

# UNIVERSITY SUNRISE BUSINESS PARK

## EXECUTIVE SUMMARY

University Sunrise Business Park is a master planned park consisting of 65 acres in its first phase. Sites have been sold to Austin Gastroenterology for a future medical clinic, CVS, Speedy Stop, University Federal Credit Union, Taco Bueno, Lamb's Tire and Automotive Center, and Las Brisas Apartments, a 414 unit apartment project which has reached stabilized occupancy.

### Land Available

<u>Lot</u>	<u>Size</u>	<u>Price per sq ft</u>	<u>Zoning</u>	<u>Frontage</u>
Lot 1	15.956 Acres	\$9.00 psf	Multifamily (MF)	198' University & 576' Hidden Valley
Lot 3	1.153 Acres	\$15.00 psf	Commercial (C1)	201' University
Lot 7	1.607 Acres	\$12.00 psf	Commercial (C1)	190' Sunrise

### Location:

The subject property is located at the southeast corner of University Boulevard (Chandler Road) and Sunrise Road, approximately 1.5 miles east of the intersection of IH 35. The site lies within the city limits of Round Rock.

**Utilities:** All utilities are available.

### Area Development Summary:

The University Boulevard corridor in Round Rock has become a focal point for development and is experiencing tremendous growth in retail, residential, health services, and educational institutions. Considerable new developments have been built and include projects such as the Simon Chelsea outlet mall and IKEA retail center. HEB will soon build at University Blvd. and IH 35. Scott & White Hospital, Seton Hospital, Texas State University, Austin Community College, and Texas A&M Health Science Center are also significant additions to the area. Roadway expansions as well as housing developments and central Texas job growth are supporting the need for these projects.

### Residential:

Teravista is a three-phase development totaling 1,530 acres, including 1,300 acres of residential development and 230 acres of commercial and industrial property. Located across University Blvd. from the subject site and 15 miles northeast of downtown Austin, the Teravista community will eventually contain 2,200 homes, 800 apartments and a 135-acre business park. Prices range from the \$150,000s to the \$400,000s. Amenities include a 7,200-yard, championship-length golf course, a clubhouse, and a recreation center with sports areas, pools, and lakes.

### **Retail and Office:**

The largest retail draw is the 1,100,000 sq. ft. Simon Chelsea outlet mall which opened its doors to phase one (430,000 sq. ft.) of the project in the fall of 2006. The mall may create up to 1,100 jobs. Barshop & Oles built phase one of University Commons retail center, which will eventually be anchored by HEB (157,000 sq. ft.). Current tenants include Starbucks, Sprint, Jimmy Johns, Jamba Juice, Freebird's, Z Pizza, Mimi's Café, and University Dental. Additional developments include Endeavor Real Estate Group's 265,000 sq. ft. IKEA-anchored retail center, and University Oaks (300,000 sq. ft.), which includes JC Penny, Ross, Pet Smart, Office Max, REI, Specs, Wachovia and Famous Footwear as tenants.

Chandler Creek Business Park, located across Sunrise Road from the subject property, consists of a 50 plus acre corporate campus comprised of 239,139 sq. ft. of industrial flex space. Existing businesses in Chandler Creek Business Park include Streamline Technical Services, CITA Systems, X-Press Micro, AAA Medical, APS Automation Plus Systems, Ace Southwest, Finer Living, Oldcastle Architectural Systems, Helamin Technologies, and Cypress Semiconductor.

### **Hospitals:**

Scott & White Health Center, located at 300 University Blvd., includes a 272,000 sq. ft. full-service, technologically advanced hospital that offers heart and vascular, orthopedic, and diagnostic imaging services. It also features an emergency medicine center, inpatient and outpatient surgical services, endoscopy suites, surgical suites, general medicine, and obstetrical and newborn services. The 68 acre site opened in August 2007. Because of strong demand for services, they are adding 58,000 sq. ft. to the hospital, a year earlier than expected, which will increase the beds from 76 to 102, and expand the number of surgery suites and emergency rooms. Ultimately, the facility will expand to 300 beds. The expansion is expected to add 30 to 40 jobs in Round Rock once it is completed at the end of 2011.

Seton Medical Center Williamson (SMCW), located on a 74-acre site just southwest of University Blvd. and FM 1460, is the largest medical center in Williamson County. The 365,000 sq. ft. facility, as part of the campus's first phase, includes a 181-bed acute, complex care hospital, diagnostic and imaging center, outpatient women's center, cancer center, and a medical office complex. A new ambulatory surgery center is expected to begin operations within the next year.

