

THE OPPORTUNITY

Positioned at the epicenter of one of Central Texas's explosive growth regions, this 14.82-acre tract offers a rare opportunity for visionary development. Surrounded by leading industries, cutting-edge innovation hubs, and one of the region's strongest employment corridors, the site truly sits at "the hole in the donut" of Round Rock's dynamic business landscape.

This premier location allows a major employer or developer to control their own destiny—whether expanding operations or establishing a flagship presence in one of Texas's most vibrant markets. The area's deep talent pool, combined with immediate access to exceptional retail, dining, and lifestyle amenities, ensures both workforce satisfaction and long-term value.

Capitalize on Central Texas's momentum and position your business at the center of innovation, growth, and opportunity.

The District
(Development
in Progress)

.8 Miles to SH-45

IDEA Round Rock Tech

14.82 Acres

Greenlawn Blvd

Pflugerville Pkwy

.9 miles to IH-35

HIGHLIGHTS

- Unmatched accessibility in the heart of Round Rock’s business corridor
- PUD Agreement with the City of Round Rock to be amended
- Quick access to IH-35, SH-45, with easy access to Loop 1 (Mopac) and 130
- Ideal for mixed-use development

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,202	44,203	102,642
Total Population	10,019	108,338	261,276
Average HH Income	107,483	115,043	126,452

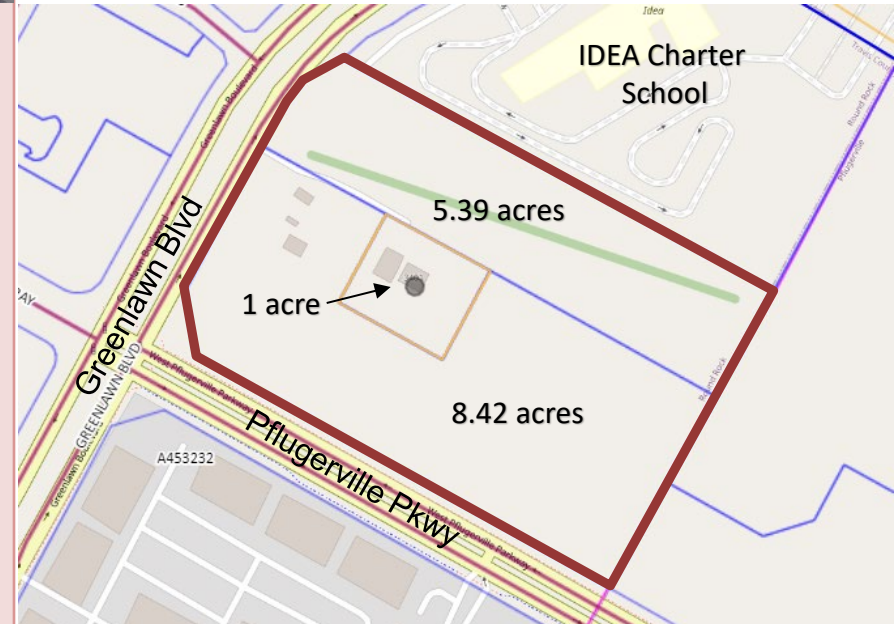
ASSET PROFILE

ADDRESS: 3401 GREENLAWN BLVD
ROUND ROCK, TX 78664

SITE SIZE: 14.82 ACRES

UTILITIES: Water: City of Round Rock
Wastewater: Windemere
IDEA Water & Wastewater
Located on the east side of the tract

PRICE: Contact Agent



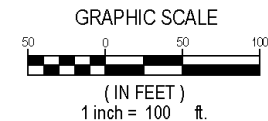


ZONING EXHIBIT

SHEET 3 OF 3

LEGEND

- (WC) WILLIAMSON COUNTY
- (TC) TRAVIS COUNTY
- DR DEED RECORDS
- OPR OFFICIAL PUBLIC RECORDS
- CM CONTROLLING MONUMENT
- PR PLAT RECORDS
- P.O.B. POINT OF BEGINNING



GREENLAWN BOULEVARD
(120' R.O.W.)

LOT 2, BLOCK A
IDEA GREENLAWN SUBDIVISION
DOCUMENT NO. 2019082713, OPR

LOT 1, BLOCK A

REMAINDER OF 43 ACRES
1/3 INTEREST VOL. 985, PG. 442, DR (WC)
1/3 INTEREST DOC. 2010099769, OPR (TC)
1/3 INTEREST DOC. NO. 2010099770, OPR (TC)

KAREN ALICE LEPPIN JONES
1 ACRE
VOLUME 7619, PAGE 982, DR (TC)

14.4 ACRES

DAVID WILSON LEPPIN
REMAINDER OF 16 ACRES
VOLUME 7489, PAGE 534, DR (TC)

P.O.B.

W PFLUGERVILLE PARKWAY
(120' R.O.W.)

