

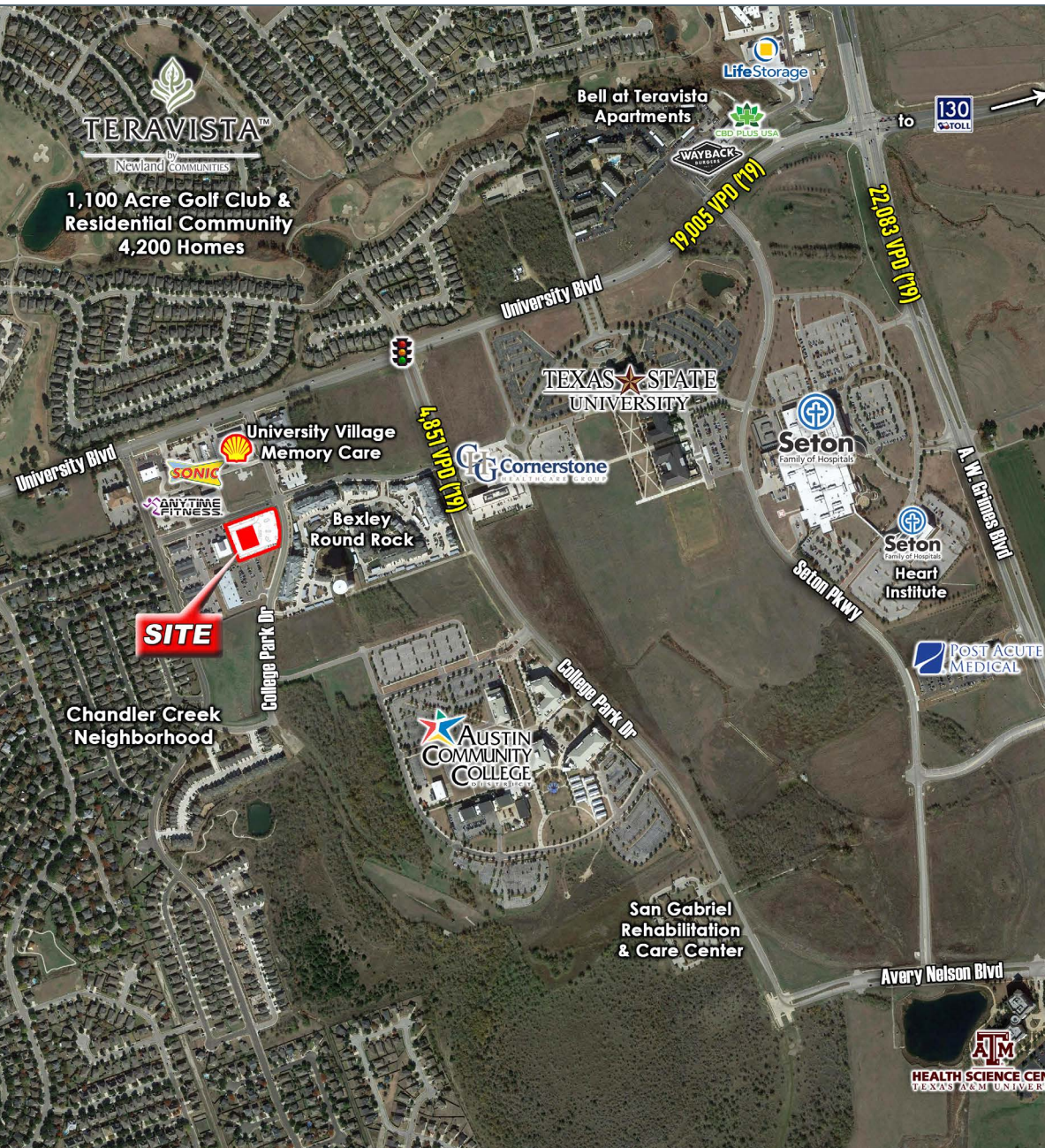


University Village Medical/Office Site

SWC Satellite View & Campus Village Drive, Round Rock, Texas 78665

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Property Highlights:

- ±25,584 SF Building
- ±1.86 Acre Lot
- In the heart of the medical and higher education corridor in Round Rock
- Immediate access to both Seton Medical Center and Baylor Scott & White Hospital
- Minutes from Texas State University, A&M Health Science Center & Austin Community College
- Only 2 miles from IH-35 & 4.5 miles to Toll 130
- Call for Pricing

Traffic Counts:

University Blvd: 19,005 VPD (TXDOT 2019)

College Park Dr: 4,851 VPD (TXDOT 2019)

