

17+/- Acres on Sunrise Rd.

Round Rock, Texas

Commercial Property

Location: Located on the west side of Sunrise Rd. in Round Rock, approx. one mile north of Old Settlers Blvd.

Size: 17+/- Acres (6.8+/- Acres Net)

Zoning: C-1. This is the only C-1 zoned property in the area.

Utilities:

Water: City of Round Rock

Wastewater: City of Round Rock

Electric: TXU

Gas: Atmos

Telephone: SBC

Price: \$1,700,000 (\$5,58 / sq.ft. based on the net acreage)

The price of the flood plain area will have to be determined.

Comments: This is one of the few C-1 zoned properties available on Sunrise Rd. It is on one of the highest points in Round Rock. Excellent location- near subdivisions, apartments, churches, schools, Premium Outlet Mall, Texas State U., and Scott & White hospital. Ideal location for mixed-use project.