

# DESSAU PAD SITE

13500 LAZYRIDGE DR - PFLUGERVILLE, TEXAS 78660  
CORNER LOT BETWEEN LAZYRIDGE AND DESSAU RD

FOR SALE  
**\$550,000**

AVAILABLE SPACE:  
**5 Acres**



## PROPERTY HIGHLIGHTS

- Located near the intersection of Dessau Rd & Howard Ln
- Excellent visibility and access
- Located just east of Tech Ridge

## Traffic Generators:



Dessau Middle School

## DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2010 Population (Census)	4,889	54,170	173,992
Median Age	28.2	31.1	30.5
Average HH Income	\$70,278	\$70,913	\$67,373

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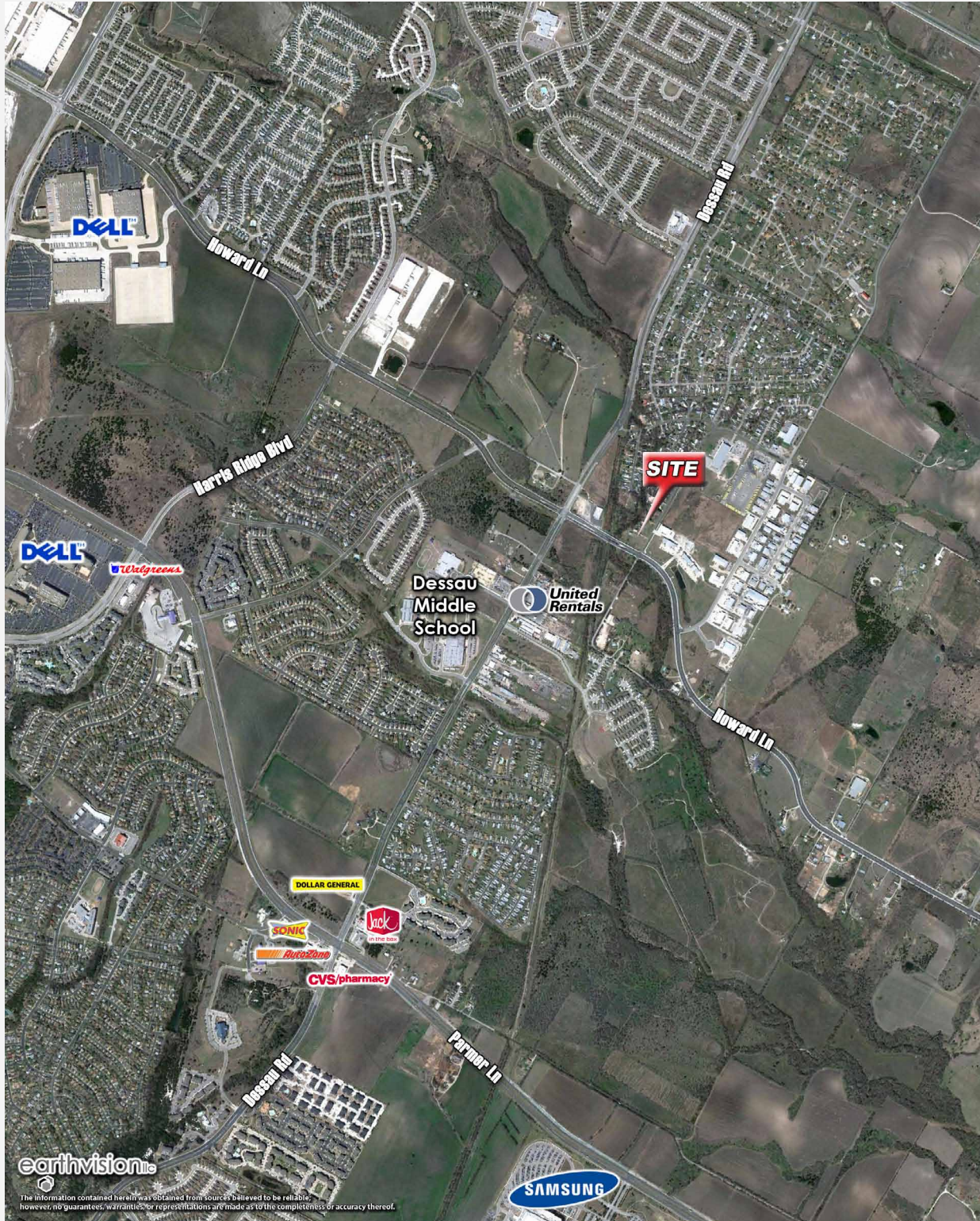