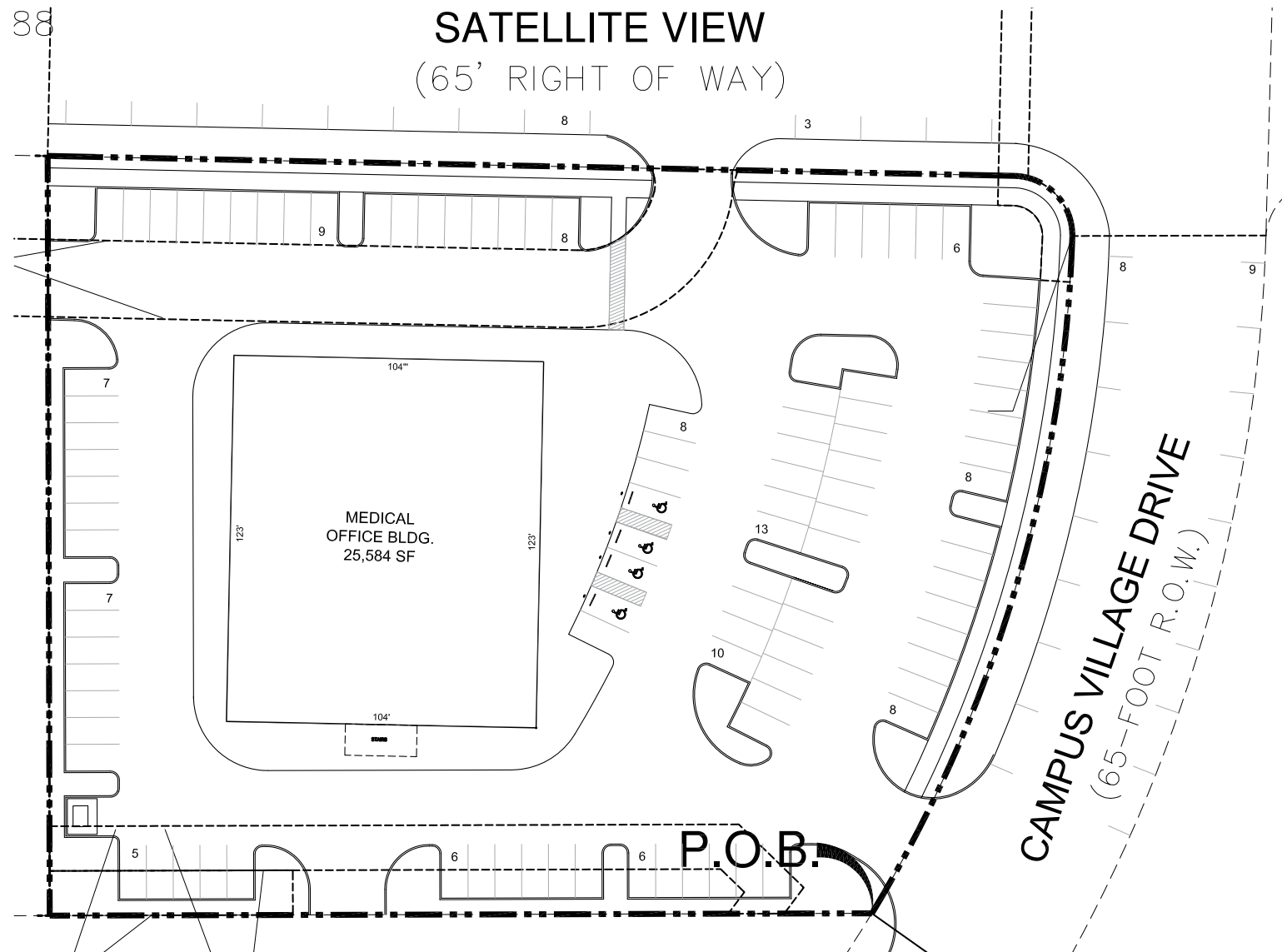
A. W. Grimes Blvd: 22,083 VPD (TXDOT 2019)

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	12,823	56,959	157,310
5 Yr. Proj. Growth	20.65%	14.9%	13.55%
Daytime Population	11,538	52,254	146,982
Avg Household Income	\$108,091	\$100,624	\$105,996

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PARKING CALCULATIONS

REQUIRED PARKING RATIO = 1 SPACE FOR EVERY 200 GFA

PROPOSED BUILDING SF = 25,584 SF

REQUIRED PARKING = 128 SPACES

PARKING PROVIDED = 101 ONSITE SPACES
+ 28 OFFSITE SPACES
= 129 TOTAL SPACES PROVIDED



SCALE: 1" = 40'

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