### **Other Medical Developments:**

Healthcare Realty Trust's 125,000 sq. ft. Chandler Creek Medical Office building is located on the southwest quadrant of University Blvd. and Sunrise Rd. Scott and White Hospital leases approximately a third of the space to use for a variety of medical and non-surgical specialties. Austin Gastroenterology has purchased a seven acre site out of the subject property to construct a diagnostic center. University Village Memory Care, a 50-unit Alzheimer's care residence, is located on University Blvd. and Campus Village Dr.; it is expected to open Summer of 2011.

### **Educational:**

The Texas State Round Rock Higher Education Center (RRHEC) brings together Austin Community College, Texas State University-San Marcos and Temple College at Taylor. RRHEC is located approximately 1.5 miles east of the subject property and sits on 25 acres of the 101 acre campus. The first

phase, the Avery Building, a 125,000 sq. ft. multi-purpose building, opened with 3,000 students and 200 faculty/staff in the Fall of 2005. The Texas State University School of Nursing at the Round Rock campus opened in the fall of 2010 with its first class of 100 junior-level students. As enrollment grows, the university will expand its campus and academic programs. There are plans to move the entire College of Health Professions from San Marcos to Round Rock. Up to six more buildings will be needed to accommodate this move, which will take place in three or four stages.

Austin Community College's Round Rock campus will cover 598,000 sq. ft. and accommodate about 11,500 students, eventually making it ACC's largest campus. Phase one is complete and includes a library, student services building, health science center, a central utility plant, general studies, and applied technology programs. The campus, which provides comprehensive higher education programs and services to more than 5,000 students, opened its doors August 23, 2010 for the first day of Fall 2010 classes. Four other buildings are planned for later phases, possibly including a second health sciences facility, two additional general studies buildings and a grounds maintenance facility.

Texas A&M's Health Science Center College of Medicine has moved into the first building of the Round Rock campus. The new 134,000 sq. ft. facility will be used for clinical teaching and includes a simulation center equipped with computer-programmed manikins, student life and student service support, administrative offices, and clinical research space for the Texas A&M Health Science Center/Scott & White Diabetes Institute. In addition to programmatic offerings from the College of Medicine and Rangel College of Pharmacy, plans are underway for the Round Rock campus to host other HSC colleges, including the College of Nursing and the School of Rural Public Health.

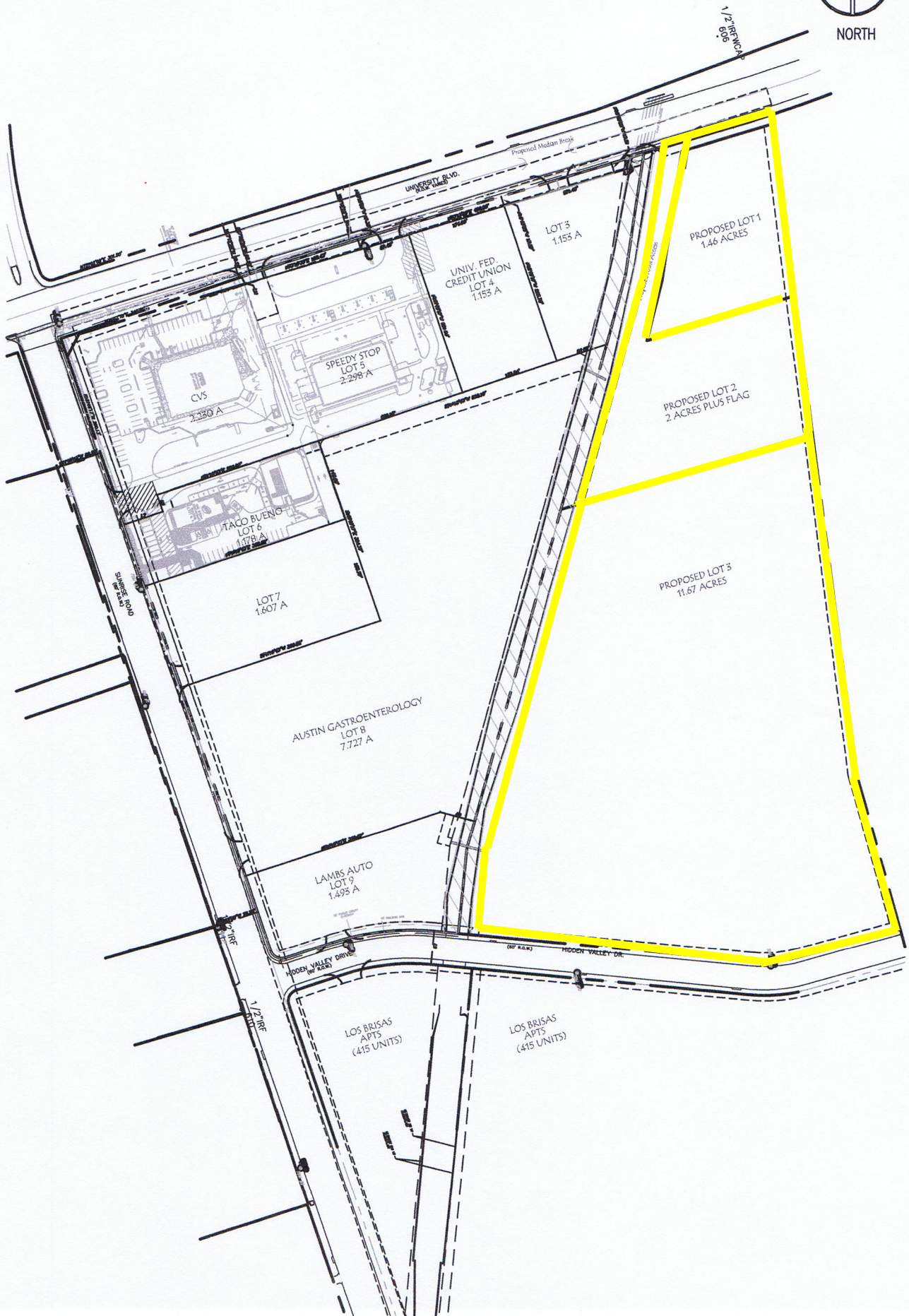
The subject property is also less than one mile from Hopewell Middle School, Union Hill Elementary School, Caldwell Heights Elementary School, and Teravista Elementary School.

