

\$7,500,000 - 1516 E Palm Valley Boulevard, Round Rock

MLS® #3266707

\$7,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.47 Acres

Halbert Sub, Round Rock, TX

Merrell Campus is a 29,461 SF office campus made up of 6 buildings on 5.47 acres. The campus is located in a scenic open space set back from HWY 79 in the middle of Round Rock, less than two miles from Downtown Round Rock and only minutes from The Kalahari Resort and Convention Center and Dell Diamond. Among the scenic acreage of open space in the campus, there is potential for future redevelopment with options to add a +/- 4,900 SF building or removing one existing building and adding a 10,000 SF building in its place. Great investment opportunity to acquire a stable 100% leased cash-flowing property with tons of upside. Over eight years remaining on the lease term for the largest tenant and no other set to expire until Q3 2022. While the current rents are below market, as leases expire there is the opportunity to bring the tenants up to a market rate. The TXDOT construction project to improve safety and traffic flow on HWY 79 between IH 35 and A.W. Grimes is set to begin in 2023.

Sale Price

\$7,500,000.00 NOI: \$402,243.00 *Ability to build +/- 4,900 SF office on vacant pad

Built in 2001

Essential Information

MLS® # 3266707



Price	\$7,500,000
Bathrooms	0.00
Acres	5.47
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1516 E Palm Valley Boulevard
Subdivision	Halbert Sub
City	Round Rock
County	Williamson
State	TX
Zip Code	78664

Amenities

Utilities	See Remarks
Parking	Asphalt
View	Garden

Interior

Interior	See Remarks
Heating	See Remarks

Exterior

Construction	Brick, Frame, Masonry, Stone, Block, Glass, See Remarks
Foundation	Slab, See Remarks

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