



455 UNIVERSITY BOULEVARD

ROUND ROCK (AUSTIN), TX

A Fully-Occupied, Best-In-Class Strip Center Positioned Along Round Rock's Dominant Retail Corridor With Unmatched Visibility & National Tenancy



OFFERING MEMORANDUM | 

EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) is pleased to present the opportunity to acquire 455 University Blvd, a 12,880-square-foot, 100%-leased multi-tenant retail asset positioned along Round Rock’s dominant University Boulevard corridor. The Property offers a 5.3-year WALT and a highly durable tenant roster composed of 83% national credit retailers, benefiting from exceptional visibility with over 44,000 vehicles per day and adjacency to major regional anchors including H-E-B, Ross, PetSmart, Specs, and the Austin metro’s only IKEA.

The Round Rock submarket boasts some of the strongest fundamentals in the Austin MSA, with 96.7% average retail occupancy, 23% rent growth since 2020, and 10% population growth since 2020, all contributing to long-term stability and tenant demand. With a 24.6% mark-to-market opportunity embedded in current rents, combined with the Property’s prime location and fully stabilized occupancy, 455 University Blvd presents a compelling opportunity to secure durable cash flow with meaningful future NOI upside in one of Central Texas’ top-performing retail corridors.

PROPERTY OVERVIEW

Property:	455 University Blvd, Round Rock, TX 78665
Size:	12,880
Occupancy:	100.0%
Key Tenants:	Starbucks, Bank of America, Mad Greens, Smoothie King
WALT:	5.3 years
% Below Market:	24.6%
Year Built:	2016
Acreage:	1.94





INVESTMENT HIGHLIGHTS



100% OCCUPANCY WITH STRONG NATIONAL CREDIT TENANCY

100% occupied with a 5.3-year WALT, supported by a durable tenant lineup that is 83% national credit retailers



MEANINGFUL MARK-TO-MARKET UPSIDE

Current in-place rents sit approximately 24.6% below market rental rates



EXCEPTIONAL FRONTAGE & HIGH VISIBILITY

Situated on University Boulevard, a major east-west connector experiencing 44,000 vehicles per day



PREMIER POSITIONING ON A DOMINANT RETAIL CORRIDOR

Strategically located along Round Rock's main retail artery, just off I-35 and surrounded by major national tenants including Ikea, Ross, PetSmart and Specs



HIGH GROWTH ROUND ROCK MARKET WITH EXCELLENT FUNDAMENTALS

Round Rock remains one of the fastest-growing cities in the Austin MSA, with 10% population growth since 2020, average household incomes exceeding \$110K, and a submarket retail occupancy of 96.7%

DURABLE CASH FLOWS BACKED BY CREDIT TENANCY

A 100% leased, nationally anchored tenant roster delivers reliable cash flows with healthy occupancy fundamentals.





MEANINGFUL MARK-TO-MARKET UPSIDE

The Property presents a compelling mark-to-market opportunity of approximately 24.6%, driven by the significant increase in submarket retail rents since 2020.

Tenants expiring; Smoothie King, Bank of America, The Harbor Health Team, Starbucks, Mad Greens, Roosters

