

Available

📍 1650 & 1680 University Blvd. - Round Rock, TX 78665



Property Overview

- **Strategic Location:** Positioned near the high-traffic intersection of University Blvd. & N. A.W. Grimes Blvd., offering exceptional visibility and exposure and easy access to I-35 & SH 130.
- **Signalized Access:** Located just behind the signalized intersection at University Blvd. & Seton Pkwy, ensuring convenient ingress and egress for daily commuter and destination traffic.
- **Proximity to Major Medical Campus:** Directly adjacent to **Ascension Seton Williamson Hospital** (*181 staffed beds + 898 physicians & staff*); **PAM Rehabilitation Hospital of Round Rock** (*40 staffed beds + 137 physicians & staff*); **Cornerstone Specialty Hospitals Round Rock** (*50 staffed beds*).
- **University Blvd. Growth Corridor:** Sited along University Blvd., one of Round Rock's fastest-growing commercial and residential arteries connecting IH-35 to SH-130 and East Williamson County growth zones.
- **Surrounded by Master-Planned Communities:** Benefits from proximity to high-income residential neighborhoods including **Vizcaya** (*1,200 lots*); **Teravista** (*5,600 lots*); and **Paloma Lake** (*±3,500 lots*); with the remainder of **Avery Centre** (*±1,328 lots*) and the **230-Ac Briggs Residential Development** (*±900 lots*).
- **Minutes from Higher Education:** Less than 5 minutes to **Texas State University - Round Rock Campus** (*2,193 enrollment*); **Texas A&M Health Science Center - Round Rock** (*265 enrollment*); and **Austin Community College - Round Rock Campus** (*4,220 enrollment*).
- **High Traffic Counts:** University Blvd. and N. A.W. Grimes Blvd. collectively carry over 35,000 vehicles per day, with continued growth from adjacent developments.
- **Strong Demographics:** Average household income within a 1-mile radius exceeds \$160,000, with continued upward trends in both income and population density.

Area Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Total Population	7,232	66,398	160,194
Estimated Total Households	2,385	24,008	56,567
Average Household Income	\$161,097	\$131,487	\$135,395
Estimated Daytime Population	6,969	54,451	148,114

Site Plan



*Conceptual site plan subject to change.

Trade Area



Area Growth

10K Enrollment in Sight

Texas State University Round Rock sets plan to accommodate student growth

Exponential Student Enrollment Growth

Student Growth expected to grow from 2,193 students in 2025 (up 21% from spring 2024) to 10,000 students by 2030.

On-Campus Housing

Future plans include adding 400 beds of student housing across two phases

Unique Regional Positioning

The Round Rock TX State campus is the only university from North Austin to South Dallas that accepts Freshman through Graduate students

Growth Phases

Texas State University Round Rock's plan is based on student enrollment milestones.

6,000 Total Students

- A** Esperanza Hall: 81,600 sq. ft.
- B** Life Sciences: 80,000 sq. ft.

7,500 Total Students

- C** Academic: 145,000 sq. ft.
- D** Housing: 200 beds

10,000 Total Students

- E** Housing: 200 beds
- F** Academic: 105,000 sq. ft.
- G** Academic: 105,000 sq. ft.

15,000 Total Students

- E** Future Academic Quad

[Community Impact article](#)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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Buyer/Tenant/Seller/Landlord Initials

Date



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