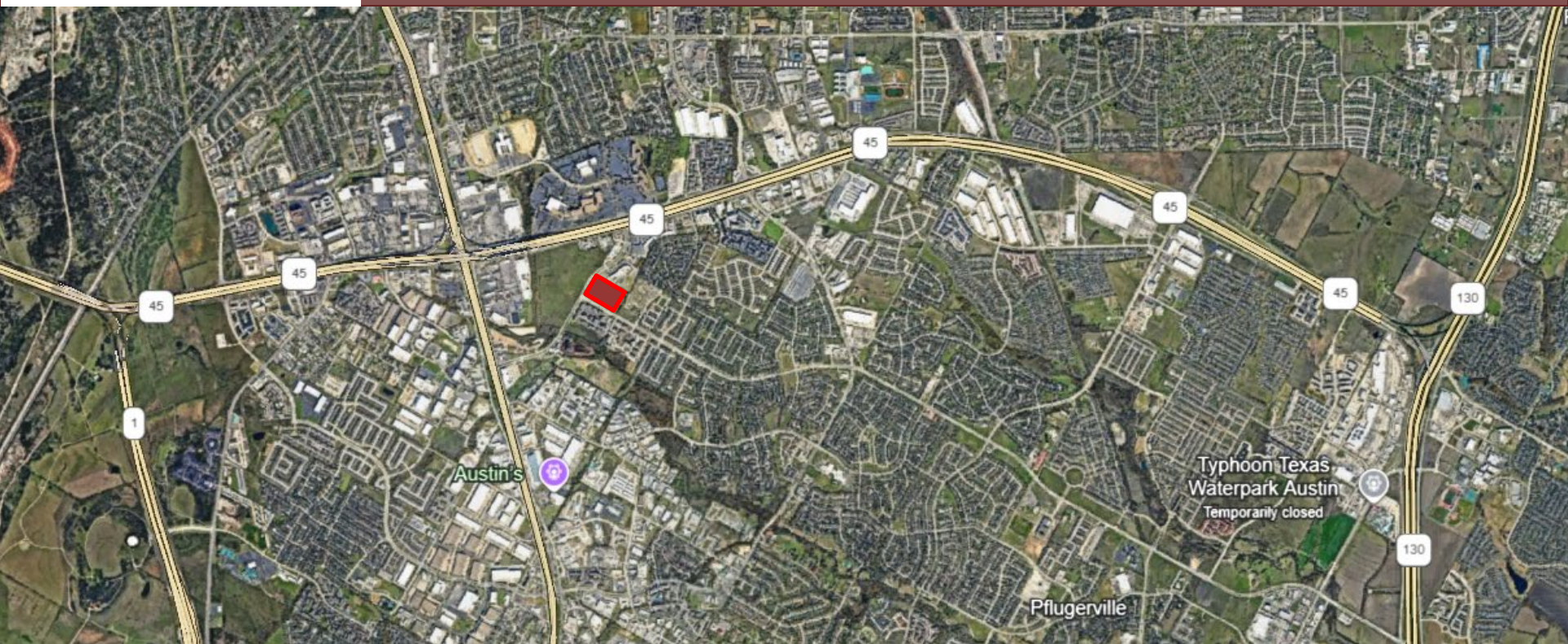


14.82 ACRES – FOR SALE
3401 GREENLAWN BLVD, ROUND ROCK, TX
CENTRALLY LOCATED TO IH-35 & SH-45 IN TRAVIS COUNTY – EXPLOSIVE GROWTH CORRIDOR



