

# 2900 Jazz St.– Round Rock, TX 78664

WILLIAMSON COUNTY, TEXAS



**For Sale: \$ 3,630,000**  
**(\$ 330/SF)**

**For Lease: \$ 21,850/month**  
**Plus NNN**  
**(estimated \$4,750)**

- Building: 11,000 SF
- Property: 1.285 Acres

• Zoned: Commercial

This building has been utilized for offices. The concrete parking lot contains of 73 parking spaces, 2 being handicap, and shares a driveway with a Spanish emersion school.

*Disclaimer: The Broker is submitting the attached information in its capacity as an agent and representative of the owner, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representation concerning it. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAR STATUS, NATIONAL ORIGIN OR HANDICAP STATUS.*



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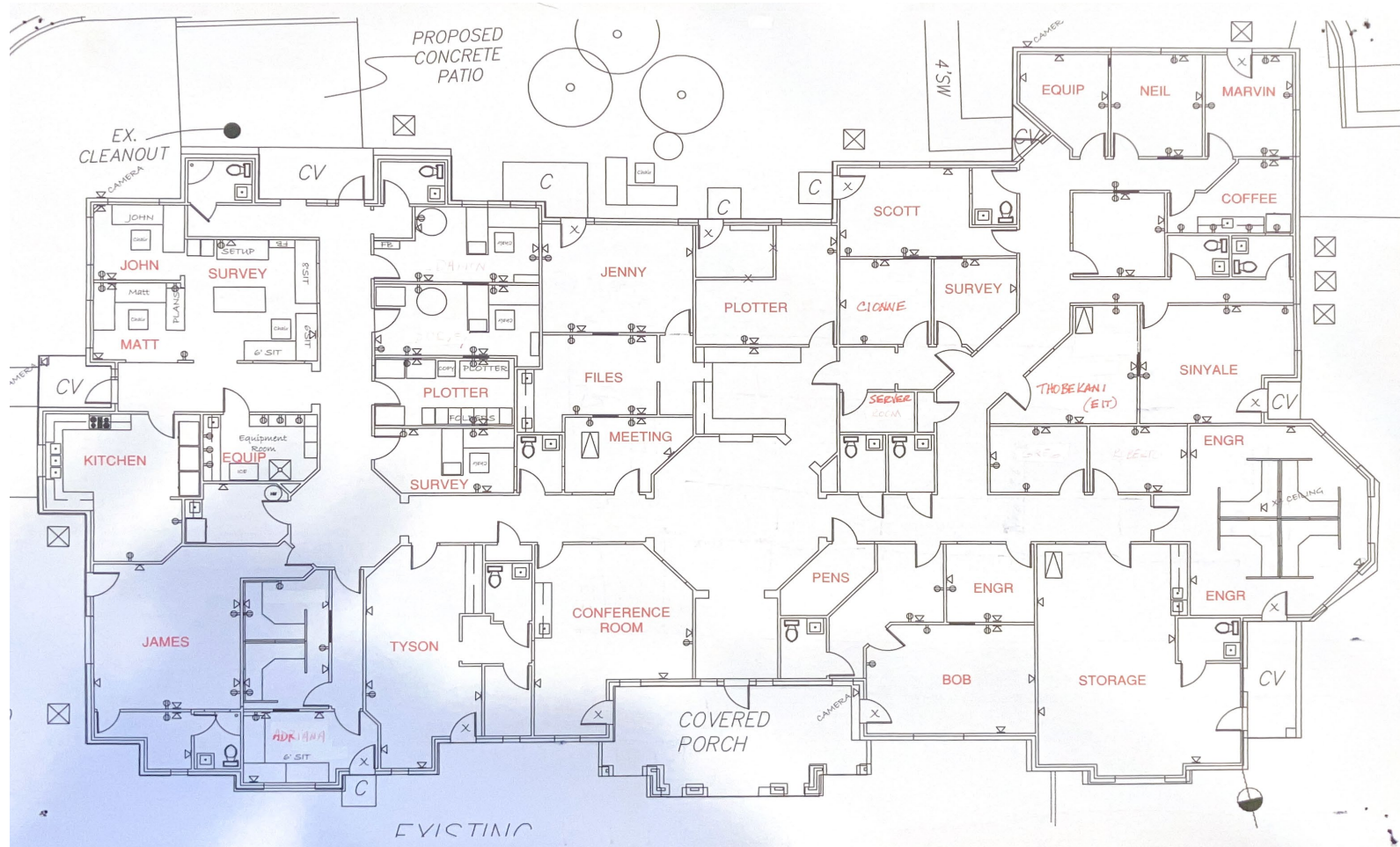
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