

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13231 ROOSTER SPRINGS ROAD

AUSTIN, TX 78737



\$2,250,000



5,174 sqft

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## DESCRIPTION

Incredible opportunity for your business! This unique commercial property is located at the hard corner of Hwy 290 and Rooster Springs in the ETJ located conveniently between Austin and Dripping Springs. With over 100 ft of 290 frontage road, this would make a gorgeous wedding venue, brewery, Bed and Breakfast, creative office building, event venue, or land development! Originally, this building encompassed 5 bedrooms, 4 bathrooms, multiple living spaces and a kitchen. It has been transformed into a functional office building with a meeting room, waiting room, recreation room, 5 large functional rooms for offices, or collaborative working spaces while the kitchen is still fully functional as a break room. Endless possibilities with this property!

**PROPERTY TYPE:** Commercial - Other  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 2916477  
**YEAR BUILT:** 1975  
**COUNTY:** Hays  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 08/04/2024

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**800.451.8055**

**AREA:** HD  
**SQUARE FEET:** 5,174  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 3.62  
**LOT SIZE (SQFT):** 157,687

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Concrete
- Tile

## EXTERIOR FEATURES

### PARKING:

- CircularDriveway
- Gravel
- OnSite
- Open
- ParkingLot

### LOT DESCRIPTION:

- Level

### SIDING:

- StoneVeneer

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- ElectricityAvailable
- SewerConnected
- SeeRemarks
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jill Cipriano

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**BROKERED BY:** Spyglass Realty