**Assumes Roosters Men's Grooming exercises its fixed-rate option*

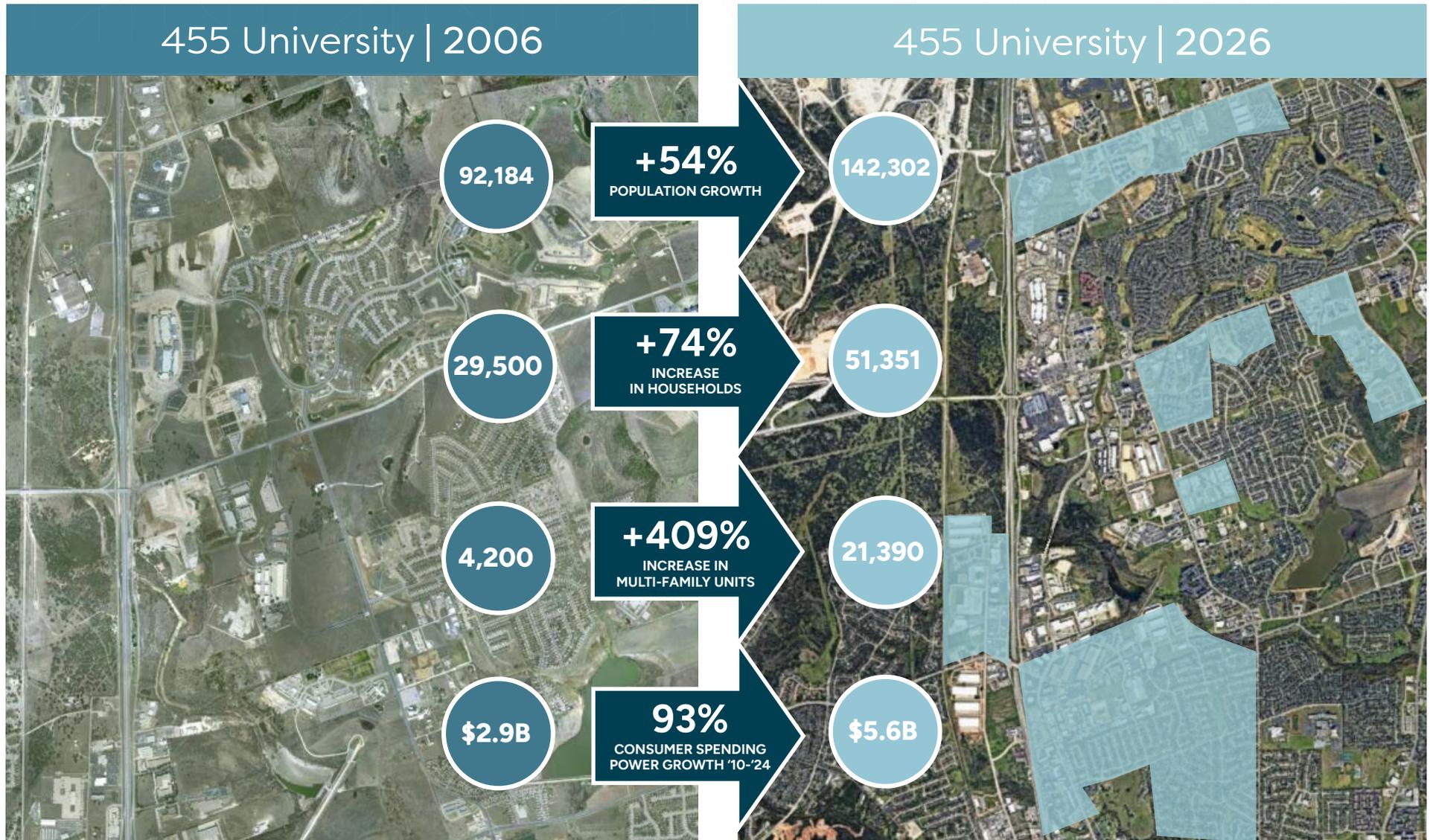


PREMIER POSITIONING ON ROUND ROCK'S DOMINANT RETAIL CORRIDOR

- Strategically located along University Boulevard, a prime retail artery offering superior visibility to more than 44,000 vehicles per day, and situated just 0.5 miles from I-35
- Unmatched retail density with 1.64M square feet within a 1-mile radius, anchored by Ikea, University Oaks and Round Rock Premium Outlets
- Situated within one of Austin's strongest submarkets, boasting 96.7% retail occupancy



EXPLOSIVE RESIDENTIAL GROWTH & BOOMING HOUSING MARKET IN ROUND ROCK



ROUND ROCK RETAIL OVERVIEW

THRIVING RETAIL SUMARKET

Round Rock continues to stand out as one of the Austin region's most resilient and high-performing retail submarkets, with vacancy holding at just 3.1%, well below both its five-year (4.1%) and ten-year (4.8%) historical averages. Steady tenant demand, including a deep mix of national and regional brands, has kept leasing momentum strong, supported by a growing consumer base and consistent household growth in the surrounding trade area.

