

Commercial, Other - Hutto, TX



1751 County Road 107, Hutto, TX, 78634

Offered at \$5,500,000

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.

0 Bedrooms

0 Bathrooms

0 sqft

Built: 2017



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