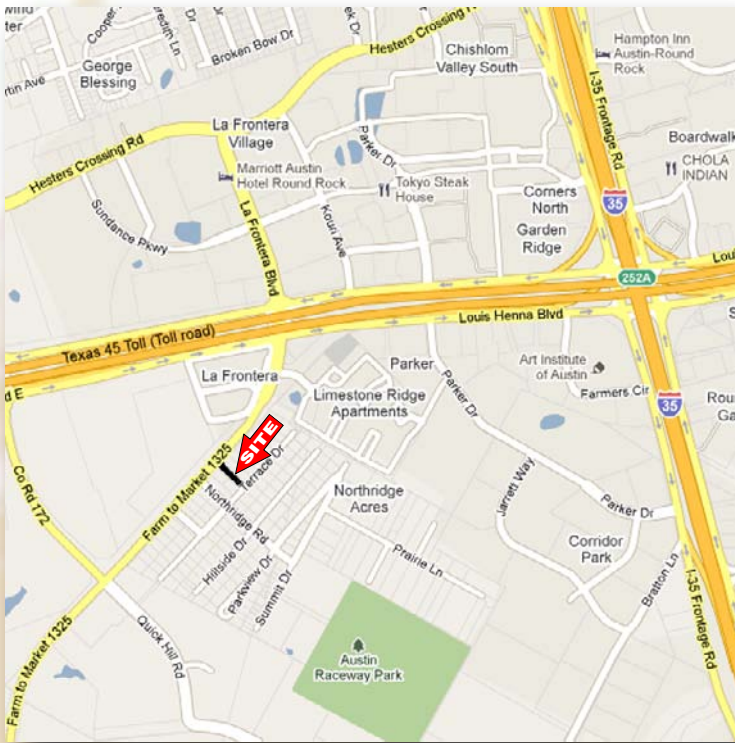


LAND FOR SALE

16407 FM 1325 Austin, Texas 78728



- LOCATION:** On the east side of La Frontera (FM1325) just north of Northridge Rd.
- SIZE:** 1,170 sq. ft. on .295 acres
- FRONTAGE:** 85' frontage on FM 1325 and 85' frontage on Terrace Ave.
- UTILITIES:** TXU Electric, City of Austin water, individual septic.
- ZONING:** None; the property is outside of city limits.
- TOPOGRAPHY:** Relatively flat
- FLOOD HAZARD:** The property is not in the FEMA Flood plain.
- SCHOOL DISTRICT:** Round Rock ISD
- PRICE:** \$299,000
- COMMENTS:** The property is rented on a month-to-month basis to Granite Specialties for \$1,800. per mo. = \$21,600 per year less expenses = \$18,100 annual NOI.



McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

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