New supply has been limited, with only ~35,000 SF currently under construction, far below the ~110,000 SF annual pace seen over the last decade. Even with modest new deliveries, absorption continues to outpace supply, with the market recording 165,000 SF of net absorption over the past year against 152,000 SF of new space. As a result, Round Rock's vacancy rate is expected to compress further to approximately 2.8% by year-end 2026, signaling continued strength ahead.

Rental rates continue to trend upward, with market asking rents at \$31.71/SF, reflecting 2.0% year-over-year growth. With limited new supply on the horizon, rising occupancies, and strong tenant depth, Round Rock remains one of Greater Austin's most compelling and durable retail environments.

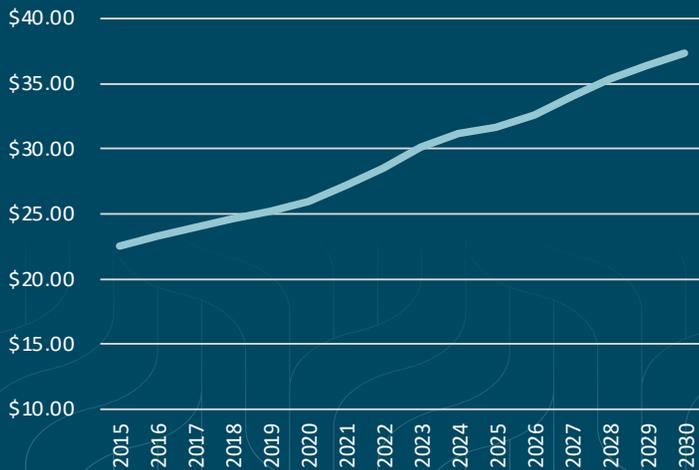
9.47M
TOTAL RETAIL
INVENTORY SF

96.9%
TOTAL
OCCUPANCY

165K SF
12-MONTH
NET ABSORPTION

\$31.71
AVERAGE MARKET
RENT PSF

Round Rock Exponential Rent Growth



**40% INCREASE IN RENTAL RATES
SINCE 2015**

Consistent Round Rock Occupancy



**95% AVERAGE OCCUPANCY
SINCE 2015**



AUSTIN ECONOMIC OVERVIEW

LEADING THE NATION IN EVERYTHING

Named the #1 Market for Global Real Estate investment by AFIRE (2022), Austin has transformed from a quiet state capital into one of the fastest-growing metros in the country. Universally regarded for its thriving economy and prosperous employment opportunities, Austin's quality of life truly sets it apart from other cities. People are drawn to the city's cultural vitality, outdoor spaces, and vibrant food and entertainment scene. Known as the "Live Music Capital of the World", Austin boasts hundreds of music venues and is home to SXSW and ACL Music Festival, two of the largest media events in the nation. Austin is celebrated for its enchanting natural beauty and oasis of outdoor activities found in more than 300 parks, 18,000 acres of green space, and 227 miles of trails. Austinites enjoy a reasonable cost of living, no state income tax, and the highest per capita income in the state. With a unique diversity of lifestyles within its boundaries, it is not hard to see why many people love to call Austin home.

