

Bexley at Round Rock
330 Units

Teravista
Residential Community & Golf Course
5,600 Lots

AUSTIN COMMUNITY COLLEGE DISTRICT
2,416 Students

TEXAS STATE UNIVERSITY
ROUND ROCK CAMPUS
1,867 Students

Bell at Teravista
318 Units



SITE

Avery Center
Mixed-Use Development
1,200 AC

Seton
Family of Hospitals
300 Beds
1,600 Employees

Future Residential

Vizcaya
Master Planned Community
1,200 Lots

ATM HEALTH SCIENCE CENTER
TEXAS A&M UNIVERSITY
450 Students

5290 A.W. Grimes Blvd.

FOR LEASE | 4,300 SF AVAILABLE



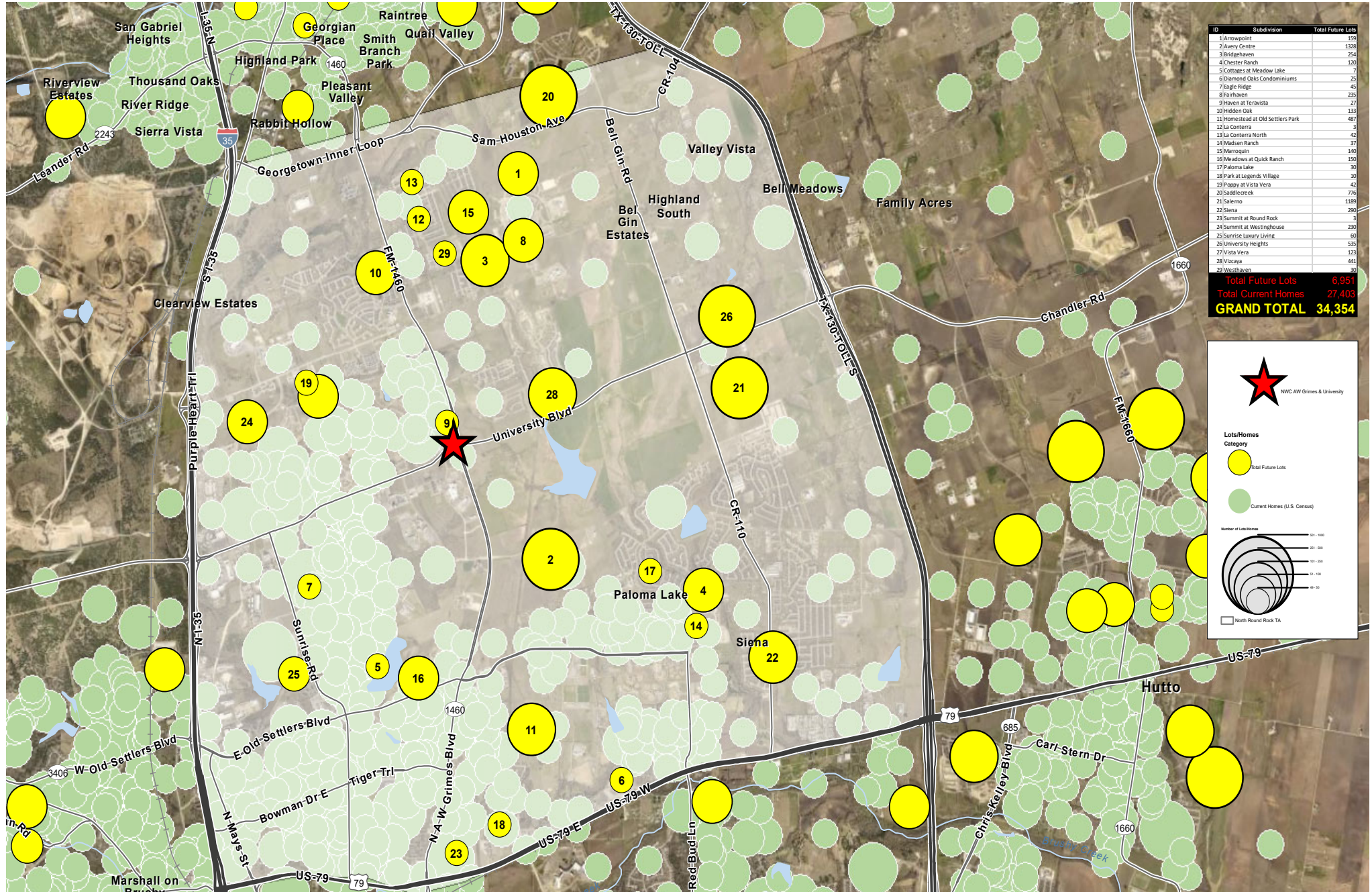
THE HIGHLIGHTS

- **Available:** 4,300 SF
- **Co-Tenants:** State Farm Insurance, Family Dental
- Sits at the eastern exit of Teravista Golf Course & Residential Development (5,600 lots) and within close proximity to Paloma Lake Planned Community (1,840 lots), Siena Residential Developments (2,617 lots), and Vizcaya Master Planned Community (1,200 lots)
- Across the street from: Seton Hospital (500 employees), Texas A&M Health Sciences Center (450 students), Texas State University Round Rock Campus (1,867 students) & Austin Community College Round Rock Campus (2,416 students)



