

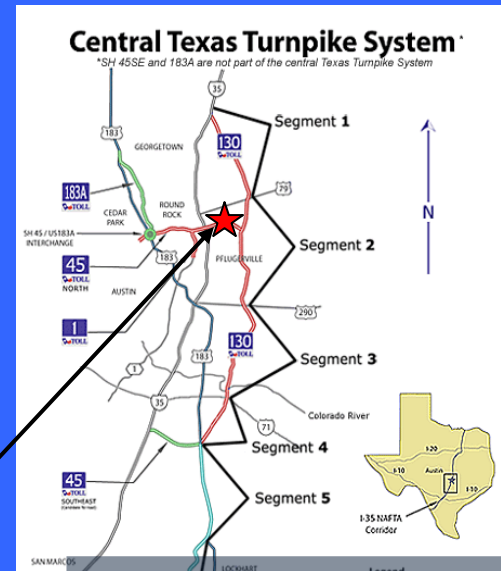
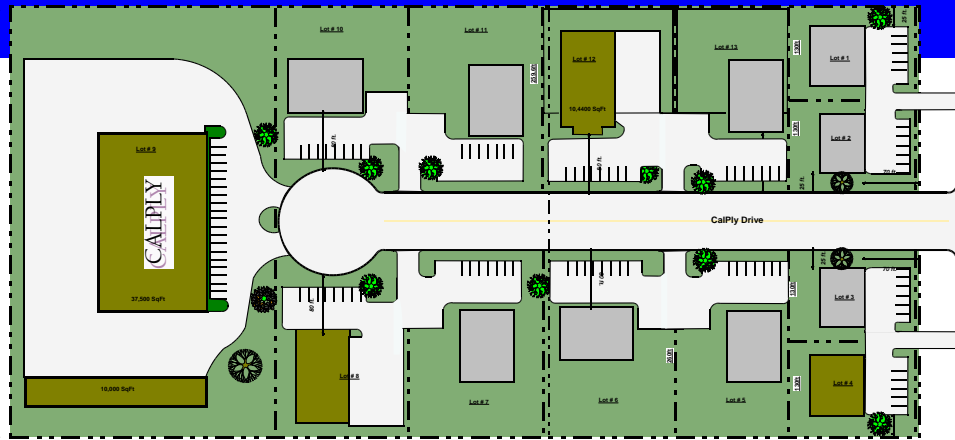
A Pflugerville industrial park now ready for Sale or Leasing

The CalPly Subdivision, one of the Newest Individual User Light Industrial Park located in Pflugerville, TX. The subdivision has great access to IH35 north & south as well as 45 and 130 and the world.

Regional detention, Water, Sewer and 3 Phase electrical are installed. The Subdivision has two 10,400 sf buildings constructed and an occupied, a 4300 sf Automotive Repair and 50,000 sf distribution center. Lots have outside parking and storage. The owner & developer is ready to design-build a facility for you or you or your client.

The Subdivisions' target market is the medium size industrial companies with requirements of 8,000 to 15,000 sq ft building with an area for clean out side storage with a professional atmosphere.

This location qualifies as a free port. For more information about the Texas free port exemption please visit: <http://www.window.state.tx.us/taxinfo/proptax/tc06/ch11b5.htm#11.251>



**CalPly Subdivision  
 CalPly Drive**

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 Broker  
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