

**7.5 +/- Acres  
On Applegate Circle  
Commercial Property  
Round Rock, Texas**

**Location:** Property is located on Applegate Circle, east off Sunrise Rd. in Northeast Round Rock. It is outside the city limits of Round Rock, but within its E.T.J. It is within the Round Rock Glenn subdivision, which is a mixture of residential and commercial users.

**Size:** 7.5 +/- Acres

**Zoning:** Property is not zoned, but is subject to Williamson County restrictions.

**House:** 2,200 +/-sq. ft.

**Utilities:**

**Water:** Well

**Wastewater:** Septic

**Electric:** TXU

**Gas:** Atmos

**Price:** \$4.00/ sq. ft.

**Comments:** Small commercial tracts like this are extremely difficult to find. Tremendous development potential for office/warehouse use. This is a close-in location. Can be subdivided. Located a short distance from the Chandler Rd./University Blvd. development area with RR Premium Outlet Mall, IKEA, Texas State Univ., and Scott & White and Seton Hospitals.