

**2+/- Acre Commercial Site**

**3406/W. Old Settlers Blvd. across from Behren's Ranch**

**Round Rock, Texas**

**Location:** At the lighted intersection of Wyoming Springs Rd., across from entrance to Behren's Ranch subdivision. This is where the extension of Wyoming Springs Rd. intersects with 3406/ W. Old Settlers Blvd. The property is on the SW Corner of that intersection.

**Size:** 2 +/- Acres

**Frontage:** 230+/- ft. on 3406/ W. Old Settlers Blvd.  
700+/- ft. on the future Wyoming Springs extension

**Zoned:** SF-1 (Single Family)- Interim Zoning

**Utilities:** Available

