

For Lease

**5,795 SF
AVAILABLE**
(WILL SUBDIVIDE)



Hunington

Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

(512) 767-7442

hpiproperties.com

The Shops at University Heights

NEQ University Blvd. & CR 110

4450 University Blvd

Round Rock, TX 78626

For Lease



Hunington



THE SHOPS AT UNIVERSITY HEIGHTS

NEQ University Blvd. & CR 110,
4450 University Blvd Round Rock, TX 78626

Property Information	Building
Space For Lease	5,795 SF (Will Subdivide)
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Total Sq. Ft.	20,300 SF
Bay depth	70'

Property Highlights

- Signalized Intersection
- 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
- 800 SF (with ability to expand up to 1,000 SF) outdoor area for daycare or restaurant use

Demographics

Population (2025)	2 mi. - 15,194
	3 mi. - 40,599
	5 mi. - 132,598
Average Household Income	2 mi. - \$172,047
	3 mi. - \$166,745
	5 mi. - \$150,977

Traffic Counts University Blvd: 16,516 vpd

Contact Information

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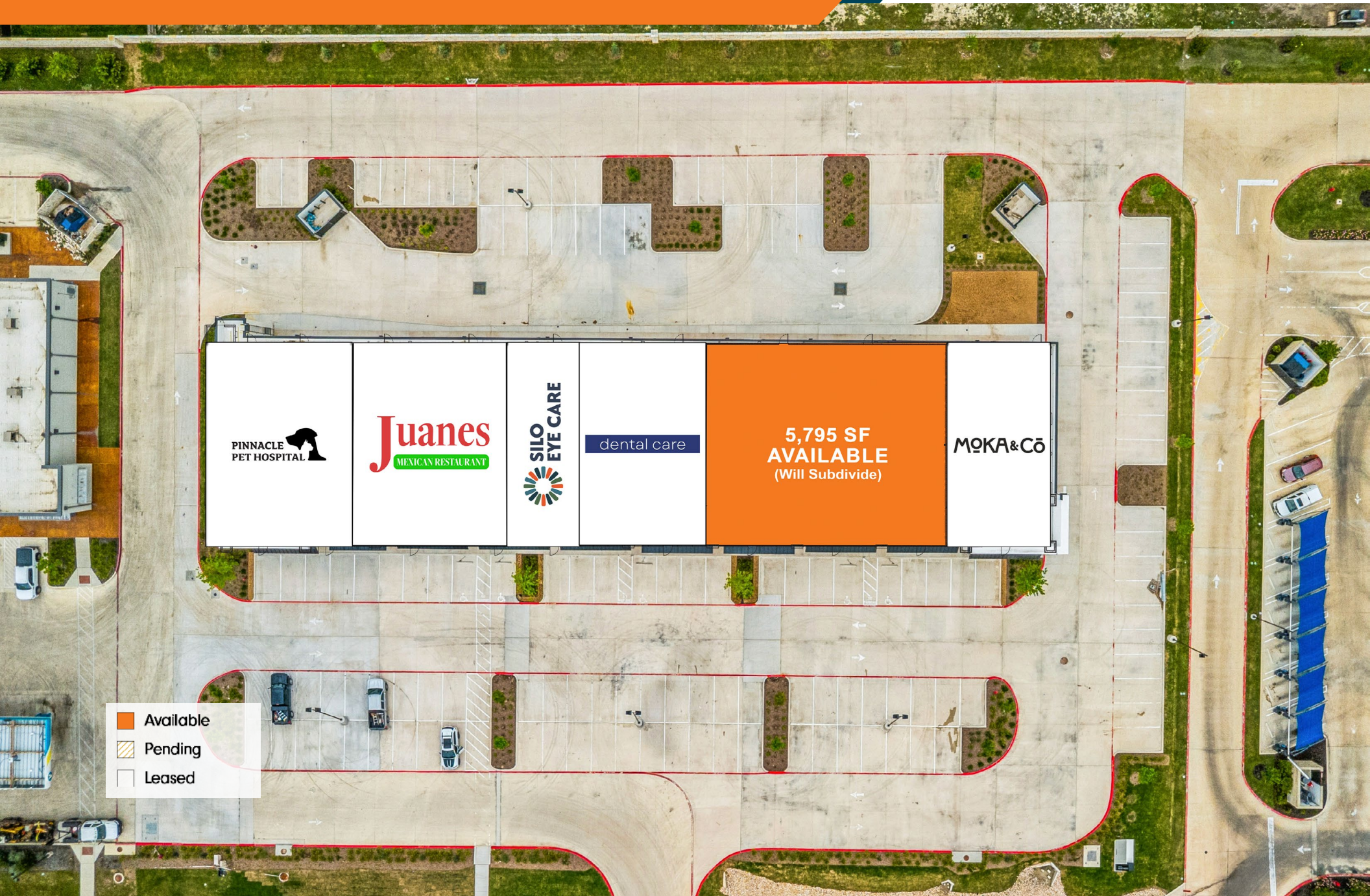


