

**1.53 +/- Acre Restaurant Pad Site  
Or Small Shopping Center  
Round Rock, Texas**

**Location:** West side of IH-35 approximately 1/2 mile north of HWY 79 in the City of Round Rock, Texas.

**Size:** 1.53 +/- Acres

**Frontage:** On the west side of IH-35.

**Zoning:** C-1

**Utilities:**

**Water:** City of Round Rock

**Wastewater:** City of Round Rock

**Electric:** TXU

**Telephone:** SBC

**Price:** \$1,100,000

**Comments:** A local restaurant owns the property and is actively marketing the remainder of it for another restaurant. Superior location with great ingress and egress. Please call for details.