

# FOR SALE

**LOCATION! LOCATION! LOCATION!**

103 W Bagdad Ave Round Rock, TX 78664



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this commercial lot located in downtown Round Rock. Its prime location provides ample possibilities for a variety of uses, attracting interest from diverse tenants and businesses. Boasting a strategic position within the Round Rock area, this property offers an advantageous blend of accessibility and visibility, ensuring maximum exposure for any venture. Whether you're seeking to expand your portfolio or embark on a new venture, this property presents a compelling option for savvy land and other investors.

## PROPERTY HIGHLIGHTS

- Zoned MU-2, Round Rock's Mixed-use Downtown Medium Density District
- Excellent investment potential in a growing area
- Versatile space suitable for a variety of commercial uses

## OFFERING SUMMARY

Sale Price:	\$4,400,000
Lot Size:	18,731 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	163	517	4,507
Total Population	407	1,281	11,294
Average HH Income	\$84,102	\$82,004	\$83,005



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### LOCATION DESCRIPTION

Situated downtown in the thriving city of Round Rock, our property offers investors a prime location with easy access to a multitude of amenities. This vibrant community is home to the renowned Round Rock Premium Outlets, providing an attractive shopping and dining destination for employees and visitors. Nearby, the Dell Diamond stadium hosts exciting events, offering entertainment options for potential tenants and their clients. The area is also known for its top-rated schools, ideal for attracting and retaining a talented workforce. With its strong economic growth and diverse cultural scene, Round Rock presents a compelling opportunity for hotel or office building investors seeking a dynamic and prosperous location.



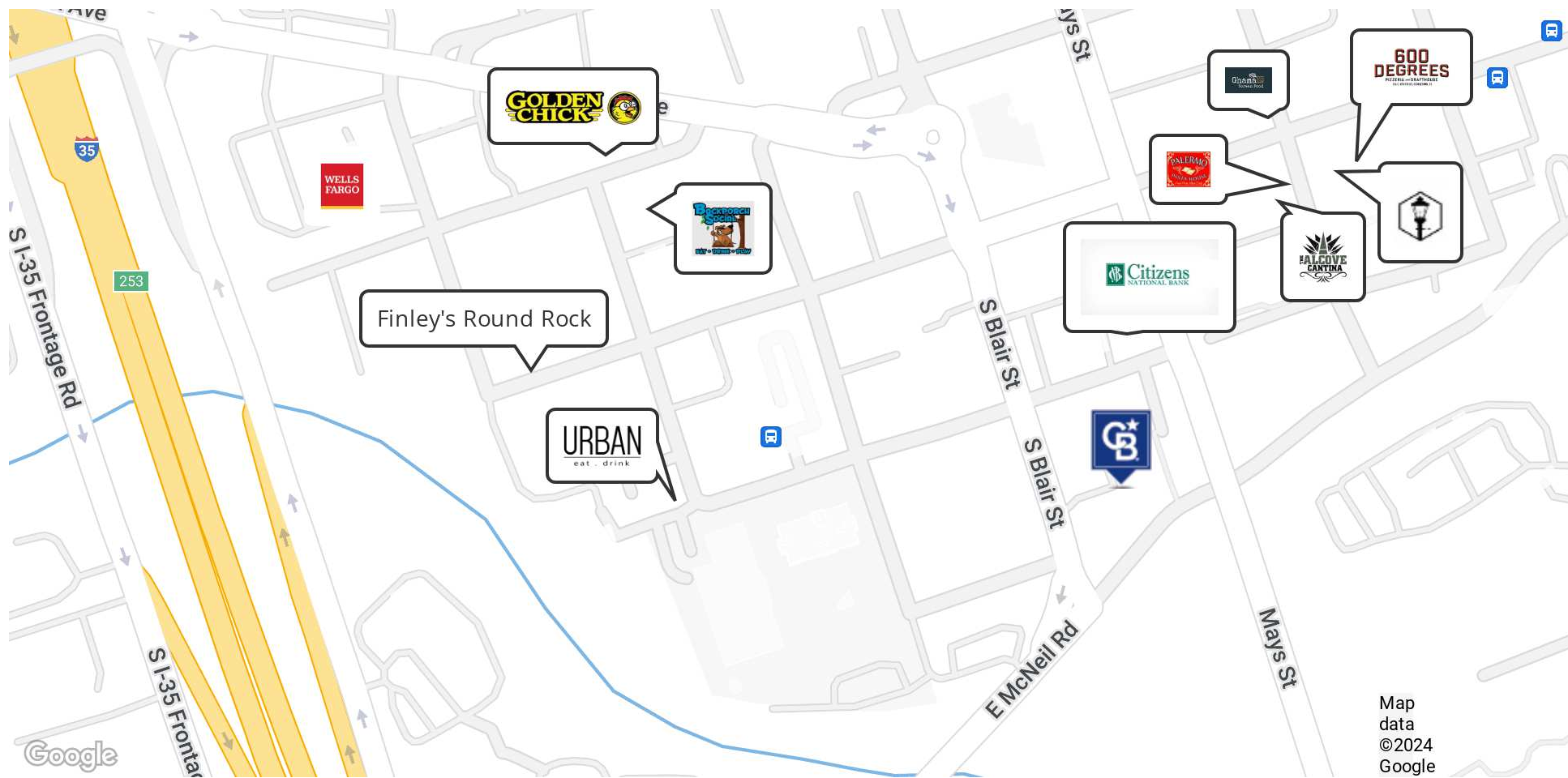
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