

UNIVERSITY BLVD / SUNRISE RD

BUSINESS PARK

EXECUTIVE SUMMARY

University Blvd/ Sunrise Rd 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.

Road District:

Lot 1 Block B, (15.956 Ac) is located within the NE Round Rock Road District. The remaining balance of the subject property's assessment is \$98,005.46, which can be paid off entirely at once, or payable annually at \$5,678.13 until 2018.

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 \$170,000s to the \$500,000s. 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 built Chandler Creek Medical Office, located on the southwest quadrant of University Blvd. and Sunrise Rd. The building has 125,000 sq. ft. of office space, and

approximately a third of the space will be leased to the Scott and White Hospital. Austin Gastroenterology has purchased a seven acre site out of the subject property to construct a diagnostic center.

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 will open 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 the 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.

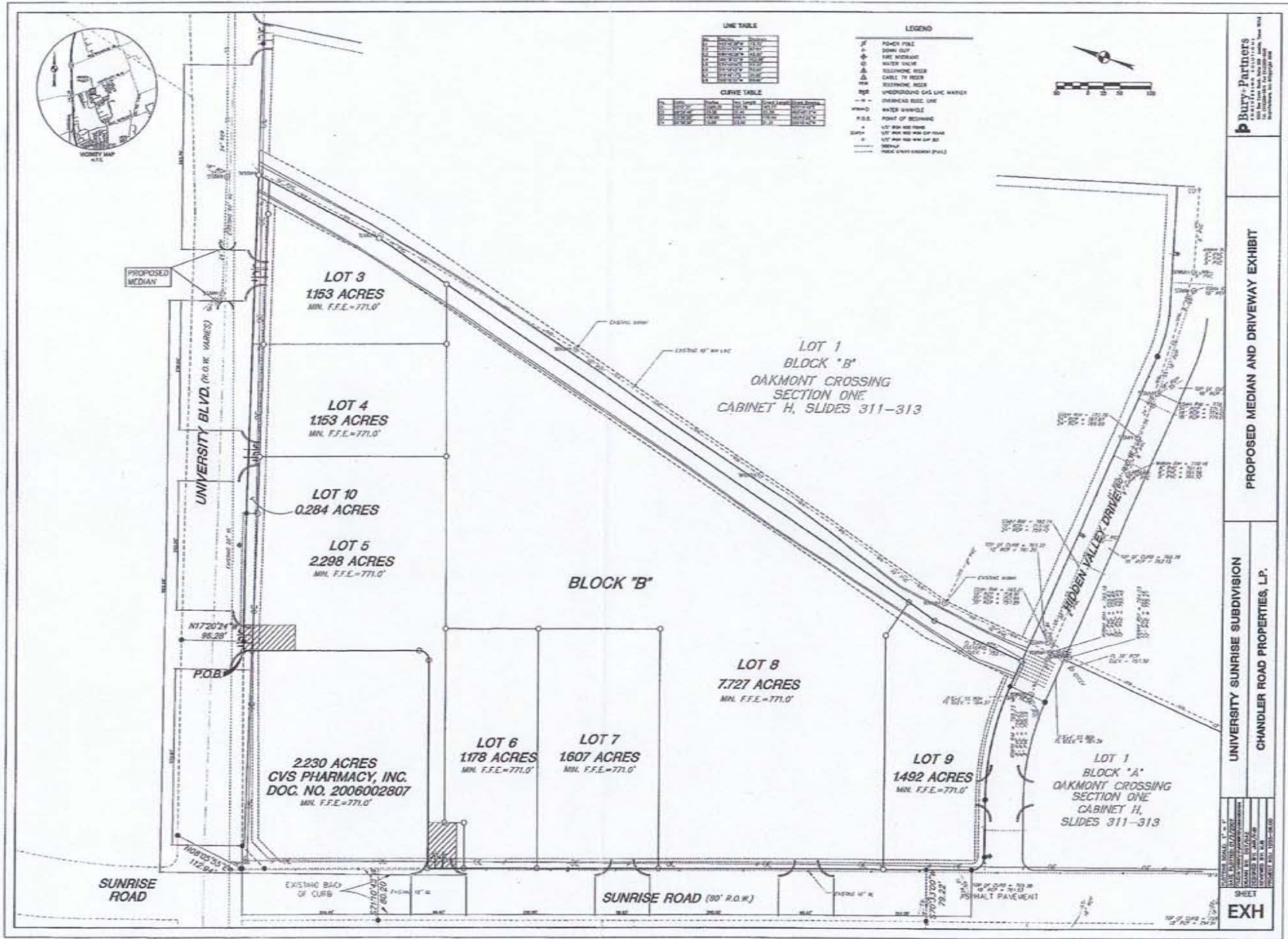
Texas A&M's Health Science Center College of Medicine has moved into the first building of the Round Rock campus. The new 134,000 sq. ft. facility will be used for clinical teaching and includes a simulation center equipped with computer-programmed manikins, student life and student service support, 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 from 59,995 in 2000 to 87,079 in 2008. The projection for 2013 is 104,983, representing a change of 20.6%. Round Rock has maintained a high quality of life while becoming a major center for economic development in Central Texas. In 2008, Round Rock landed at number seven on *Money* magazine's list of America's Best Places to Live in its annual ranking of America's most livable towns. And in 2010, it was picked as one of the nation's top 10 town's for families, according to *Family Circle* magazine.

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

TIA APPROVED DRIVEWAYS



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

Sunrise Rd

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

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

chilis

McDonald's

CHELSEA

Scott & White Hospital

Stepping Stones Daycare

INDEPENDENCE BANK

Teravista

BURGER KING

LOT 3 FOR SALE 201' FRONTAGE ON UNIVERSITY

CVS

McDonald'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

Hidden Valley

Laurel Ridge

Interstate 35

H-E-B

University Commons

CHASE

EXISTING SIGNAL

University

EXISTING SIGNAL

Future Retail

Walgreens

Round Rock Fire Station

Healthcare Realty Trust
425 University Blvd
185,000 Sq. Ft.

WACHOVA

FRIDAY'S

REI

IKEA

Oakmont

PET SMART

SPEC'S

Chandler Creek Business Park

Sunrise

Round Rock Luxury Apartments

EPOCH PROPERTIES
415 UNITS

Eagle Ridge

JCPenney

ROSS
DRESS FOR LESS

