

\$5,500,000 - 1751 County Road 107, Hutto

MLS® #4821587

\$5,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 10.00 Acres

McQueen, Hutto, TX

This is a 10.00 acre tract with the front portion of the property owner-occupied including two improvements and the rear portion of the property ground leased to a truck parking and storage tenant. Site is served by electric and water. The front 5.55 acres is currently owner-occupied and used by an RV leasing company. Improvements include a two-story 2,481 SF single-family residence with three bedrooms and three bathrooms that can be utilized as an office. There is another 503 SF office building at the front of the property near County Road 107. There are 8 RV spots with 30 and 50 amp capacity offering an additional revenue stream. The rear 4.45 acres of the property is under a ground lease to a truck parking and storage company with less than 4-years remaining on its base lease term and three, three-year renewal options. There is approximately 3.5 acres improved with parking area, private driveway, and private entrance. Tenant pays pro-rata share of triple net expenses and is responsible for maintenance of driveway and parking areas. Ideal for commercial or industrial development on the front 5.55 acres for an owner-user with rental income available from the ground lease. This property includes outstanding visibility, demographics, and no restrictions located in an area of fast growth. Conveniently located less than half a mile from the SH 130 and Chandler Road interchange.



Built in 2017

Essential Information

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|-------------|--------------------|
| ListingFeed | abor_vow |
| MLS® # | 4821587 |
| List Price | \$5,500,000 |
| Sale Price | \$4,125,000 |
| Sale Date | February 8th, 2024 |
| Bathrooms | 0.00 |
| Acres | 10.00 |
| Year Built | 2017 |
| Type | Commercial Sale |
| Sub-Type | Industrial |
| Status | Closed |

Community Information

| | |
|-------------|----------------------|
| Address | 1751 County Road 107 |
| Subdivision | McQueen |
| City | Hutto |
| County | Williamson |
| State | TX |
| Zip Code | 78634 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Propane, Sewer Not Available, Underground Utilities, Water Available |
| Parking | On Site, Open, Unassigned, Unpaved |
| View | Neighborhood, Rural |

Interior

| | |
|----------|------------------------------|
| Interior | Carpet, Concrete, Tile, Wood |
| Heating | Electric |
| Cooling | Central Air, Ceiling Fan(s) |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Storage |
| Lot Description | Level |
| Construction | Metal Siding, Wood Siding |
| Foundation | Slab |

Additional Information

Zoning

No zoning - No restrictio