

RocklandTexas.com

LAND FEATURES:

- 8.5 Acres
- Fronting SH 71 West.
- Travis County Jurisdiction.
- No City Jurisdiction.
- Fast and Easy Permitting.
- Hard Corner at SH71 & O'Dell.
- Condo Regime.
- Underground Utilities in place.
- Water Detention in place.

BUILDING FEATURES:

UNIT 1:

- 5,550 SF To Be Built 2019 - AVAILALBE.
- Fronting SH 71.
- Building Use – Retail, Service, Showroom or Medial.
- Build To Suite or JV Potential.

UNIT 2:

- 12,261 SF To Be Built 2019 - AVAILABLE.
- Fronting SH 71.
- Building Use - Retail, Service, Showroom or Medial.
- Build To Suite or JV Potential.

UNIT 3:

- 6,850 SF To Be Built 2019 - AVAILABLE.
- Fronting SH 71.
- Building Use - Retail, Service. Showroom or Medial.
- Build To Suite or JV Potential.

UNIT 4:

- 11,000 SF Office Warehouse COMPLETED.
- Building Use - Office Warehouse - Flex Space.
- Unit 4 has been subdivided into eleven 1,000 SF sub units, 401 through 411, for a total of ~11,000 SF. Units may be purchased individually or combined.

-Unit 401, 402, 403 & 404:

- 4,000 SF Pending SALE.

-Unit 405, 406, 407, 408, 409 &, 410:

- 6,000 SF AVAILABLE For Sale or Lease.

-Unit 411:

- 1000 SF Leased To Light Manufacturing.

UNIT 5:

- 9,000 SF Leased To Custom Auto Parts.

UNIT 6:

- 3662 Office Warehouse: Pending SALE.

Unit 7:

- Billboard Leased.

Unit 8:

- TBD.

Utility Features

- Telephone, Internet Wifi on site.
- PEC electricity on site.
- Propane available
- Community Well and Septic
- Water Detention on site.



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