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

.9 miles to IH-35

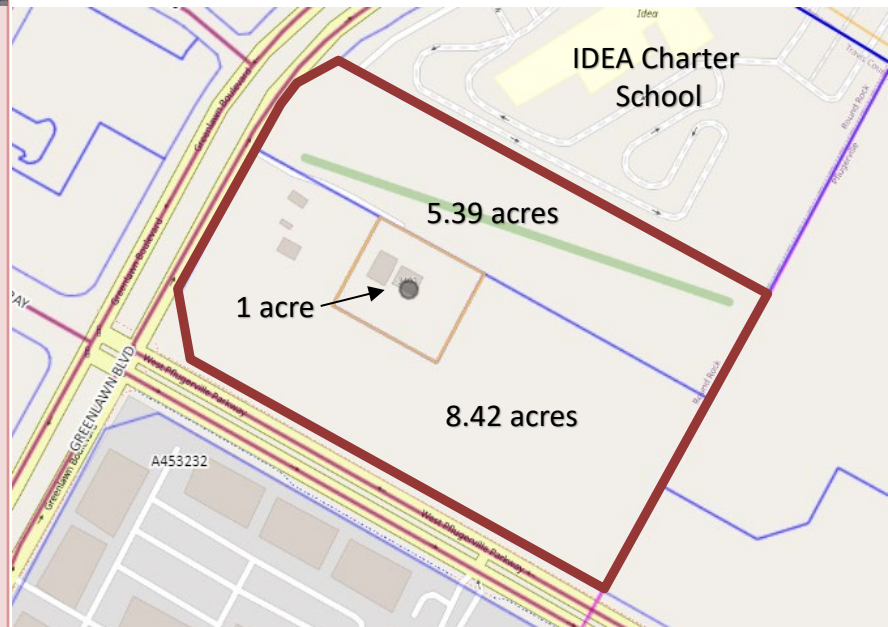
HIGHLIGHTS

- 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

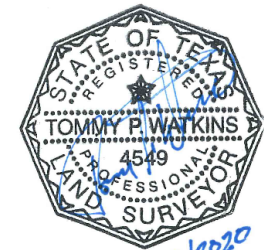
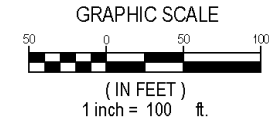


ZONING EXHIBIT

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



Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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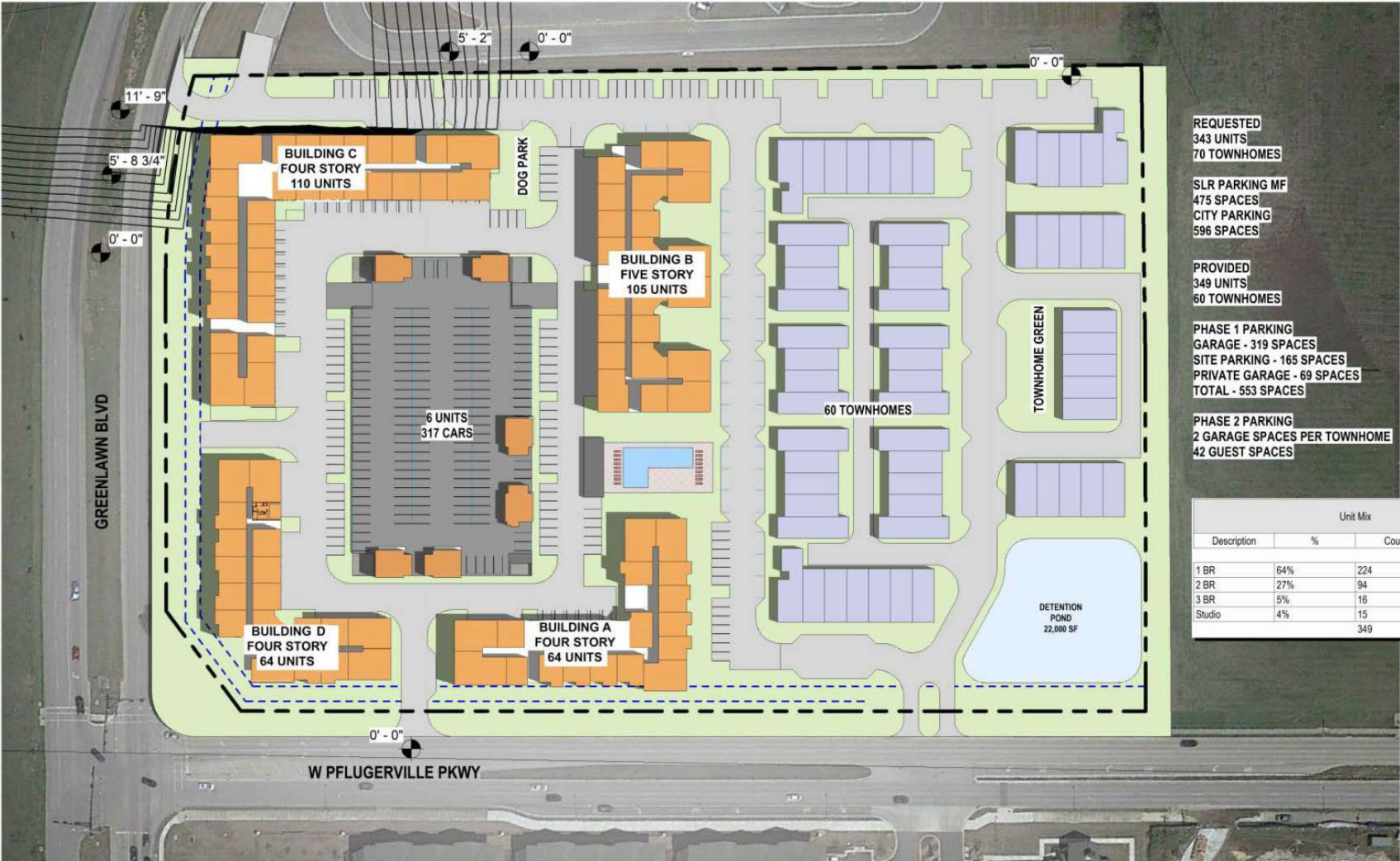
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TECH:

CONCEPT PLAN – NOT CITY OF RR APPROVED





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Educational Communication

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