

# Prime Commercial Pad Site 1.5 - 3 Acres For Sale on University Blvd

ROUND ROCK, TX 78626

**CBRE**

# Executive Summary

CBRE, Inc. is pleased to present this prime 3 acre fully developed pad site on University Blvd in Round Rock, TX available for sale. Located at the corner of University Blvd and Lunata Way. The total tract is 4.5 acres with 1.5 acres remaining to be sold and located within PUD #96.

This site has all utilities readily available. It is optimal for its strategic location in a fast-growing region promising high traffic and visibility, making it ideal for business establishments. Overall, this commercial pad site presents an exceptional opportunity for investors and businesses looking for a hassle-free, prime location to expand or establish their operations.



**UNIVERSITY BLVD & LUNATA WAY**

# Property Details

**Property Address:** University Blvd & Lunata Way

**Site Area:** 1.5 - 3 Acres available (4.5 Acres total)

**Sale Price:** Contact Broker

**Zoning:** PUD

**Frontage:** University Blvd

**Utilities:** All utilities, roads & detention will be handled



## Fully Developed

This pad site has all utilities to site and is ready to go!



## PUD

The site is located in a Planned Unit Development Zone.



## Location

Hyper-growth area of Round Rock with development right behind the tract.



## Potential Uses

The available property can be used for retail, restaurants, medical office etc.

# Area Demographics



## Destination Distance

Vizcaya Homes	0.0 mi
Texas State University	1.8 mi
Ascension Seton Hospital	2.2 mi
Austin Community College	2.3 mi
Texas A&M Health Center	2.5 mi
Teravista Elementary	2.7 mi
Hopewell Middle School	3.2 mi

## Population HH Income

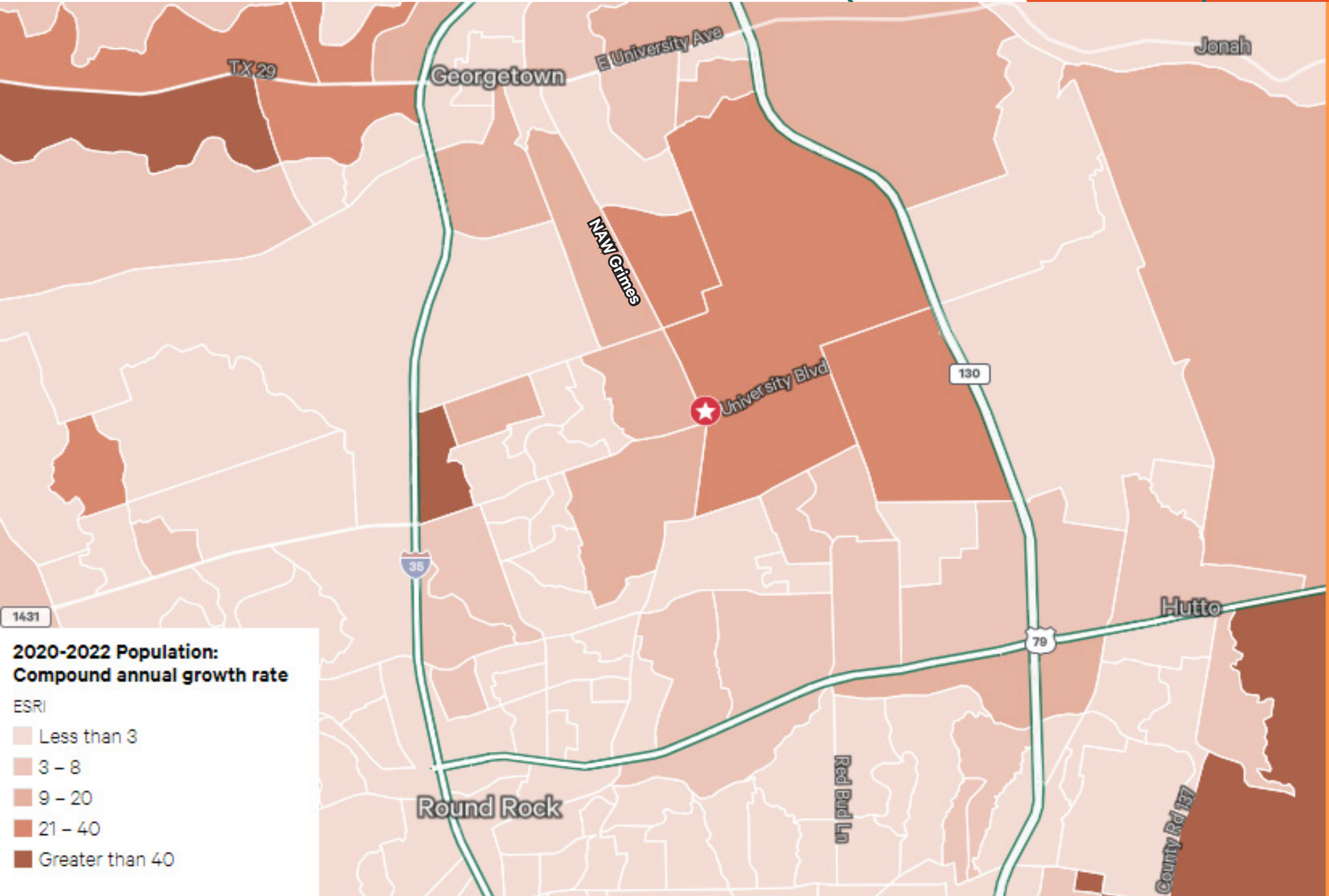
2,830 1 Mile	\$125,857 1 Mile
61,270 3 Miles	\$136,403 3 Miles
139,397 5 Miles	\$124,617 5 Miles