According to the Round Rock Chamber of Commerce, the city of Round Rock has seen a significant growth in the past years. Round Rock's population has grown more than 72% since 2000, increasing from 61,136 in 2000 to 105,424 in 2009. Round Rock has maintained a high quality of life while becoming a major center for economic development in Central Texas. It continues to rank in the nation's fastest-growing cities; tied for 1st on the list: Cities Where the Recession is Easing; and in 2010, it was picked as one of the nation's top 10 towns for families, according to *Family Circle* magazine.

For more information contact Jerry Winetroub at (512) 478-7355.



# PROPOSED LOT LAYOUT FOR 16 ACRES





Teravista



EXISTING  
SIGNAL



University Blvd

**LOT 3**  
1,153 Ac  
FOR SALE  
201' FRONTAGE  
ON UNIVERSITY



APPROVED  
SIGNAL



**LOT 7**  
1,607 Ac  
FOR SALE  
190' FRONTAGE  
ON SUNRISE

Future  
Retail

**LOT 1**  
15,956 Ac  
FOR SALE  
198' FRONTAGE ON  
UNIVERSITY  
576' FRONTAGE ON  
HIDDEN VALLEY



Sunrise Rd

Healthcare  
Realty Trust  
425 University Blvd  
Medical Plaza  
135,000 Sq. Ft.



Hidden Valley Dr

Round Rock  
Luxury  
Apartments

Chandler Creek  
Business Park

Cypress Blvd



# University/Sunrise Business Park Area Map



ROUND ROCK PREMIUM OUTLETS

chili's

la Madeiran

CINEMARK

Scott & White Hospital

Stepping Stones Daycare

INDEPENDENCE TAX

Teravista

BURGER KING

LOT 3 FOR SALE  
201' FRONTAGE ON UNIVERSITY

CVS

WENDY'S

LOT 7 FOR SALE  
190' FRONTAGE ON SUNRISE

AG

LOT 1 FOR SALE  
198' FRONTAGE ON UNIVERSITY  
576' FRONTAGE ON HIDDEN VALLEY

LAMB'S  
Tires & Automotive

Laurel Ridge

INTERSTATE 35

H-E-B  
Here Everything's Better

University Commons

CHASE

EXISTING SIGNAL

University

EXISTING SIGNAL

Future Retail

Walgreens

Healthcare Realty Trust  
425 University Blvd  
135,000 Sq. Ft.

Round Rock Fire Station

WACHOVA

FRIDAY'S

IKEA

AEI

Oakmont

PET SMART

SPEC'S

Chandler Creek Business Park

Hidden Valley

Round Rock Luxury Apartments

EPOCH PROPERTIES  
415 UNITS

Eagle Ridge

ROSS  
DRESS FOR LESS

JCPenney



# University/Sunrise Business Park Area Map



35

1431

35

35

FM 1460 (A.W. Gates)

