

FOR SALE

**403 W. Anderson Ave.
Round Rock, Texas 78664**

\$875,000

realty texas[®]
THE REAL DEAL

Tonna Marcyes— 512-657-1838

Tonna@RealtyTexas.com

For Sale

403 W. Anderson Ave.
Round Rock, Texas 78664

This is an established office building right in Downtown Round Rock Area. The total building is 1,459 sq. ft. The land is 12,371 sq. ft. This is an ideal location for a business to grow with access to IH-35, SH 45, SH 79, and US 183. Property is zoned C-1 Commercial.



For more information:

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PROPERTY DETAILS

- Prime Location in Downtown Round Rock Area
- Built in 1994
- Zoning is C-1 General Commercial (personal services, office, medical office, retail)
- Building is 1,456 Sq Ft. Land is 12,371 Sq. Ft..

PROXIMITY to PROPERTY

- Walking distance to downtown Round Rock restaurants, bars, retail businesses and public library.
- Property is close to La Frontera Shopping Center, Hester's Crossing Shopping Center and Dell Technology Headquarters.
- Less than 30-minute drive to several major Fortune 500/1000 tech giants, including Google, Apple, Tesla, Oracle, Amazon, and more/

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LOCAL AREA ATTRACTIONS

NEARBY PLACES TO EAT ROUND ROCK AREA

Round Rock Donuts, Golden Chick, Hoddy's Subs, McDonalds, Chic-Fil-A, Taco Cabana, Liberty BBQ, The Alcove Cantina, Finley's Bar & Kitchen, Cold Stone Creamery, Corner Bakery, Sichuan Garden, Jimmy John's Starbucks, Urban Eat Drink, Gino's Italian Restaurant and Pizza, and Outback Steakhouse

GYMS – ROUND ROCK AREA

Gold's Gym at Hester's Crossing, Plant Fitness, LA Fitness and Anytime Fitness

SHOPPING – ROUND ROCK AREA

La Frontera Shopping Center, Hester's Crossing Shopping Center, Round Rock Outlets

ENTERTAINMENT – ROUND ROCK AREA

Downtown Round Rock Entertainment District, Kalahari Resort, Dell Diamond

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Measurements Are Approximate. Actual May Vary.

