

# 3 Roundville Lane, Round Rock, TX 78664



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- 1.24 Acres
- Zoned C-1a
- Easy access to IH-35, SH-45, SH-130, and Loop 1
- Corner of AW Grimes Blvd and Roundville Lane
- Close to restaurants, retail, and wide variety of housing
- All Utilities to site
- Kalahari Resort, The District, and the Dell Diamond nearby

FOR MORE INFORMATION, CONTACT:

Rob Wendt (512) 809-2357

William Wendt (512) 539-7042



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## The District

The District is a dynamic, walkable 65 acre project coming to Round Rock in 2026. It brings together office, retail, dining, and residential.

- 3,000,000+ SF of Class A office space
- 150,000+ SF of retail space
- 300+ Boutique hotel rooms
- 1,500+ Upscale residential units



## Kalahari Resorts & Conventions

Kalahari Resorts & Conventions in Round Rock is a water-park resort + convention center. It offers a mix of family-fun (massive indoor & outdoor water parks, adventure/arcade park, spa, dining) and convention-ready amenities.

- 223,000+ SF indoor water park (the largest in the U.S.)
- 975 guest rooms & suites
- 200,000+ SF convention/meeting space
- On-site dining, spa, entertainment, arcade/adventure-park

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## Uses allowed under Zoning C-1a

### Permitted:

- Colleges and Universities
- Community/Government Service
- Day Care
- Day Care over 10,000 sq. ft. located on an arterial roadway
- Funeral Home
- Park, Community
- Park, Linear/Linkage
- Park, Neighborhood
- Place of Worship
- Public Safety Facility
- Schools: Business and Trade
- Call Center
- Children's Activity Centers
- Cosmetic Services
- Dog Day Care, Indoor Kennel, Grooming, and Training Facility
- Event Center
- Fuel Sales
- Hotel/Motel/Lodging
- Indoor Entertainment Activities
- Microbrewery (with annual production not exceeding 6,000 barrels)
- Office
- Small-Scale Alcohol Production
- Sports Training Facilities/Specialty Gyms
- Veterinary Clinics, Small Animals

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## Uses allowed under Zoning C-1a

### Permitted with supplementary use standards:

- Single-Family, Attached
- Single-Family, Detached
- Upper-Story Residential
- Passenger Terminal
- Place of Worship (with accessory uses not exceeding 2,500 sq. ft.)
- Place of Worship (with accessory uses between 2,500 sq. ft. and 10,000 sq. ft.)
- Self-Enclosed Monopole
- Utility, Minor
- Utility, Intermediate
- WTF, Attached
- WTF, Stealth
- Auto Sales, Rental, or Leasing Facilities
- Auto Service Facilities
- Carwash
- Indoor Shooting and Archery Ranges
- Office, Medical
- Parking, Commercial
- Residential to Office Conversion
- Restaurants/Bars
- Retail Sales and Services
- Urgent Care Facility

### Special Exception Needed:

- Microbrewery (with annual production between 6,000—15,000 barrels)
- Outdoor Entertainment
- Shooting and Archery Ranges

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