

Land for Sale > 2.55 Acres

2111 A W Grimes Blvd
Round Rock, Texas 78664

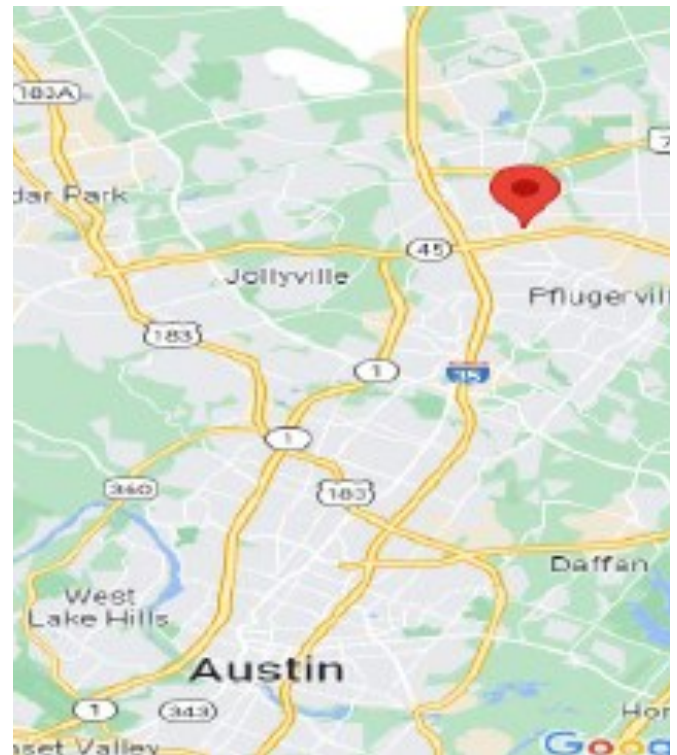


Purchase Price: \$1,450,000

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:



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