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## Samsung may spend \$1 billion to upgrade Austin production

By Kirk Ladendorf

AMERICAN-STATESMAN STAFF

Updated: 10:46 p.m. Tuesday, Jan. 17, 2012

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Samsung Electronics Co. said Tuesday that it will spend heavily this year perhaps \$1 billion or more to boost the production of its manufacturing complex in Austin for more advanced low-power processors for mobile devices.

The company disclosed its expansion plans after it told investment banks that it planned to issue up to \$1 billion in bonds to pay for expansion in Austin. The bonds, when issued, would be the first international bonds from the South Korean company in 14 years.

"We will continue to invest in capital equipment for the factory, and it is a substantial investment," company spokeswoman Catherine Morse said in Austin.

The expansion announcement comes barely a month after Samsung said it had started high-volume production at the latest \$3.6 billion addition to its manufacturing complex in Austin. The addition is known as the second phase of the company's 1.6 million-square-foot Main Fab production plant. Half the plant makes flash memory chips used in cellphones and other devices, but the newest part of the plant makes low-power integrated processors that are used in smartphones, tablets and other mobile devices.

Samsung doesn't disclose its customers, but a wide range of industry and financial analysts says the Austin factory primarily produces chips for other parts of Samsung and for Apple Inc.

Most of the company's additional spending in Austin this year will be for equipment going into the newest part of the factory complex. The additional equipment, however, probably won't result in a significant number of new jobs. Morse said she expects Samsung's local employment to "remain fairly steady" at about 2,400 employees.

Analysts said the spending by the South Korean company in Austin speaks to the continued growth of mobile device sales by Samsung and its largest chip customer, Apple. Both companies are leaders in selling smartphones and tablets.

"This move by Samsung is to maintain their competitiveness in performance and cost and power draw for mobile processors," said analyst Patrick Moorhead with Moor Insights & Strategy. "There is a race going on among all the key semiconductor makers and their customers for smartphones and tablets. The more transistors you can pack into a system-on-a-chip, the more performance and features and power savings you get. It is all good. Mobile devices is the biggest market in consumer electronics, and it is fast-growing, and everyone wants in on this."

Samsung is one of a group of companies driving for continued advances in chips going into mobile devices, which is the fastest-growing segment of consumer electronics. Competitors include Texas Instruments Inc., Qualcomm Inc., Nvidia Corp. and Intel Corp., which last week showed off Austin-designed Atom chips that it expects will be used in smartphones to be made by China's Lenovo Group and Motorola Mobility Holdings.

Although many chipmakers want to get into the market, only a few can afford to spend billions of dollars on new chip factories.

"Intel and Samsung spend more than any other companies on these kinds of investments. They believe that manufacturing is crucial," Moorhead said.

Analysts said Samsung probably will add new equipment that is capable of making more advanced chips with smaller "critical features" than the equipment that is currently installed in the factory. Continuing to turn out chips with smaller features is crucial to chipmakers that want to cut costs while generating higher performance and lower power consumption, Moorhead said.

"Samsung will probably receive very positive feedback from global investors," analyst Louis Shin of Woori Investment & Securities Co. told Bloomberg News. "Investors are thirsty for companies with good credit."

Samsung is the world's No. 2 chipmaker and the largest maker of memory chips for computers and mobile devices. Now the company is pushing to become a leader in mobile device processors as well. Samsung is thought to be the exclusive supplier of low-power A4 and A5 processors to Apple, although the companies are engaged in a legal dispute in several countries in which each company is accused of violating the other's intellectual property rights in producing smartphones and tablets.

Samsung's operating profit more than doubled in 2011 and might increase 82 percent this year, according to Korea Investment & Securities Co.'s estimate, the Bloomberg report said.

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Samsung spent \$3.6 billion on the second phase of its Austin Main Fab in 2010, and the 1.6 million-square-foot facility is now running at full capacity, the company says. Samsung plans to produce more low-power processors this year.





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

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

