



Lot 2 at Vizcaya

±2.887 AC FOR SALE

University Blvd., Round Rock, TX 78665

 FranklinStreet

Franklin Street Real Estate Services, LLC

Marshall Durrett
Senior Managing Director
TX #464407
737.279.9850
marshall.durrett@franklinst.com

Laura Fretwell
Associate Director
TX #754469
737.932.8279
laura.fretwell@franklinst.com

James Latimer
Senior Associate
TX #830737
512.871.8681
james.latimer@franklinst.com

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

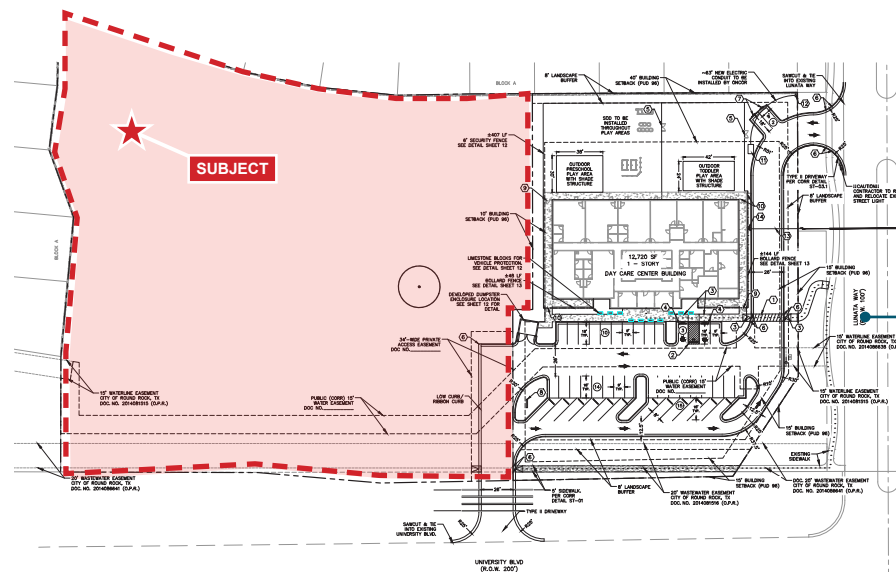
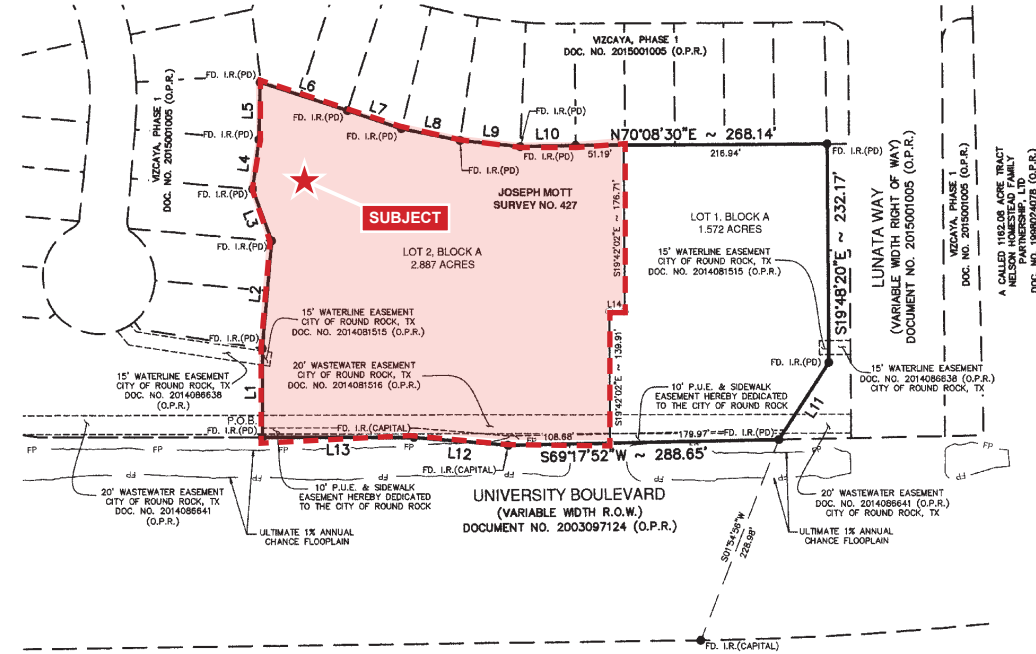
Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents or whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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PROPERTY INFORMATION




