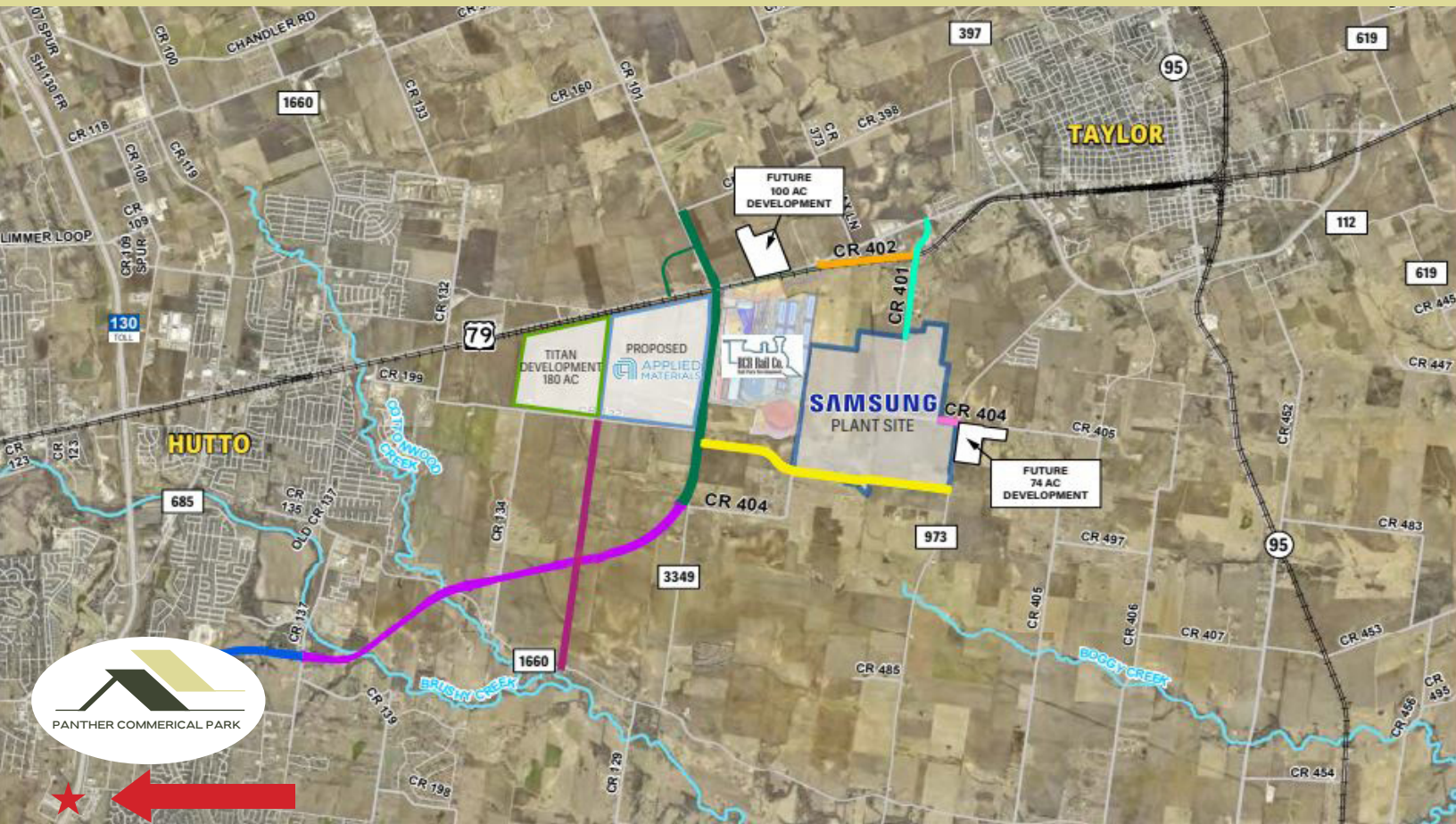
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# FUTURE ROAD EXTENSION OF GATTIS SCHOOL RD TO SAMSUNG SITE



<p><b>Full Site Operations Access</b></p>	<p>Future County Road</p> <p>Future Arterial</p> <p>CR 401</p> <p>CR 404</p> <p>CR 402</p>	<p><b>SE Loop (SH 130 to CR 395) (Controlled Access Facility)</b></p> <p>Segment 1</p> <p>Segment 2</p> <p>Segment 3</p>	<p>Samsung Development</p> <p>Union Pacific Railroad</p> <p>Rivers/Streams</p>	<p>N</p> <p>0 0.375 0.75 1.5 Miles</p> <p>0 2,000 4,000 8,000 Feet</p>
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# MAJOR COMPANIES SURROUNDING PANTHER COMMERCIAL PARK

Site is in the heart of the Industrial and Manufacturing boom with premium access to Hwy. 130, Hwy. 45, & Hwy. 79. All of these companies are within 5-15 mins from our site.



