

# **\$4,375,000 - 0000 County Road 118, Hutto**

MLS® #8111735

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## **\$4,375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 6.68 Acres

Keith, G. Sur, Hutto, TX

130 Tollway growth corridor opportunity near Hutto, Texas (within the Round Rock ETJ - no zoning). 6.68 acres total area made up of 3 flat lots being sold together. County Land Use Designation is currently residential, but recent developments along this corridor are commercial and light industrial. Nearly 500 feet of frontage on County Road 118, with similar frontage along SH 130 Tollway (35,000+ Vehicles Per Day) with excellent visibility from both. Existing SFR residences on the property, including 1,770 SF, 1,830 SF, and 1,903 SF homes, owners of which are willing to lease back to defray carrying costs while the buyer obtains necessary approvals for redevelopment. Easy access to SH 130 (at the University Blvd. and Chandler road exit which is less than 1 mile from the property) and major arteries. Just 25 minutes to downtown Austin, the Austin Bergstrom International Airport, and Tesla GigaTexas, just 90 minutes to San Antonio, and 2.5 hours to Houston. Serviced by Jonah Water Special Utility District which shows a 12" water line at the street (buyer to verify capacity and tap fees). 3-Phase power available (buyer to verify). Commercial septic required..



Built in 1977

## **Essential Information**

ListingFeed	abor_vow
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List Price	\$4,375,000
Sale Price	\$4,350,000
Sale Date	July 17th, 2024
Bathrooms	0.00
Acres	6.68
Year Built	1977
Type	Commercial Sale
Sub-Type	Site Planned
Status	Closed

### **Community Information**

Address	0000 County Road 118
Subdivision	Keith, G. Sur
City	Hutto
County	Williamson
State	TX
Zip Code	78634

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Parking	None
View	None

### **Interior**

Interior	See Remarks
Heating	Central
Cooling	Central Air

### **Exterior**

Construction	Brick Veneer
Foundation	Slab

### **Additional Information**

Zoning	No zoning, this land is w
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