THE GODDARD SCHOOL
 Civil Site Plan

Address: University Blvd., Round Rock, TX 78665

Asking Price: \$2,766,700 (±\$22.00 per Land SF)

Acreage	± 2.887 Acres
Parcel ID Number	R669074
County	Williamson
Legal Description	Lot 2, Block A, Goddard School Minor Plat, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2024101128, of the Official Public Records of Williamson County, Texas.
Zoning	PUD 96, Parcel 23: Retail/Commercial
Utilities	Water, Sewer & Electric
On-Site Detention	On-Site Water Quality required – Off-site Regional Detention
Floodplain	None
AADT Traffic Counts	University Blvd AADT 2024: 22,481 Traffic Impact Analysis (TIA) required by Round Rock
Survey	Yes
Entitlements	None
Broker Commission	Buyer Broker to look to client for compensation

Franklin Street is pleased to present a ±2.887-acre commercial development opportunity within the Vizcaya master-planned community in Round Rock. Zoned under PUD 96, the property allows for Retail/Commercial use, offering flexibility for a variety of neighborhood-serving and regional concepts in one of Central Texas' fastest-growing submarkets.

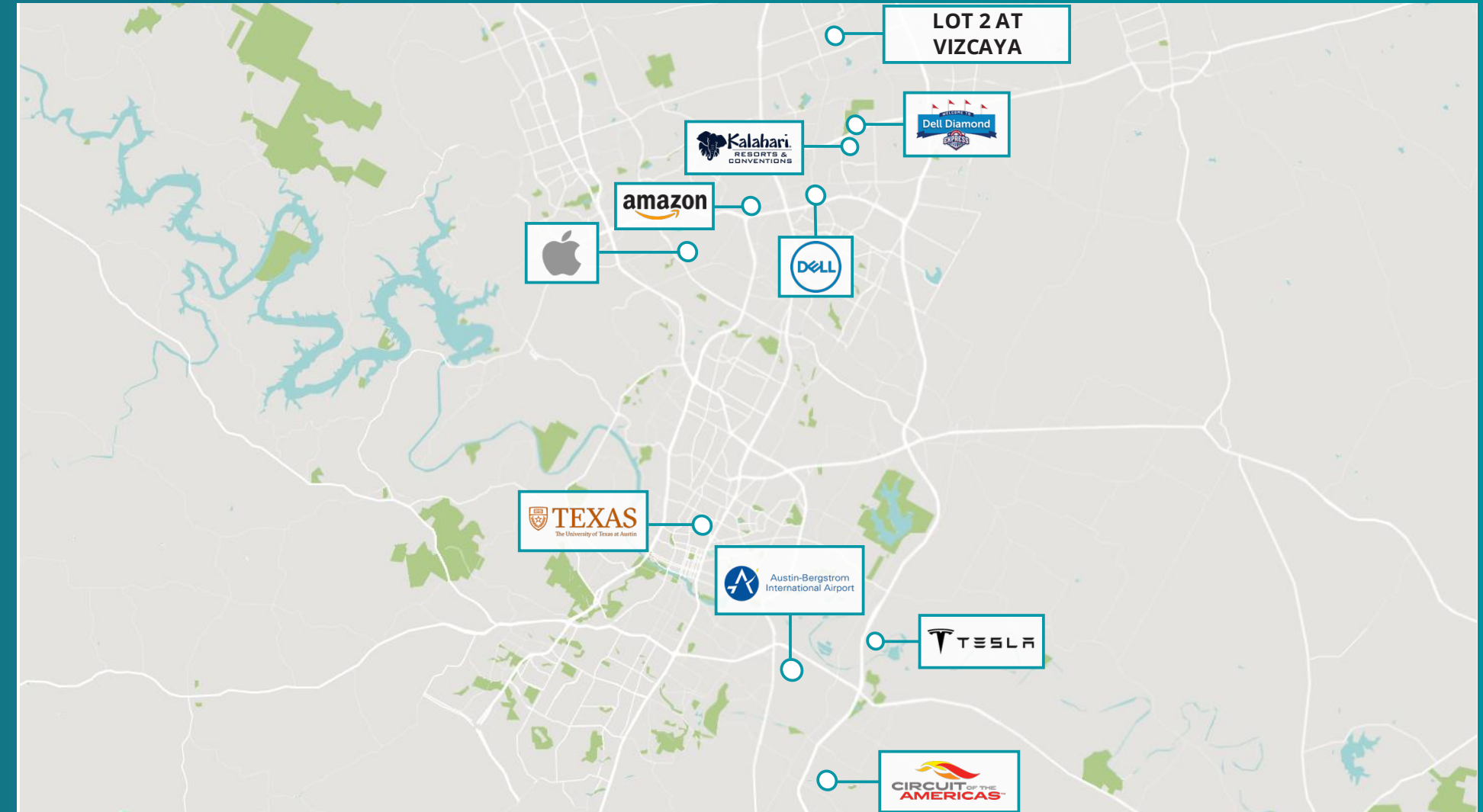
Strategically positioned within a rapidly expanding residential corridor, the site benefits from strong surrounding demographics and built-in consumer demand. The property is adjacent to a planned child daycare facility, which will provide shared curb access and utilities—enhancing accessibility while reducing overall development costs.

