

For Lease



**3,705 SF
AVAILABLE**
(WILL SUBDIVIDE)

**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

Shops at University Heights

NEQ University Blvd. & CR 110

4450 University Blvd

Round Rock, TX 78626

For Lease



SHOPS AT UNIVERSITY HEIGHTS

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

Property Information Building

Space For Lease	3,705 SF (Will Subdivide) 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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For Lease



UNDER CONSTRUCTION
675 Residential Lots
400 Unit Multi-Family
Development

SITE

UNIVERSITY BLVD 16,516 VPD

For Lease



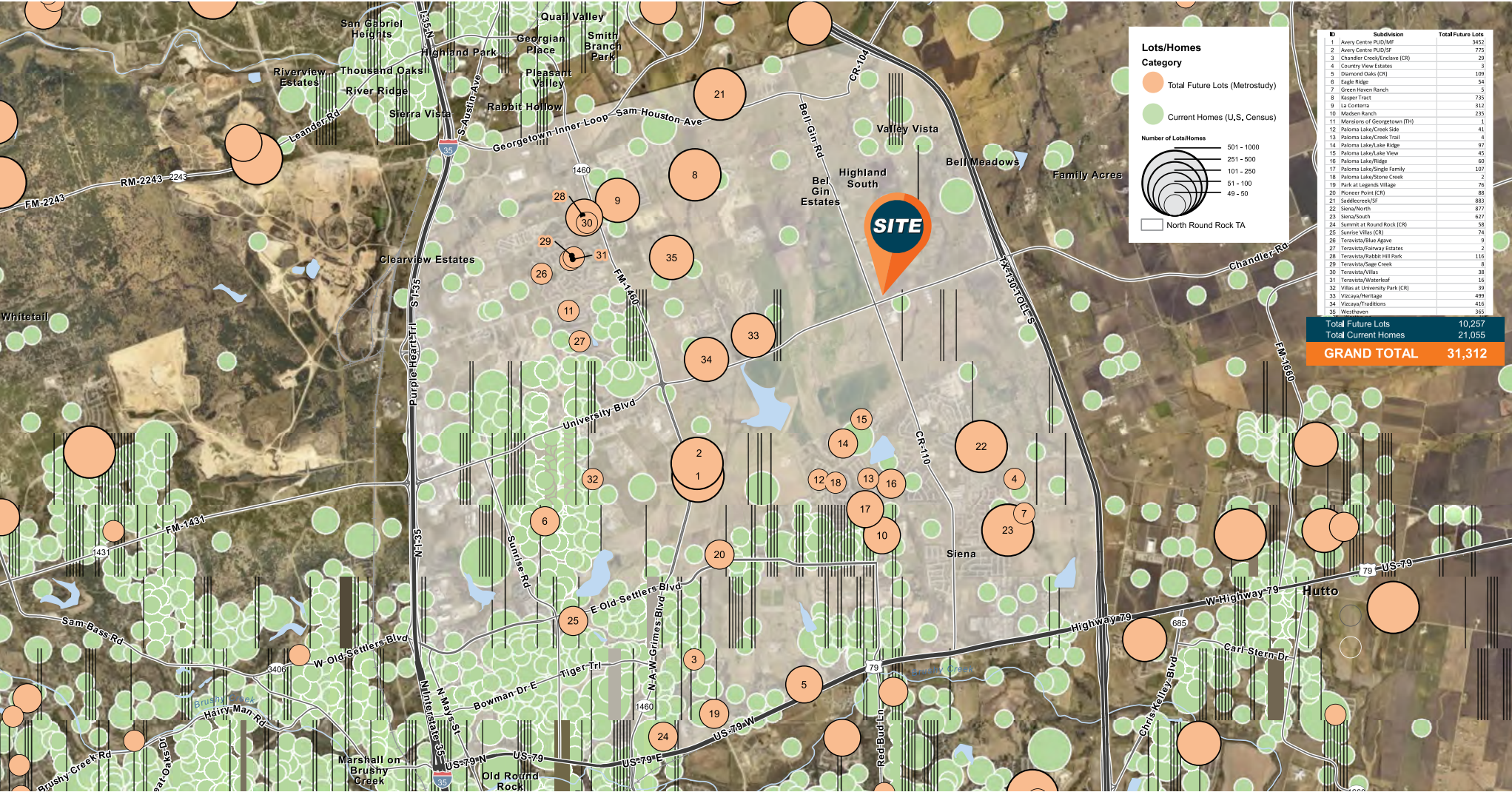
Hunington



- Available
- Pending
- Leased

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.

