



## University Oaks Shopping Center

201 University Oaks Blvd  
Round Rock, TX 78665  
30.55494, -97.68831

County: Williamson  
Total SF: 235,762

### Highlights

- Excellent position and visibility along I-35; the center is well-placed near TSU Round Rock campus, and Baylor Scott & White Medical Center.
- Center is poised to benefit from Apple Inc.'s planned 133-acre campus with up to 5,000 employees.
- Shadow anchored by IKEA, with national tenants like JCPenney and Ross Dress for Less.
- For the consumer site visit [www.shopuniversityoaks.com](http://www.shopuniversityoaks.com)

### Demographics

	3 MILE	5 MILE	7 MILE
Population	60,595	161,146	270,337
Daytime Population	54,830	134,209	252,591
Households	20,777	55,257	93,713
Average Household Income	98,582	100,830	104,460
Median Household Income	79,521	82,143	84,685
Median Age	33	34	34
Percent College Educated	39.24	42.63	43.84

### Tenants Include



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Short-Term Leasing:

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## UNIVERSITY OAKS TOWN CENTER Round Rock, TX

1	J.C. Penney		15	AAA Texas	3,500 SF	29	Seton Healthcare	9,137 SF
2	Ross Dress for Less	30,187 SF	16	NuYu Dental	2,300 SF	31	Papa John's	1,520 SF
3	DSW	17,940 SF	17	Creamistry	1,600 SF	32	Sushi Koen	1,961 SF
4	Salons @ University Oaks	7,054 SF	18	Karavel	2,400 SF	33	Razzoo's Cajun Cafe	5,000 SF
5	Available	4,000 SF	19	Five Below	8,947 SF	34	Ike's Love & Sandwiches	1,760 SF
6	Z Nails & Spa	2,254 SF	20	PetSmart	20,263 SF	35	Chipotle Mexican Grill	2,700 SF
7	Available	1,503 SF	21	Jo-Ann Fabrics	25,000 SF	37	Mighty Fine Burger Fries Shakes	3,945 SF
8	Easy Tours	1,600 SF	22	Spirit Halloween	32,900 SF	39	Wells Fargo Bank	
9	Postnet	1,200 SF	23	Poke House	1,900 SF	40	Steak 'N Shake	
10	Adelyn Bakery Boutique	1,640 SF	24	Palm Beach Tan	1,934 SF	41	IKEA	
11	Tarka Indian Kitchen	2,699 SF	25	Sport Clips	1,360 SF	42	Austin Telco Federal Credit Union	
12	Spec's Wine Spirits & Finer Foods	25,326 SF	26	Studio Nails & Spa	1,600 SF	45	Panda Express	
13	Fortune Garden	2,433 SF	27	Massage Envy	3,000 SF			
14	GNC	1,200 SF	28	Factory Mattress	4,000 SF			

The information provided here is intended as a general depiction of the property and is subject to change. The information has not been independently verified and we do not warrant or represent that the information provided is accurate. As of 2019-07-24.



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