Located just minutes from Interstate 35 and near major employers such as Samsung and Dell Technologies, the site offers excellent regional connectivity and access to a strong workforce. Continued population growth, limited available commercial land, and sustained economic expansion in Round Rock position this property as a compelling opportunity for investors and developers.

AMENITIES MAP



REGIONAL MAP



29TH LARGEST CITY IN TEXAS
Over 130,000 people call Round Rock home



DESIRABLE LOCATION
15 miles north of Downtown Austin



PARKS & TRAILS
Over 2,300 acres across 37 developed parks



SPORTS CAPITAL OF TEXAS
Home to Dell Diamond, Round Rock Sports Center, and Round Rock Multipurpose Complex



MAJOR BUSINESSES & EMPLOYERS
Dell, Amazon, Kalahari Resorts, Major Hospitals



POSITIVE ECONOMIC GROWTH
51% increase in GDP of goods and services (2019-2023)



TAXES & UTILITIES
Among the lowest property tax & utility combined cost in Central Texas



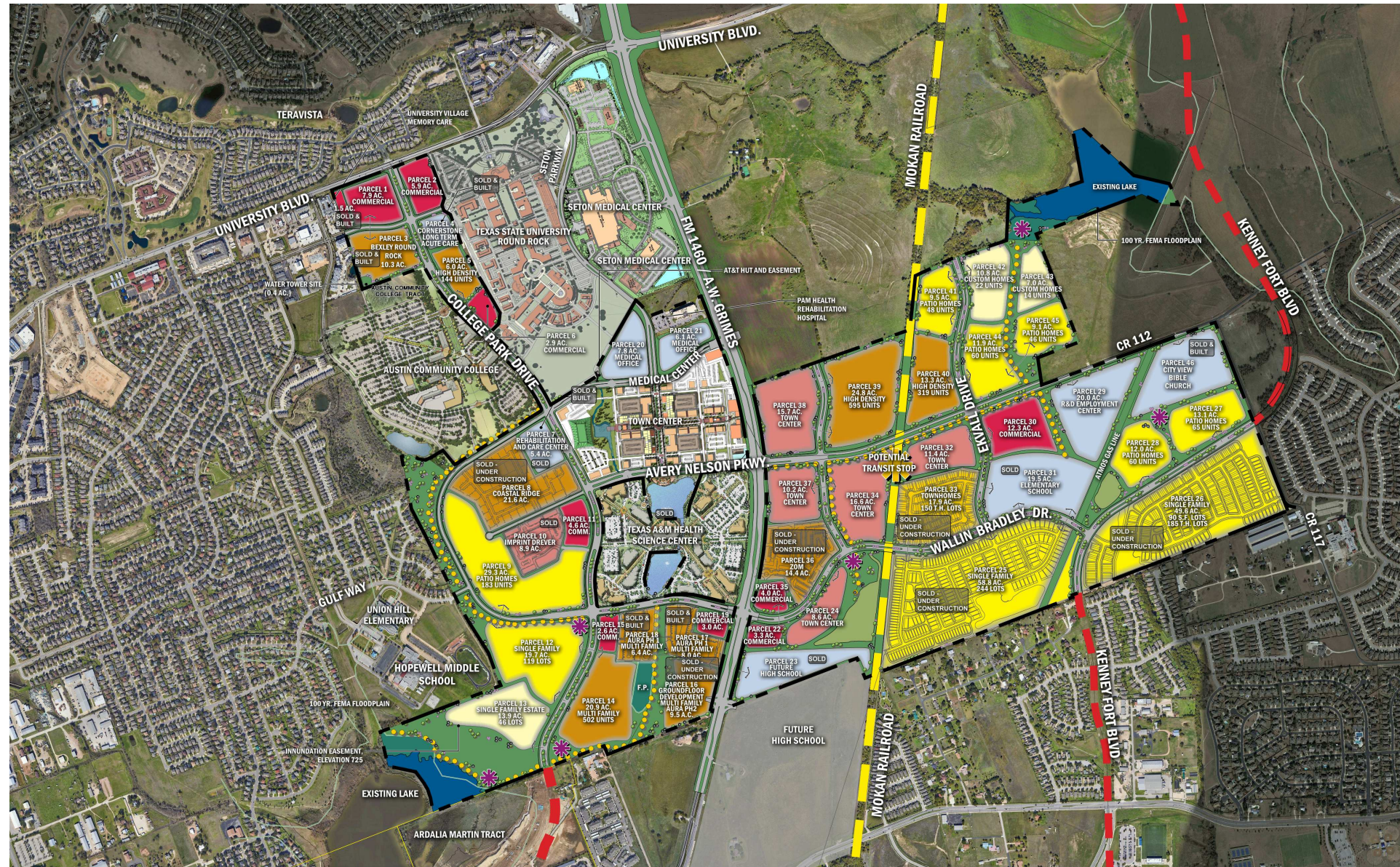
TRAFFIC
City of Round Rock is investing \$240M from 2019 to 2024 to improve roadway capacity & connectivity

AREA DEMOGRAPHICS



University Blvd	Round Rock	3 MI RADIUS	7 MI RADIUS	10 MI RADIUS
Estimated Population (2025)	131,421	73,472	306,440	511,043
Estimated Households (2025)	49,929	28,438	114,591	193,931
Estimated Average Households Income (2025)	\$141,623	\$152,107	\$152,211	\$158,412
Estimated Median Households Income (2025)	\$102,854	\$120,273	\$121,030	\$125,587
Total Households	49,929	28,438	114,591	193,931
Total Businesses	5,995	1,519	11,209	18,802
Total Employees	53,976	11,081	91,936	141,763

ABOUT AVERY CENTRE



Avery Centre is a 1,200-acre mixed-use, planned unit development ideally located between IH-35 and SH-130 along University Boulevard, just 25 miles north of Austin and Austin-Bergstrom International Airport.