*CONCEPTUAL RENDERING SUBJECT TO CHANGE





ID	Subdivision	Total Future Lots
1	Arrowpoint	159
2	Avery Centre	1328
3	Bridgeway	254
4	Chester Ranch	120
5	Cottages at Meadow Lake	7
6	Diamond Oaks Condominiums	25
7	Tangle Ridge	45
8	Fairhaven	285
9	Haven at Teravista	27
10	Hidden Oak	133
11	Homestead at Old Settlers Park	467
12	La Contera	3
13	La Contera North	42
14	Medden Ranch	37
15	Merrimack	140
16	Meadows at Quick Ranch	150
17	Paloma Lake	30
18	Park at Legends Village	10
19	Poppy at Vista Vera	42
20	Siddons Creek	776
21	Salerno	1189
22	Siena	290
23	Summit at Round Rock	3
24	Summit at Westinghouse	238
25	Sunrise Luxury Living	60
26	University Heights	535
27	Vista Vera	123
28	Vizcaya	441
29	Westinghouse	35
Total Future Lots		6,951
Total Current Homes		27,403
GRAND TOTAL		34,354

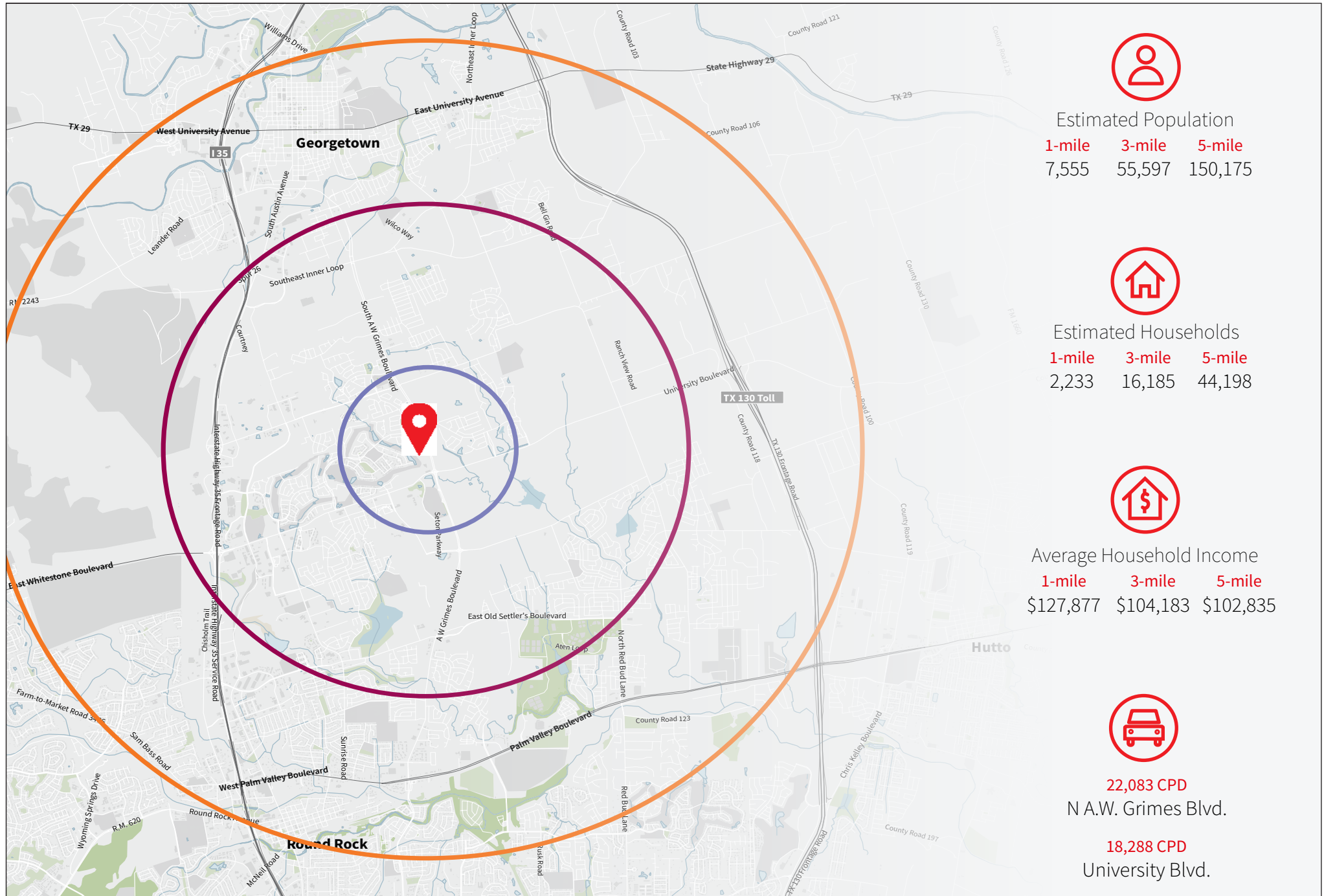
NWC AW Grimes & University

Lots/Homes Category

- Total Future Lots
- Current Homes (U.S. Census)

Number of Lots/Homes

North Round Rock TA



Estimated Population

1-mile	3-mile	5-mile
7,555	55,597	150,175



Estimated Households

1-mile	3-mile	5-mile
2,233	16,185	44,198



Average Household Income

1-mile	3-mile	5-mile
\$127,877	\$104,183	\$102,835



22,083 CPD
N A.W. Grimes Blvd.

18,288 CPD
University Blvd.

Bell at Teravista
318 Units

TERAVISTA
RESIDENTIAL COMMUNITY & GOLF COURSE
5,600 LOTS



SITE

LifeStorage

Neuro Restorative

State Farm

Domino's

388 FAMILY DENTAL

jiffylube

KIDDIE ACADEMY,
EDUCATIONAL CHILD CARE

Vista Vet
Animal Hospital & Pet Lodge

A.W. GRIMES BLVD.

22,083 CPD

VIZCAYA
MASTER PLANNED COMMUNITY
1,200 LOTS

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Achieve Ambitions