30M
ANNUAL
VISITORS

24.3%
MILLENNIAL
POPULATION

1,450+
EXPANSIONS &
RELOCATIONS
SINCE 2014

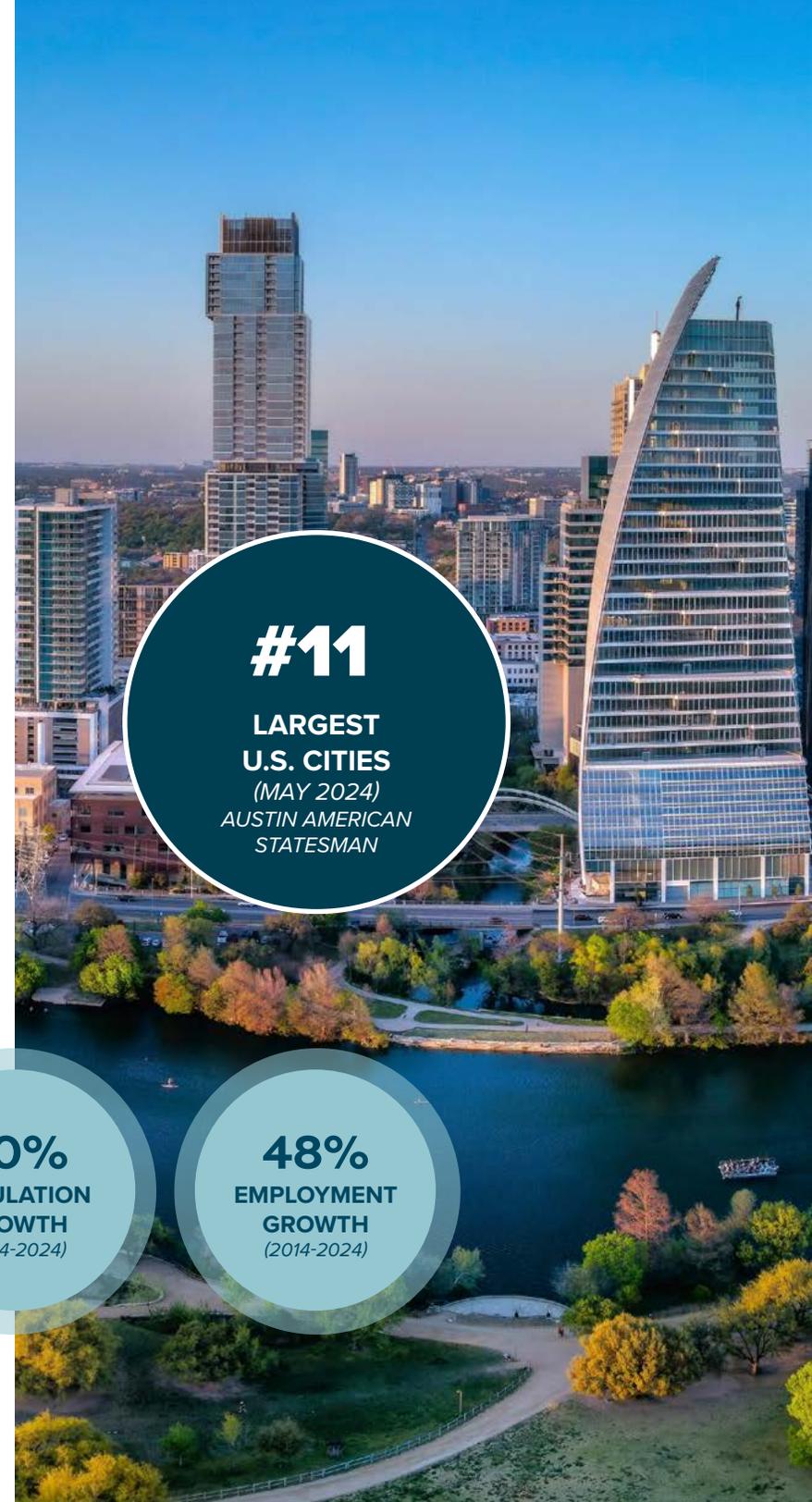
30%
POPULATION
GROWTH
(2014-2024)

48%
EMPLOYMENT
GROWTH
(2014-2024)

