

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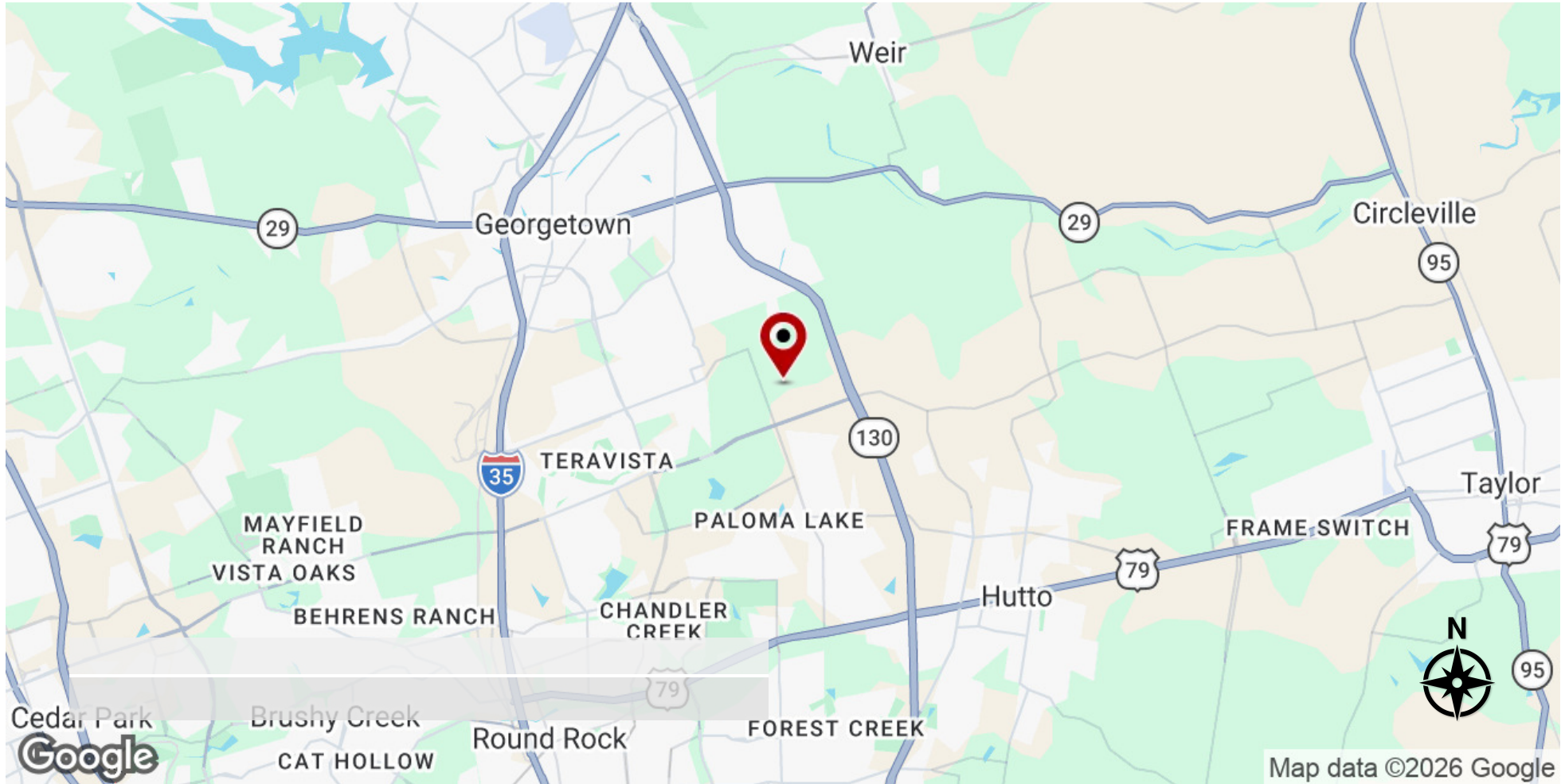
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POPULATION	1 MILE	6 MILES	12.5 MILES
Total Population	545	76,063	360,259
Average Age	33.2	31.4	33.5
Average Age (Male)	29.9	30.5	32.8
Average Age (Female)	34.5	32.5	34.1

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