UNIVERSITY BLVD 16,516 VPD

For Lease



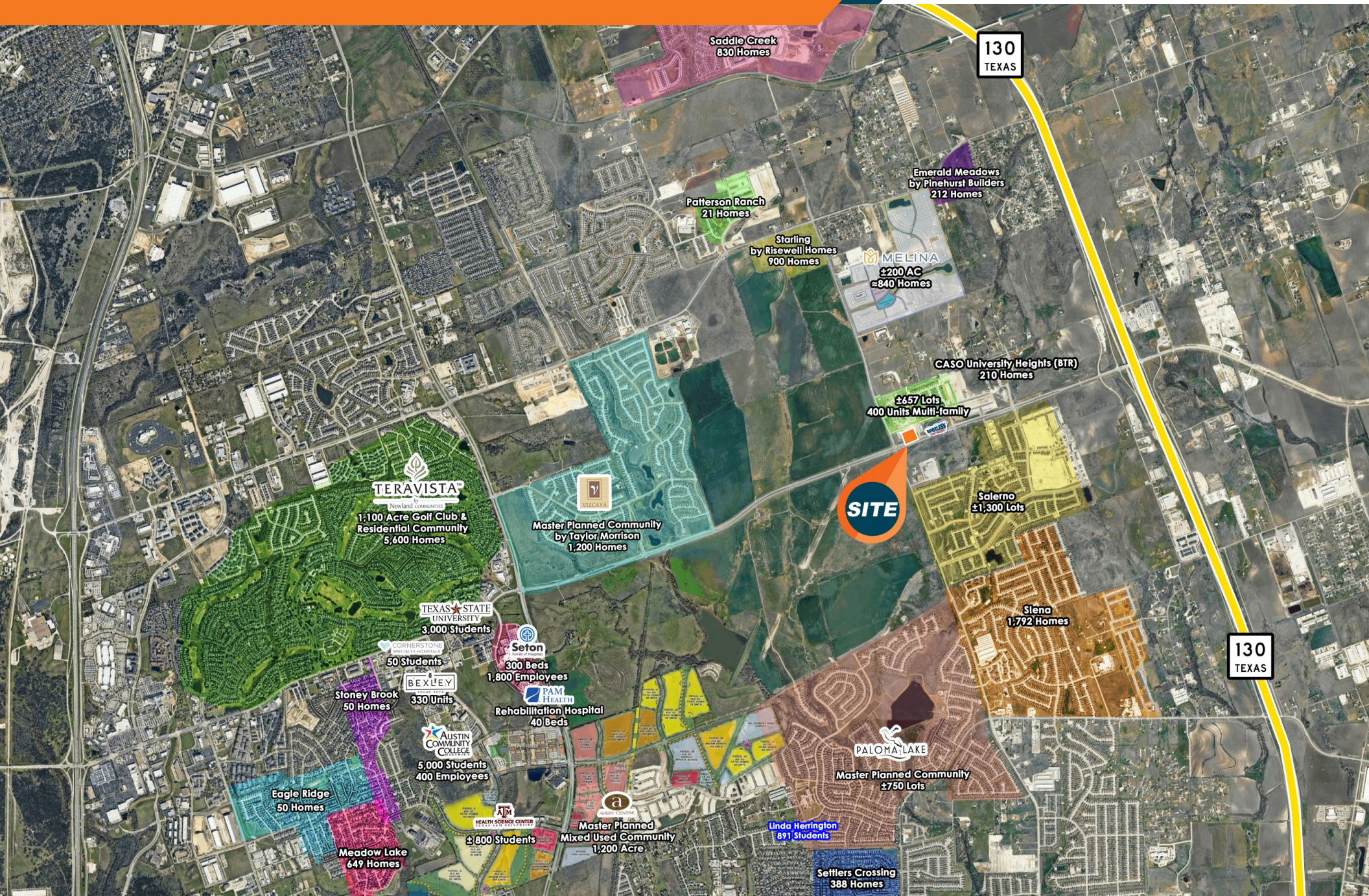
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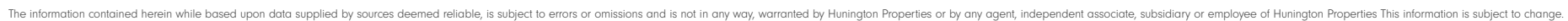
