

FOR SALE OR LEASE

Private Rd 1906

107

107

1957 CR 107

HUTTO, WILLIAMSON COUNTY, TX 78634

*Caliche to be added

ASKING

\$1,649,000

±2.25
ACRES

±4,779
BUILDING SF

2,000+
BLUE ORIGIN JOBS

Unzoned
ETJ — YARD OK

~\$650MBLUE ORIGIN
CAMPUS — HUTTO**2,000+**NEW AEROSPACE
JOBS**SH 130**CORRIDOR
EXPANSION

INVESTMENT HIGHLIGHTS

- Flexible office-plus-yard site in unincorporated Williamson County ETJ — no zoning
- ±4,779 SF building amid an established cluster of contractor and equipment yards
- Minutes from the new Blue Origin aerospace campus (~\$650M, 1.3M SF, 2,000+ jobs)
- Rides the SH 130 corridor expansion and planned CR 107 improvements
- Water (Jonah SUD), electric (Oncor) and on-site septic today
- Conceptual City of Round Rock wastewater extension planned (buyer to verify)

LOCATION & MARKET

Industrial action, front and center. This flexible office-plus-yard site sits in unincorporated Williamson County ETJ — no zoning — amid an established cluster of contractor and equipment yards.

Minutes from the new Blue Origin aerospace campus bringing 2,000+ jobs to Hutto, the site rides the SH 130 corridor expansion and planned CR 107 improvements. Ideal for contractor/trucking/equipment uses, auto sales, multi-tenant office + yard, or a hold-and-lease play.

OFFERING SUMMARY

Property Type	Industrial / Commercial
Location	1957 CR 107
County	Williamson (ETJ)
Area	±2.25 AC
Building	±4,779 SF + garages/shed
Zoning	Unzoned — yard uses OK
Future Land Use	Employment Center
Utilities	Jonah SUD · Oncor · septic
Status	For Sale or Lease



AERIAL — SUBJECT ±2.25 AC OUTLINED

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