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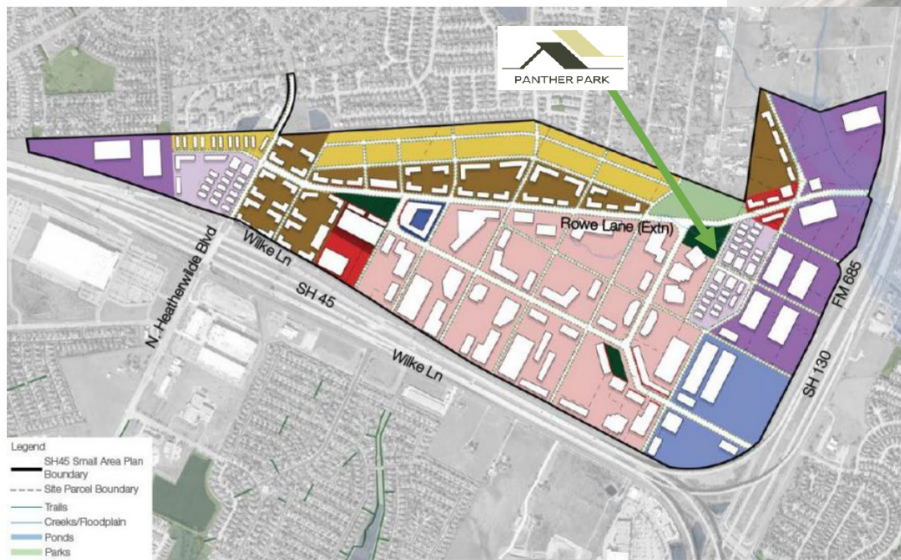
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# FUTURE PROPOSED PFLUGERVILLE PLAN FOR AREA

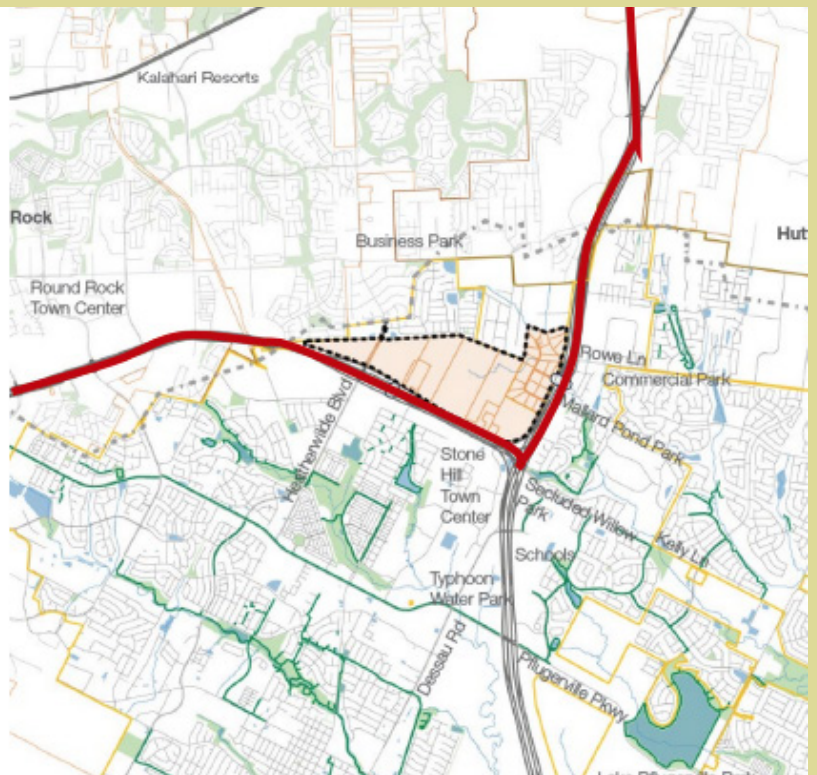


## NEIGHBORHOOD

The SH 45 Small Area Plan location presents local barriers to accessing the rest of Pflugerville including:

- Utility infrastructure,
- Local street connections,
- Pedestrian and bicycle connections, and
- Parks and open space network.

View SH 45 Small Area Plans [Here](#)



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