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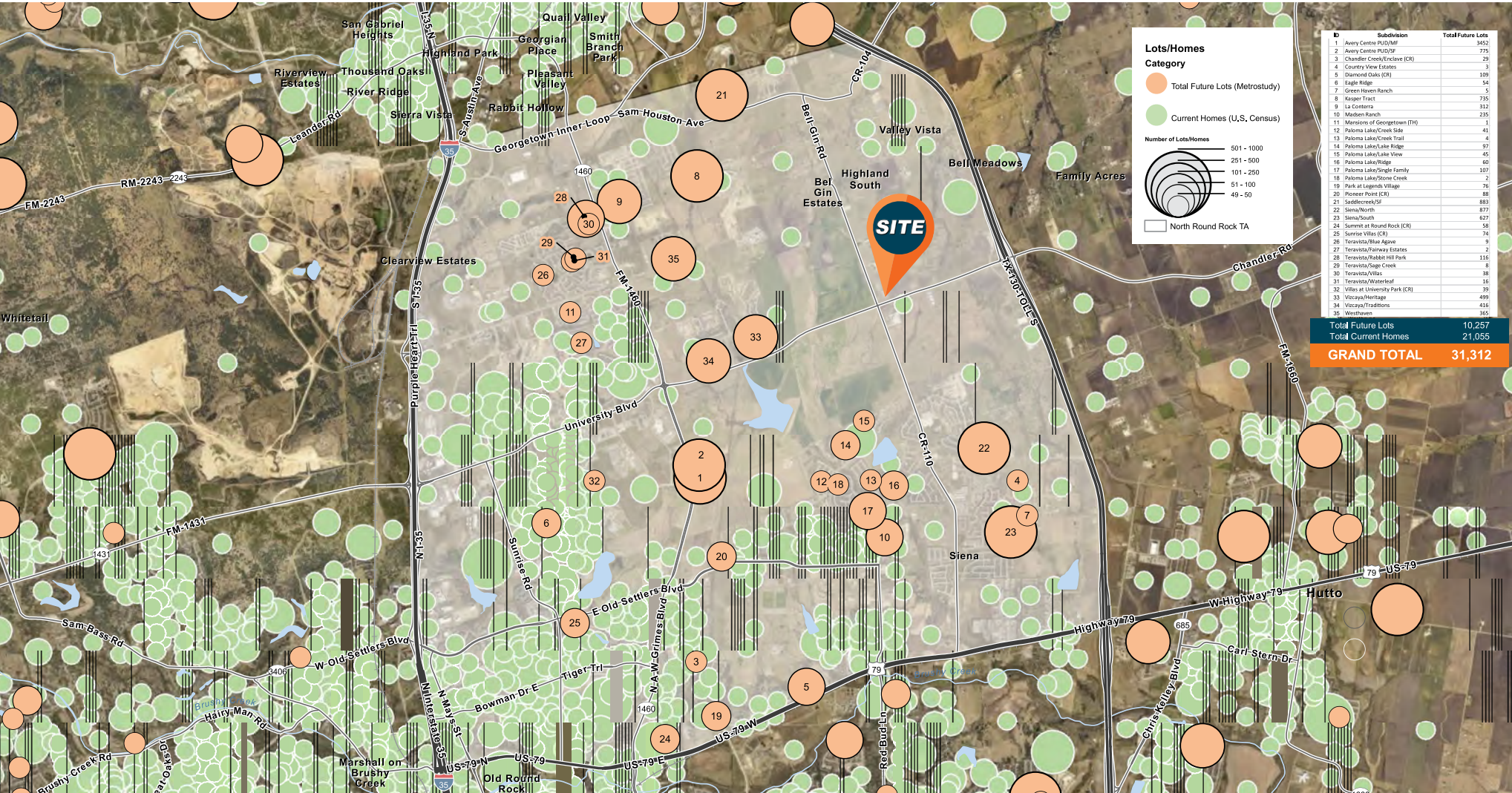
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HOUSING GROWTH | NORTH ROUND ROCK, TX
Regional Trade Area Housing Growth (Metrostudy)



