

ROUND ROCK NORTH 1

251 CR 107, Georgetown, TX 78626



Building Name	Round Rock North 1
Property Type	Land
Property Subtype	Multifamily
Lot Size	22 Acres
Number of Lots	1

Prime Multifamily/Single-Family Development Opportunity | Georgetown, Texas

Located just one block north of University Boulevard off County Road 107, this exceptional 22-acre tract — together with the adjoining 20-acre parcel to the east — offers outstanding views and ideal topography for a multifamily or build-to-rent single-family development.

The property is minutes from major employment centers across the medical, retail, and educational sectors. Easy access to both IH-35 and SH Toll 130 ensures excellent regional connectivity for future residents.

Infrastructure & Utilities: A twelve-inch water service and wastewater utility are already on-site. Existing homes and outbuildings are present but are slated for demolition, leaving a clean slate for development.

A Major Regulatory Advantage: The property has been removed from the ETJ, eliminating one of the most significant barriers to expedited development.

This is a rare opportunity to develop at scale in a high-growth corridor, with infrastructure in place, regulatory hurdles removed, and exceptional market access from day one. If the buyer adds the adjoining tract to the sale, the total development area will be 42 acres.



- Zoned Unzoned
- Convenient Toll 130 access
- Close to I-35
- Nearby medical center
- No zoning requirements
- No City taxes

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LAND FOR SALE

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PROPERTY LOCATION

Strategically positioned along the high-growth University Boulevard corridor in Round Rock, this site offers immediate access to the region's most traveled arterials — just 1 mile from Toll 130 and 4.5 miles from I-35.

The surrounding area is anchored by a robust and expanding employment base, with a nearby medical school, hospital, and a thriving ecosystem of ancillary businesses providing strong, diverse job opportunities for future residents — right at their doorstep.

OFFERING SUMMARY

Sale Price: Subject to Offer
 Lot Size: 22 Acres

DEMOGRAPHICS	1 MILE	6 MILES	12.5 MILES
Total Households	183	25,256	127,415
Total Population	545	76,063	360,259
Average HH Income	\$74,368	\$80,614	\$81,784

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Future Single Family Development

