

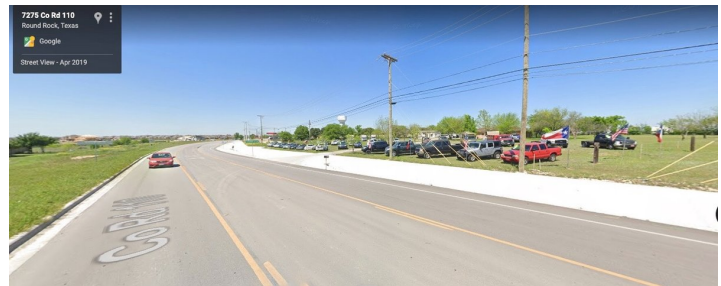
# Paloma Lake Commercial 6+ Acres

## 7275 Co Rd 110, Round Rock, TX 78665



BERKSHIRE HATHAWAY  
HomeServices  
Texas Realty

Listing ID: 30464930  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Manufacturing, Mixed Use  
Size: 3,430 SF  
Sale Price: \$2,500,000  
Unit Price: \$728.86 PSF  
Sale Terms: Cash to Seller  
Office SF: 1,000 SF



### Overview/Comments

This new commercial opportunity is surrounded by new residential subdivisions such as Paloma Lake and Siena. It's a prime location for industrial, retail, or any neighborhood commercial development. Located close to the signalized intersection of Limmer Loop and County Road 110, outside the city limits of Round Rock and just 1.5 miles west of TX 130 Toll Road. It has 275 feet of frontage on the recently widened and completed CR 110. The terrain is a very buildable level site with a one story home, guest quarters, and detached office already in place to occupy while you build.

### More Information Online

<http://www.catylist.com/listing/30464930>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Williamson County	Property Use Type:	Vacant/Owner-User
Tax ID/APN:	R021314	Building Name:	T and J Auto Sales
Industrial Type:	Manufacturing, Mixed Use, Light Industrial, Office Showroom, Research & Development, Warehouse/ Distribution	Gross Building Area:	3,430 SF
		Building/Unit Size (RSF):	3,430 SF
Zoning:	ETJ	Land Area:	6.22 Acres
		Sale Terms:	Cash to Seller

### Area & Location

Property Located Between:	Highway 79 and University Blvd	Site Description:	Easily buildable
Highway Access:	1.5 miles to TX 130 Toll Road	Area Description:	Rapidly growing suburban residential with commercial close by

### Building Related

Tenancy:	Single Tenant	Year Built:	2000
Total Number of Buildings:	3	Roof Type:	Gable
Number of Stories:	1	Construction/Siding:	Brick
Typical SF / Floor:	3,430 SF	Passenger Elevators:	0
Office Space SF:	1,000 SF	Freight Elevators:	0

### Land Related

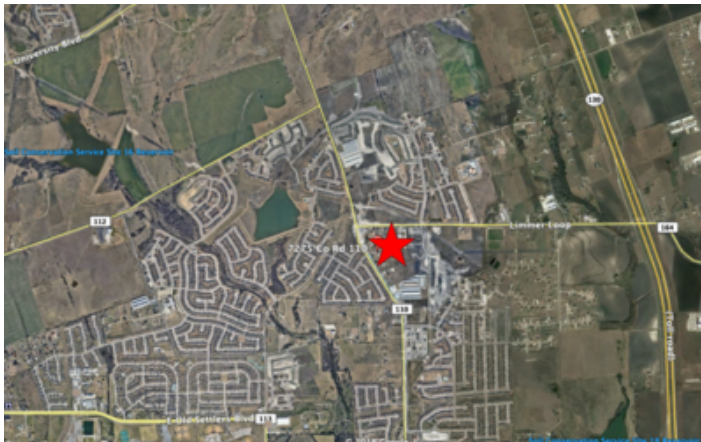
Zoning Description:	No Zoning	Land Ownership:	Fee Simple
Lot Frontage:	275	Legal Description:	AW0422 AW0422 - MCNUTT, R. SUR., SERIAL # PFS0678366, TITLE # 01164798, LABEL # PH0710379A, ACRES 6.228
Water Service:	Other		
Sewer Type:	Septic		

### Location

Address:	7275 Co Rd 110, Round Rock, TX 78665
County:	Williamson
MSA:	Austin-Round Rock-Georgetown



## Property Images



Screen Shot 2019-07-28 at 10.09.27 AM



Screen Shot 2019-07-28 at 10.11.22 AM

## Property Contacts



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