Ascension Seton Plans \$230M Expansion in Round Rock

Almost \$700M of projects on books this year in WilCo

By Justin Sayers – Staff Writer, Austin Business Journal

Ascension Seton Williamson is pursuing a \$230 million expansion to its hospital in Round Rock, adding to the millions of dollars in capital investments other health care systems have pledged in Williamson County over the last year.

St. Louis-based Ascension said Oct. 17 its expansion at 201 Seton Parkway will include a 216,000-square-foot, six-story tower. It will house 160 patient rooms; two new operating rooms; expanded space for emergency, imaging, cardiac catheterization and surgery departments; and a 12-bed observation unit. The additions will allow the company to create about 400 additional jobs; the hospital north of Austin had an estimated 541 employees as of last year, according to ABJ research.

The expansion also includes the buildout of 34,000 square feet at the adjacent Ascension Seton Williamson Medical Plaza at 301 Seton Parkway. That will increase space for outpatient wound care and cardiac and pediatric rehab, the company said.

“We’re excited to announce this important addition to our hospital’s clinical capacity,” Andrew Gnann, president of Ascension Seton Williamson, said in a statement. “As the greater Round Rock area has experienced substantial growth, this expansion will allow us to meet the increased need for medical and surgical services, particularly for cardiovascular, neurology and orthopedic health in our community.”

Williamson County has added roughly 62,400 residents since 2020, with the latest population count at 671,418 in 2023, according to U.S. Census Bureau figures. That’s attracted a number of big capital investments, like the Samsung Electronics Co. Ltd. factory in Taylor that is expected to result in upwards of \$17 billion in capital investment.

Health care systems are also following the growth. So far this year, at least \$685.1 million worth of hospital projects have been announced in the county. That includes a \$220 million expansion by Baylor Scott & White Health in Round Rock. Additionally, St. David’s HealthCare has announced it is investing approximately \$182 million in the construction



Ascension Seton Williamson on Oct. 17 announced a \$230 million expansion at its Round Rock location.

of a Leander hospital, along with a \$53.1 million expansion at its Round Rock location.

Williamson County Judge Bill Gravell said “we desperately need this expansion” due to the rapid population growth.

“Williamson County is ecstatic by the decision of the Seton Williamson Hospital,” Gravell said. “What the Ascension family has done in Williamson County in the last many years is transformative between the new children’s hospital and seton wilco’s expansion. We’re grateful to the Ascension family.”

In Texas, Ascension operates Ascension Providence in Waco and Ascension Seton, which includes Dell Children’s Medical Center and Dell Seton Medical Center. Officials said that Ascension Williamson County completed 64,000 patient visits in Fiscal Year 2022, including 34% of which were un- or under-insured.

Information About Brokerage Services

Texas law requires all real estate license holders 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date