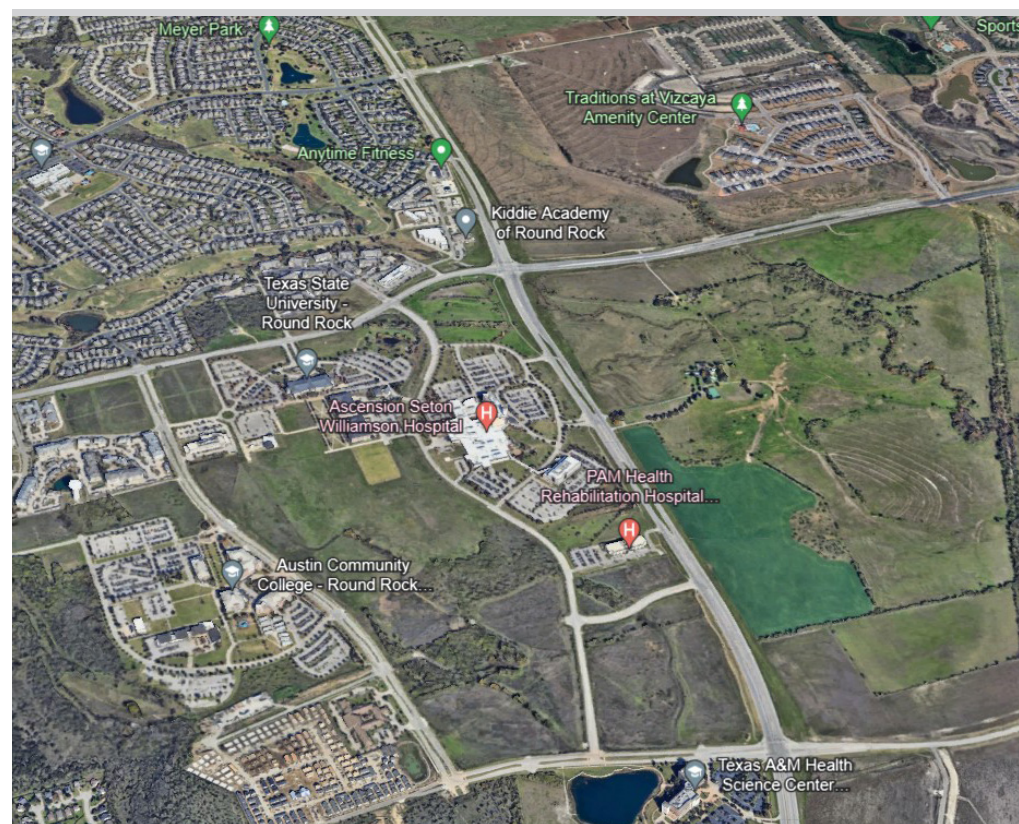
**HOMES ARE BEING BUILT AT SCALE  
IN SURROUNDING AREAS**

**PRIME PAD SITE  
UNIVERSITY BLVD & LUNATA WAY**



# Site Acces/Major Roadways







# Contact Us

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**CBRE**

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