251 CR 107

University Heights

Northward facing frontage on CR107

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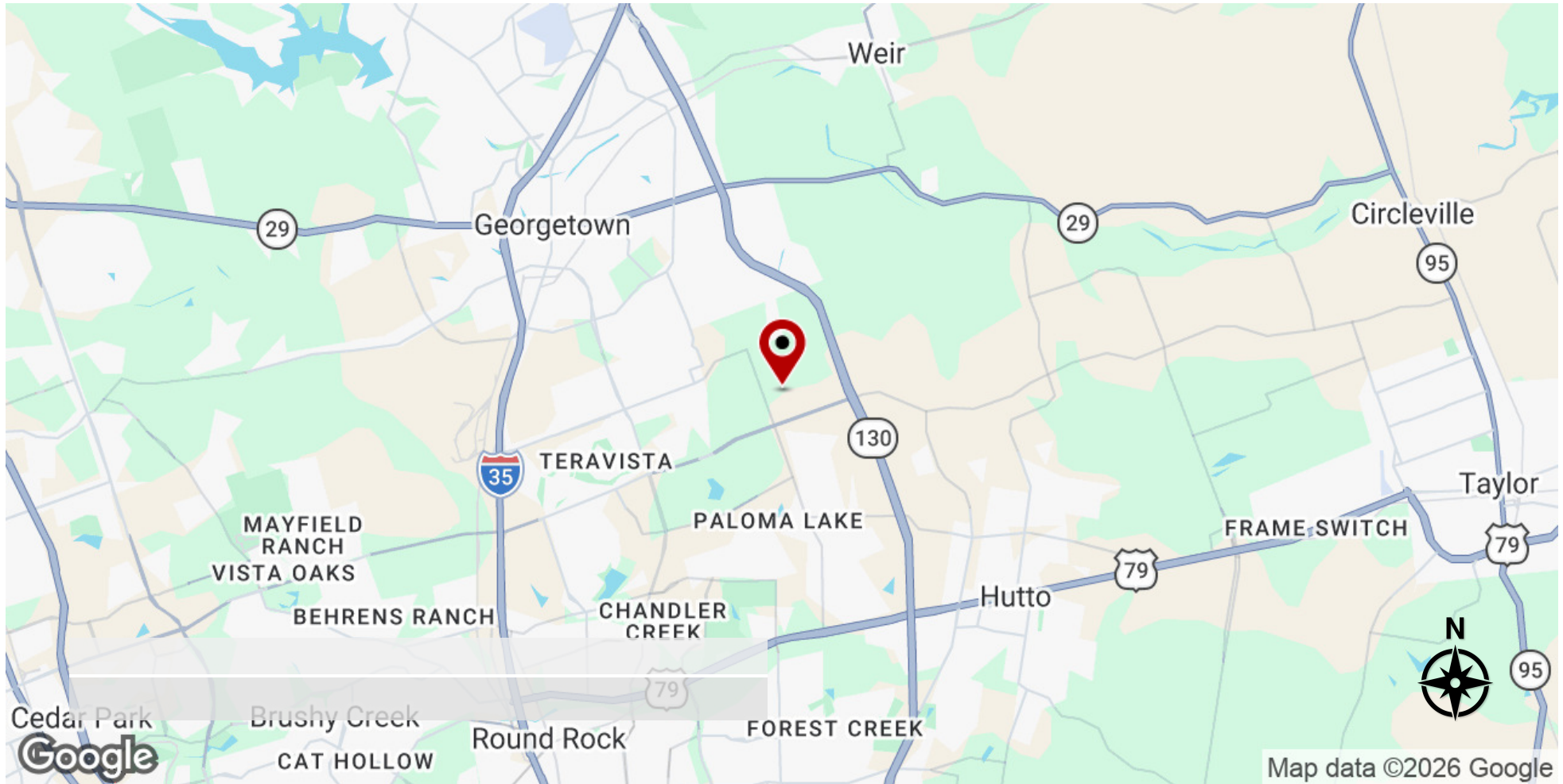
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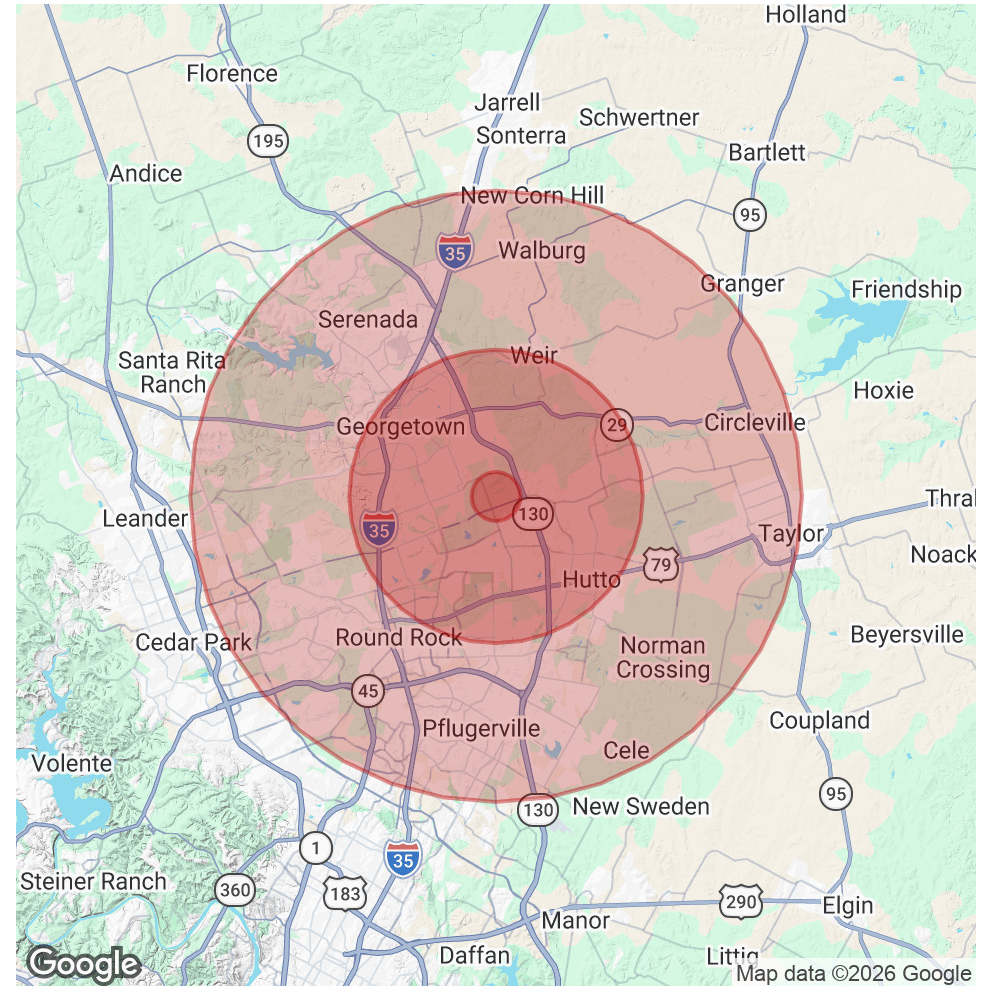
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POPULATION	1 MILE	6 MILES	12.5 MILES
Total Population	545	76,063	360,259
Average Age	33.2	31.4	33.5
Average Age (Male)	29.9	30.5	32.8
Average Age (Female)	34.5	32.5	34.1

HOUSEHOLDS & INCOME	1 MILE	6 MILES	12.5 MILES
Total Households	183	25,256	127,415
# of Persons per HH	3.0	3.0	2.8
Average HH Income	\$74,368	\$80,614	\$81,784
Average House Value	\$186,277	\$217,070	\$218,024

* Demographic data derived from 2020 ACS - US Census





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date