



Josh Cook, Broker | Owner

(512) 656-2964 • www.CCRETX.com

5901 Chandler Road South, Hutto, TX 78634

Parcel Size – 40.1 Acres

Pricing – \$11,500,000

Water – Jonah SUD (16" Line along the North side of Chandler Road). Water Line with appropriate easements have been extended south.

Electricity – 3-Phase power is existing along the north side of Chandler frontage. Wholesale electric provider is Oncor.

Wastewater – No public utilities available; Onsite Septic will be required.

Topography – Very flat (some floodplain).

Zoning – None; Property is located within City of Round Rock's ETJ.

Storm Water Detention – Required.

Water Quality Treatment – Not Required.

Exemptions – Currently AG Exempt.

Deed Restrictions – None.

Access to Chandler Road permitted, cost sharing/maintenance agreement will be required. Contact Josh for details.

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40.1 ACRES

MAP



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