

\$2,000,000 - 508 Lr Williams Lane, Jarrell

MLS® #9164845

\$2,000,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 1.01 Acres

Williams Bus Park Ph 3, Jarrell, TX

New Construction. Completion Date estimated to be 11-01-2022. This 1.01 acre lot includes 2 - 7200 sq. ft. buildings and each will include 2 - 20' X 20" offices and 2 bathrooms. Each office will have a Commercial Ductless AC Unit made by Mitsubishi. The warehouse will have spray foam on the interior walls of the warehouse. The office finish out will include siding on the warehouse side of the office and drywall, tape, float and paint on inside of office walls. The building on the west side of lot has a high enough elevation for 2 loading docks if preferred. The elevation for the building on the east side of lot is not high enough for a loading dock pit. There could be one loading dock added to the east building for an additional cost of \$35K. Otherwise both buildings will have concrete ramps but loading docks could be an option if buyer prefers. A meeting with the sellers/builders is required prior to going under contract so all details can be decided and price adjustments to be made if necessary. The sooner the meeting the better.

This is a great opportunity as you can run your business from one of these buildings while leasing out the other building to help make your monthly mortgage payments. This is a great investment property. The 2022 estimated taxes are based on Assessed Value of the Lot Only.

Built in 2022



Essential Information

ListingFeed	abor_vow
MLS® #	9164845
List Price	\$2,000,000
Sale Price	\$1,850,000
Sale Date	March 13th, 2023
Bathrooms	0.00
Acres	1.01
Year Built	2022
Type	Commercial Sale
Sub-Type	Warehouse
Status	Closed

Community Information

Address	508 Lr Williams Lane
Subdivision	Williams Bus Park Ph 3
City	Jarrell
County	Williamson
State	TX
Zip Code	76537

Amenities

Utilities	Above Ground Utilities, Electricity Available, Phone Available, See Remarks, Water Available, Other, Sewer Not Available
Parking	Gravel, On Site, Open

Interior

Interior	Concrete
Heating	Electric, Ductless, See Remarks, Wall Furnace
Cooling	Electric, Ductless, Wall/Window Unit(s)

Exterior

Construction	Masonry, Concrete, Frame, Metal Siding, See Remarks, Spray Foam Insulation
Foundation	Slab

Additional Information

Zoning	None
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