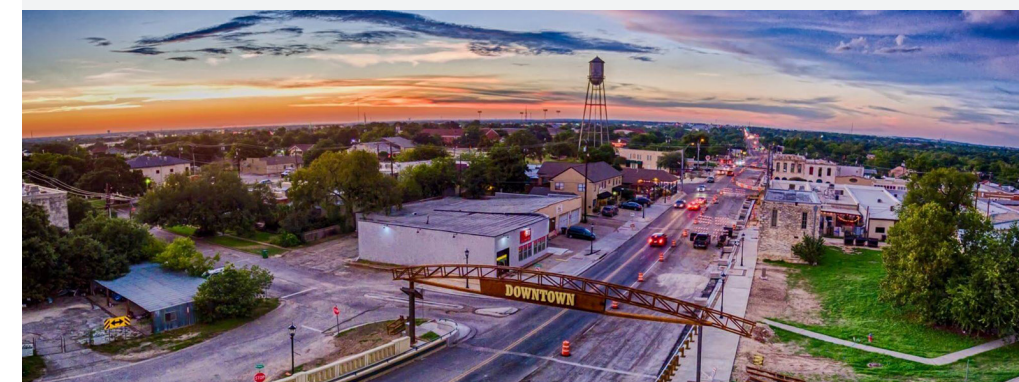
The community is thoughtfully designed to feature a walkable town center with street trees, on-street parking, and a mix of retail, residential, and employment uses. A wide variety of housing options are available, appealing to students, families, and commuters alike. The design reflects the heritage of the region while incorporating modern infrastructure and amenities.

Avery Centre is anchored by major educational and medical institutions, including:

- Texas State University
- Texas A&M Health Science Center & Medical School
- Austin Community College
- Seton Williamson Hospital
- Cornerstone LTAC Hospital
- San Gabriel Rehabilitation & Care Center

With residential neighborhoods, employment centers, and commercial development sites, Avery Centre serves as a regional hub for healthcare, education, and commerce. The community was developed with detailed design guidelines and entitlements, along with a master plan for the Texas A&M Medical School campus and site planning for future commercial opportunities.

ABOUT ROUND ROCK



Round Rock is one of the fastest-growing cities in Central Texas, with a population of approximately 135,000, reflecting more than 13% growth since 2020. The city boasts a strong economic base, with a median household income of nearly \$100,000 and a per capita income of about \$46,000, both well above state averages. Housing demand remains high, with median home values around \$450,000 and median rent near \$1,700 per month, underscoring the area's strong consumer spending power.

Round Rock offers a highly educated and skilled workforce, with 45% of residents holding a bachelor's degree or higher and a labor force participation rate of 74%. This makes it a prime location for employers in technology, healthcare, and professional services. The commercial real estate market is equally strong, with average office asking rents at \$35.09 per square foot and a low vacancy rate of 7.45%. On the industrial side, Round Rock and neighboring Georgetown offer significant opportunity, with higher vacancy rates creating room for new development and investment.

Strategically located just north of Austin along IH-35, Round Rock benefits from excellent connectivity, robust infrastructure, and business-friendly policies. Combined with its rapid population growth, strong household incomes, and expanding commercial base, Round Rock continues to emerge as a regional hub for commerce, healthcare, and innovation — making it an ideal market for investment and development.

AVERY CENTRE

21.19 AC – University Blvd. & Vizcaya Parkway

5.82 AC – 1501 University Blvd.

3.128 AC – 1751 Wallin Bradley Dr.

2.887 AC – University Blvd. at Lunata Way

CONTACT US

Marshall Durrett

Senior Managing Director

TX #464407

512.748.2420

marshall.durrett@franklinst.com

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Associate Director

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