

Avery Centre Availabilities

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

UTILITIES

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.

SITE AREA

±21.19 Acres

ASKING PRICE

\$14,768,582 (\$16.00/SF)

PARCEL ID

R543516

ZONING

PUD 96

UTILITIES

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

Wastewater Lines:

- 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