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University Oaks Shopping Center

201 University Oaks Blvd
Round Rock, TX 78665
30.55495, -97.68831

County: Williamson
Total SF: 235,762

Highlights

- Excellent position and visibility along I-35; the center is well-placed near TSU Round Rock campus, and Baylor Scott & White Medical Center.
- Center is poised to benefit from Apple Inc.'s planned 133-acre campus with up to 5,000 employees.
- Shadow anchored by IKEA, with national tenants like JCPenney and Ross Dress for Less.
- For the consumer site visit www.shopuniversityoaks.com

Demographics

	3 MILE	5 MILE	7 MILE
Population	62,837	166,136	278,648
Daytime Population	57,150	137,117	256,686
Households	21,521	56,809	96,517
Average Household Income	101,936	107,375	112,007
Median Household Income	80,553	86,114	88,788
Median Age	33	34	34
Percent College Educated	43	44	45

Tenants Include



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VP Leasing:

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InvenTrust Property
Management, LLC

3025 Highland Pkwy, Suite 350
Downers Grove, IL 60515

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UNIVERSITY OAKS TOWN CENTER Round Rock, TX

1	J.C. Penney		16	NuYu Dental	2,300 SF	32	Sushi Koen	1,961 SF
2	Ross Dress for Less	30,187 SF	17	Creamistry	1,600 SF	33	Razzoo's Cajun Cafe	5,000 SF
3	DSW	17,940 SF	18	Karavel	2,400 SF	34	Ike's Love & Sandwiches	1,760 SF
4	Salons @ University Oaks	7,054 SF	19	Five Below	8,947 SF	35	Chipotle Mexican Grill	2,700 SF
5	Fairytale Threads	4,000 SF	20	PetSmart	20,263 SF	37	Mighty Fine Burger Fries Shakes	3,945 SF
6	Z Nails & Spa	2,254 SF	21	Jo-Ann Fabrics	25,000 SF	38	Raising Cane's	
7	Hickory Farms	1,503 SF	22	Mega Furniture	32,900 SF	39	Wells Fargo Bank	
8	Available	1,600 SF	23	Poke House	1,900 SF	40	Steak 'N Shake	
9	Postnet	1,200 SF	24	Palm Beach Tan	1,934 SF	41	IKEA	
10	Adelyn Bakery Boutique	1,640 SF	25	Sport Clips	1,360 SF	42	Austin Telco Federal Credit Union	
11	Tarka Indian Kitchen	2,699 SF	26	Studio Nails & Spa	1,600 SF	45	Panda Express	
12	Spec's Wine Spirits & Finer Foods	25,326 SF	27	Massage Envy	3,000 SF			
13	Fortune Garden	2,433 SF	28	Factory Mattress	4,000 SF			
14	GNC	1,200 SF	29	Seton Healthcare	9,137 SF			
15	AAA Texas	3,500 SF	31	Papa John's	1,520 SF			

The information provided here is intended as a general depiction of the property and is subject to change. The information has not been independently verified and we do not warrant or represent that the information provided is accurate. As of 2020-11-12.



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