#11

**LARGEST
U.S. CITIES**

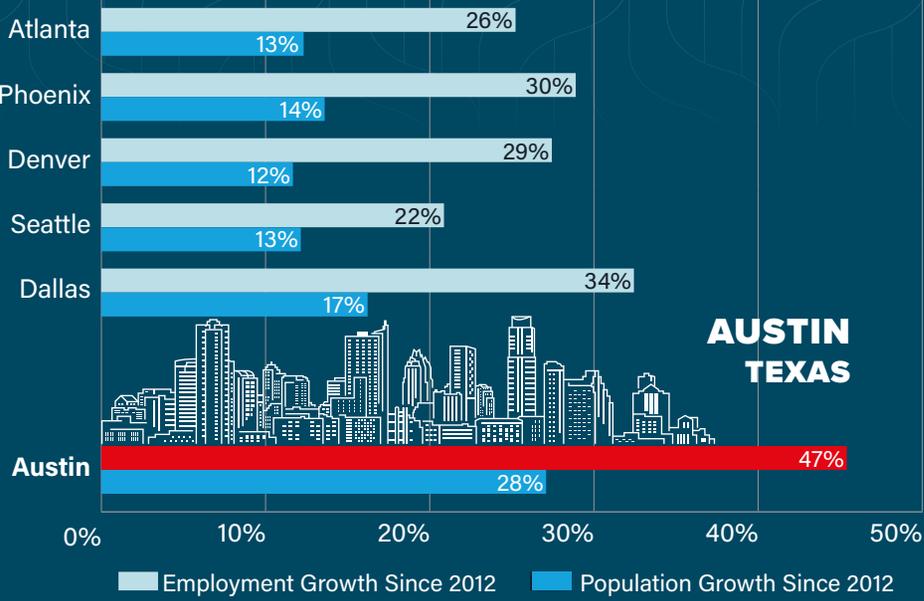
*(MAY 2024)
AUSTIN AMERICAN
STATESMAN*





Prolific Population & Employment Growth

EMPLOYMENT & POPULATION GROWTH



The metro is projected to grow employment *another 8%* through 2029

PROPERTY OVERVIEW

ADDRESS	455 University Blvd, Round Rock, TX 78665
SITE AREA	1.94 Acres
REA	An REA exists between the owners of Lot 1A1 and Lot 1B1 within the Chandler Creek Medical Pavilion development, providing for cross-access, shared driveway, drainage, and signage easements, as well as ongoing shared maintenance obligations and detailed use restrictions throughout the property. The full Declaration of Easements and Restrictions, including all operational provisions, is available in the document center
ZONING	C-1 Commercial
PARKING	111 surface spaces
SITE ACCESS	Direct vehicular access via driveway entrances from the adjacent public streets.

DESIGN & CONSTRUCTION

STRUCTURE	Steel frame, slab on grade foundation
EXTERIOR	Masonry/brick with wooden eaves
ROOF	The low-sloped roof consists of a fully-adhered Firestone single-ply roofing system installed in 2016; the roof has a 20-year transferable warranty.

BUILDING SYSTEMS

HVAC	Tenant installed, owned, and maintained
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ELECTRICAL	2000 amp main service, each tenant/suite has own electric meter/service and electric panels
FIRE SUPPRESSION	Sprinkler system with building central fire alarm system
PLUMBING	Copper piping, each suite has own water sub meter (read manually and located in riser room)
UTILITIES	Water/Sewer - City of Round Rock Electric - NRG Energy

DISCLAIMERS

AMERICANS WITH DISABILITIES ACT	Ownership makes no representation or warranty as to the ADA or other compliance of the Property. Prospective investors should complete their own study of the Property's physical conditions, including ADA compliance, prior to purchase.
ENVIRONMENTAL	Ownership and JLL make no representation or warranty regarding the environmental condition of the Property nor the source, extent or impact of the foregoing. Prospective investors should undertake their own environmental study and analysis during the due diligence period.





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