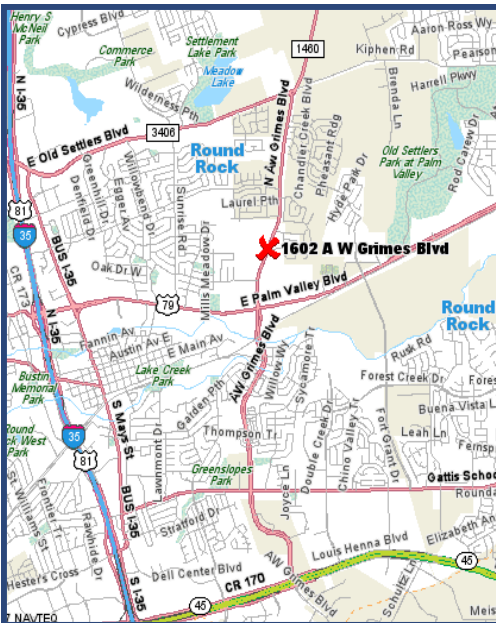


FOR SALE



1602 A.W. Grimes Round Rock | Texas | 78664

- Located North of US HWY 79 on the west side of A.W. Grimes in NE Round Rock.
- Lot two: 13.075 Acres (569,547 SF). No improvements.
- Description: Relatively flat land with sewer hookup on the east central side of the parcel.
- Zoned: LI (Light Industrial) could potentially be re-zoned.
- Wastewater line extended into the tract and water lines to the East on A.W. Grimes.
- Neighborhood:
 - North: Light Industrial buildings, vacant commercial land and easement on road granted to school.
 - East: 50,000 SF all HVAC industrial building.
 - West: RRSD Campus; Stony Point High School.
 - South: Industrial facility with yard area and apartments.
- One of Round Rock's last remaining industrial tracts.
- Price: \$2,850,000.00

**DON
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& associates, inc.

Contact
Darren Quick, Realtor®
512.255.3000
Darren@donquick.com

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

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