SOCRATES' DARING SURVEY NO. 102
ABSTRACT NO. 232, TRAVIS CO., TX

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

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Cunningham|Allen

Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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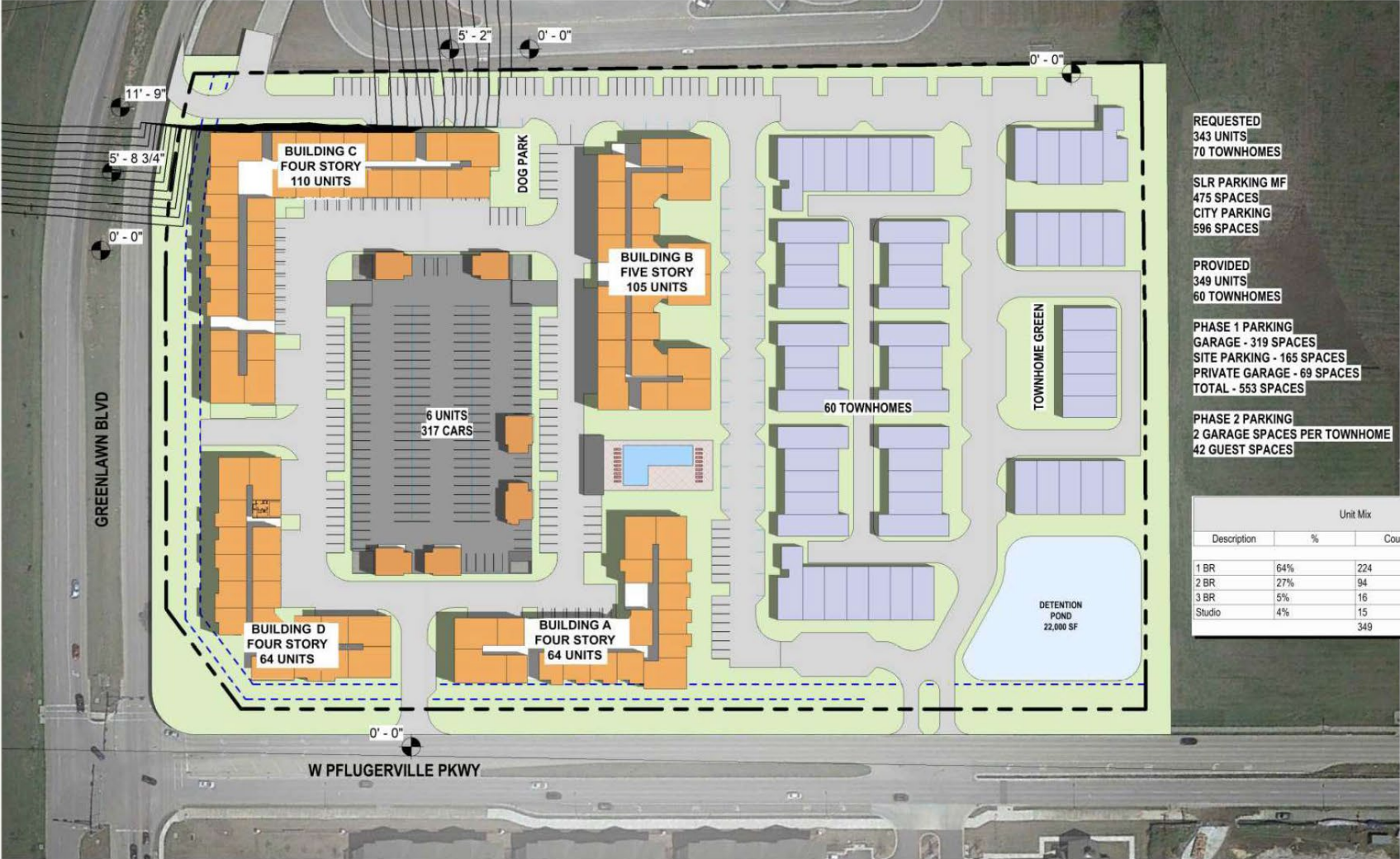
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TECH

Drawing Path: S:\6940101\Drawings\6940101_Base.dwg P: John By Tom Watkins Date: 2/26/2020 1:06:31 PM Layout: &xt\FPageSize ANSI full bleed A (8.50 x 11.00) inches, 1:1



CONCEPT PLAN – NOT CITY OF RR APPROVED



REQUESTED
343 UNITS
70 TOWNHOMES

SLR PARKING MF
475 SPACES
CITY PARKING
596 SPACES

PROVIDED
349 UNITS
60 TOWNHOMES

PHASE 1 PARKING
GARAGE - 319 SPACES
SITE PARKING - 165 SPACES
PRIVATE GARAGE - 69 SPACES
TOTAL - 553 SPACES

PHASE 2 PARKING
2 GARAGE SPACES PER TOWNHOME
42 GUEST SPACES

Unit Mix			
Description	%	Count	NRSF
1 BR	64%	224	167792 SF
2 BR	27%	94	117063 SF
3 BR	5%	16	25984 SF
Studio	4%	15	8568 SF
		349	319407 SF

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