# **Avery Centre Availabilities**

**UTILITIES** 

Round Rock, Texas





PARCEL #2 – 1501 University Blvd.

**SITE AREA** ±5.82 Acres

**ASKING PRICE** \$6,337,980 (\$25.00/SF)

PARCEL ID# R517850

ZONING PUD 84, District 1

Water Lines:

• 36" DI in University Blvd.

• 16" PVC in College Park Dr.

• 2" PVC stubout in front of property

· 6" DI stubouts in front, middle and back of property

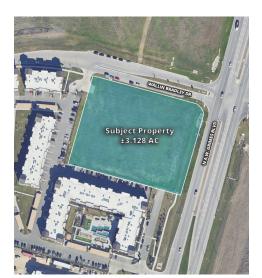
• 12" PVC stubout in back of property

Wastewater Lines:

• 8" PVC gravity main in back corner of property

STORMWATER DETENTION Onsite Detention Required, Water Quality Not Required

No gas convenience store or self-storage



### PARCEL #19 - 1751 Wallin Bradley Dr.

SITE AREA ±3.128 Acres

**ASKING PRICE** \$2,997,625 (\$22.00/SF)

PARCEL ID# R59825

**ZONING** PUD 84, District 6

**UTILITIES** Water Lines:

• 12" PVC in North AW Grimes Blvd.

• 6" DI in back of property

· 8" PVC in back of property

Wastewater Lines:

· 8" PVC gravity main in back corner of property

STORMWATER DETENTION

Onsite Detention Required, Water Quality Not Required

No gas convenience store or self-storage



## University Blvd at Vizcaya Pkwy.

±21.19 Acres **SITE AREA** 

**ASKING PRICE** \$14,768,582 (\$16.00/SF)

PARCEL ID# R543516

**PUD 96 ZONING** 

#### Water Lines:

• 36" DI in University Blvd.

• 16" PVC stubout in front corner or property

• 12" PVC in Vizcaya Pkwy.

· 8" PVC in back of property

· 8" PVC gravity main along front of property

STORMWATER DETENTION Onsite Detention & Water Quality Required

> No gas convenience store or self-storage Sellers prefer a bulk sale versus subdividing to smaller parcels



**UTILITIES**