

PRIME COMMERCIAL SITE ROUND ROCK, TX

Location: Approximately three miles east of Interstate 35 on the south side of US Hwy. 79 between the future extension of Doublecreek Boulevard and Arterial A.

The tract lies ½ mile west of Old Settler's Park, Round Rock's 125 acre city park which is the home of the Dell Diamond Baseball Stadium and the Round Rock Express, which is Nolan Ryan's minor league baseball team.

Brushy Creek defines the southern boundary of the tract. The northern property line runs adjacent to the Union Pacific railroad line, which lies between the site and US Hwy 79.

Size: 106± Acres

Floodplain: Approximately 23 acres of the tract lie within the 100 year floodplain of Brushy Creek. The property has approximately ½ mile of frontage along Brushy Creek. FIRM map 481079-0014A, Williamson County, pertain to this area. The survey shows the approximate delineation of the flood plain.

The floodplain is beautifully forested with large old pecan, oak, and elm trees as well as native grasses, flowers and shrubs. The 60" wastewater line servicing the property lies within the floodplain.

Jurisdiction & Zoning: A 50' x 100' strip of frontage along US Hwy 79 has been annexed by the City of Round Rock. This area is zoned R-1, Interim Residential, the zoning designation applied to newly annexed areas. The balance of the tract is located within the Round Rock ETJ and is currently un-zoned.

This property has been designated for commercial and industrial uses in the City of Round Rock Comprehensive Land Use Plan. Both City and Chamber officials have presented this site to industrial and corporate users.

Utilities:

- Water – City of Round Rock – a 24 inch waterline runs along the western property line.
- Wastewater – City of Round Rock - a 60-inch interceptor line lies in the 100-year floodplain of Brushy Creek along the entire southern property line.
- Electricity – TU Electric
- Natural Gas – Lonestar Natural Gas Company
- Telephone – Southwestern Bell Telephone. In 1993, fiber optic cable was installed in the Union Pacific Right of Way along the northern property line.

Roadway Plans:

The Round Rock Transportation Plan, adopted in 1999, places Arterial A along the northeastern boundary of the site with the intersection of Arterial A and US Hwy 79 being entirely on the site. Donation of some right-of-way to the City will be required for Arterial A. Arterial A is designed as an underpass at Highway 79 and will bridge Brushy Creek to the south providing direct access to Louis Henna Boulevard.

The Round Rock Transportation Plan, adopted in 1999, proposes the extension of Doublecreek Boulevard in the former Mokon Right-of-Way just west of the tract. Construction of the southern section of this extension is currently in progress.

Legal Description:

Approximately 106 acres out of the Prior A. Holder Survey, Abstract No. 297 in Williamson County, Texas.

- Agricultural Exemption:** The property has been held in agricultural exempt status since 1996. Any roll back taxes due upon a change in use of the property shall become the responsibility of the owner changing the use of the property.
- Other:** The tract has approximately ½ mile of frontage along Brushy Creek. This 23± acre area is densely covered with old Pecan, Oak and Elm trees, abundant Texas wildflowers and other native plants and vegetation, creating a lush park and greenbelt buffer on the creek.
- The property is not located over the Edwards Aquifer Recharge Zone nor does it lie within its Contributing Zone.
- Price:** Please call for pricing.
- Agency Disclosure:** The owners of the property are licensed real estate brokers in the State of Texas and represent themselves in the sale of this property.

For further information, contact:

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