

CENTURY 21[®]

Judge Fite Company



2015 SAM BASS ROAD

ROUND ROCK, TX 78681



\$1,600,000



0 sqft

DESCRIPTION

Prime Commercial Acreage in Round Rock ETJ – Endless Possibilities! A rare opportunity awaits with this 5.967-acre tract located just outside the city limits in Round Rock's ETJ. Positioned near the corner of Sam Bass Rd and Hairy Man Rd, this exceptional site offers unbeatable convenience and visibility, surrounded by a mix of residential neighborhoods and established commercial developments. With no restrictions, the possibilities are nearly endless—potential uses could include office buildings, multi-family, retail, or mixed-use development (subject to city approval). The property features a well and septic system, along with two older manufactured homes that are likely tear-downs, providing a clean slate for your vision. The land backs to Brushy Creek, with a bluff offering scenic views of the water—an ideal backdrop for a future project. City utilities are nearby, including a water line running under Sam Bass Rd and a possible sewer connection approximately one block away (buyer to confirm with the City of Round Rock). An adjoining 6.72-acre tract will also be available soon (different seller), presenting a unique opportunity to combine acreage for a larger development. Highlights: 5.967 acres with no restrictions / Located near Sam Bass Rd & Hairy Man Rd in Round Rock ETJ / Surrounded by residential and commercial growth / Well & septic onsite; city water at front of property / Sewer connection nearby (verify with city) / Creek frontage with bluff and stunning views / Rare central location with development potential. Don't miss the chance to secure one of the last sizable tracts in this thriving corridor.

PROPERTY TYPE: Commercial - Other

MLS STATUS: ActiveUnderContract

MLS: 6867514

YEAR BUILT: 1985

COUNTY: Williamson

TRACT OR SUBDIVIION: David Curry 3/4 League Surv Tr

LIST DATE: 08/29/2025

CENTURY 21

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800.451.8055

AREA: RRW

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.97

LOT SIZE (SQFT): 259,966

INTERIOR FEATURES

KITCHEN:

- None

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- None

SIDING:

- VerticalSiding

UTILITIES

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerConnected
- WaterConnected

LISTED BY: Shane White

ADDITIONAL PROPERTY DETAILS

PHONE: 512.515.5263

BROKERED BY: RE/MAX Town & Country

century21judgefite.com

each office is independently owned and operated