

# \$1,045,440 - 4450 University Boulevard, Round Rock

MLS® #9524088

**\$1,045,440**

0 Bedroom, 0.00 Bathroom,  
Land on 1.50 Acres

University Heights, Round Rock, TX

Retail opportunity perfectly suited for tunnel car wash, restaurant, bank, or a myriad of commercial uses adjacent to a brand new gas station c-store at University Blvd and County Road 110 in Round Rock, Texas. Adjacent to a brand new neighborhood that will deliver 675 residential lots and a 400 unit Multi-Family development with an additional 1,200+ homes across University Blvd. Approximately 1 mile to Highway 130 and 5 miles to I-35. All utilities present.

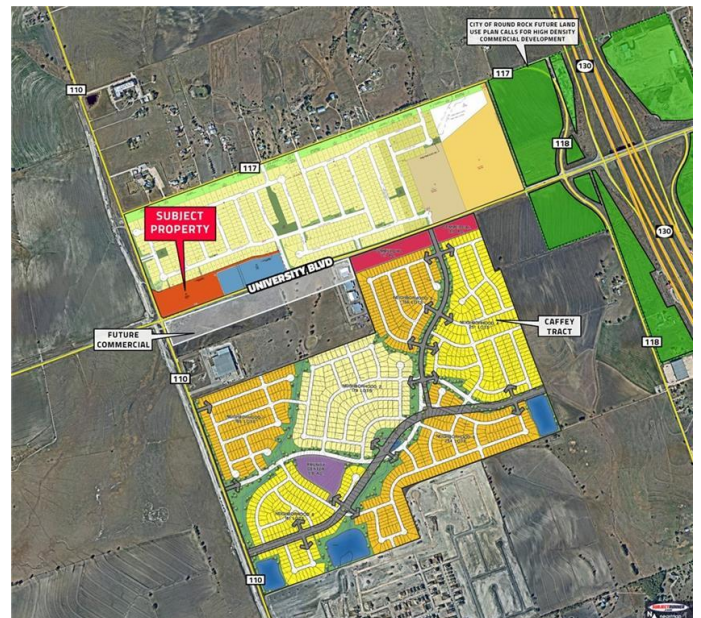
Adjacent Development Information:

- Valero Gas Station and C-Store (Lot 1)
- 4 small user retail spaces for lease (Lot 1)
- Shared infrastructure with Lots 1, 3, and 4
- 30,000 square feet of office condo space (Lots 3 & 4)
- Direct access to University Blvd with access by easement to CR 110 and Port Hope Dr

## Essential Information

MLS® #	9524088
Price	\$1,045,440
Bathrooms	0.00
Acres	1.50
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information



Address	4450 University Boulevard
Subdivision	University Heights
City	Round Rock
County	Williamson
State	TX
Zip Code	78665

### **Amenities**

Utilities	Electricity Available, Cable Available, High Speed Internet Available, Natural Gas Available, Sewer Available, Water Available
Features	None, Curbs
View	None
Waterfront	None

### **Exterior**

Lot Description	Level, Cleared, Subdivided
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### **School Information**

District	Georgetown ISD
Elementary	Carver
Middle	Other
High	East View

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