

CENTURY 21[®]

Judge Fite Company



203 E ANDERSON AVENUE

ROUND ROCK, TX 78664



\$379,000



1,180 sqft

DESCRIPTION

Located in the heart of Downtown Round Rock, 203 E Anderson Ave U presents a rare opportunity for commercial developers or entrepreneurs to establish a presence in one of Central Texas's most vibrant and fast-growing districts. This mixed-use duplex offers strong income potential with one side currently leased at \$16,00/month and the other at \$1,599/month, making it an excellent cash-flowing asset from day one. Just steps from the new Round Rock Public Library and surrounded by walkable amenities, this property sits on a spacious lot with room for future expansion or customization. Zoned for commercial use and positioned in a high-traffic, high-visibility location, it's ideal for those looking to invest, develop, or launch a business in a thriving downtown setting.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 5196111

YEAR BUILT: 1976

COUNTY: Williamson

TRACT OR SUBDIVIION: Round Rock City

LIST DATE: 06/13/2025

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800.451.8055

AREA: RRE

SQUARE FEET: 1,180

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.14

LOT SIZE (SQFT): 6,185

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Wood

EXTERIOR FEATURES

PARKING:

- Concrete
- Paved

SIDING:

- HardiplankType

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- PhoneAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Doreen Sidney

PHONE: 512.709.0913

BROKERED BY: Teifke Real Estate