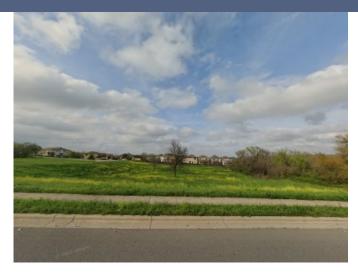
## Land for Sale>2.55 Acres

2111 A W Grimes Blvd Round Rock, Texas 78664



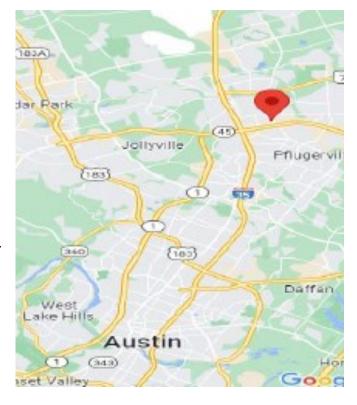


Land Area: +/- 2.55 acres

+/- 111,078 SF Parcel

Prime corner location directly off Toll Road 45 and Interstate 35 in Round Rock, Texas.

- Great commercial land development opportunity located in a strong retail area.
- Site offers Excellent Drive-by Visibility at the corner of A.W. Grimes & Town Centre Dr
- Round Rock's population has grown 33.3 percent in the last decade.
- High Traffic Counts: Average per Day counts are 22,790 @ AW Grimes, 26,751 @ Gattis School Rd intersection & 56,112 along nearby 45 Toll Road.
- Parcel is surrounded by multiple residential subdivisions and multi-family apartments.
- Close to 3 Dell locations: RR 3 East, Dell 7 & 8 and Dell Round Rock 2.
- Per the City of Round Rock, Infrastructure is in place for utilities:





Please Contact: Joe Linsalata, Broker

Phone: 512.327.5000 Email: <u>Joe@askLRS.com</u>