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University Oaks Shopping Center

201 University Oaks Blvd
Round Rock, TX 78665
30.55653, -97.68908

County: Williamson
Total SF: 235,698

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	1 MILE
Population	66,446	174,633	278,648	7,383
Daytime Population	57,150	137,117	256,686	
Households	21,521	56,809	96,517	
Average Household Income	104,762	110,664	112,007	88,296
Median Household Income	80,553	86,114	88,788	
Median Age	33	34	34	
Percent College Educated	42.50	44.40	45.20	

Tenants Include



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UNIVERSITY OAKSTOWN CENTER Round Rock, TX

1	J.C. Penney		15	AAA Texas	3,500 SF	29	Seton Healthcare	9,137 SF
2	Ross Dress for Less	30,187 SF	16	NuYu Dental	2,300 SF	31	Papa John's Pizza	1,520 SF
3	DSW	17,940 SF	17	Creamistry	1,600 SF	32	Sushi Koen	1,961 SF
4	Salons @ University Oaks	7,054 SF	18	Clean Eatz	2,400 SF	33	Razzoo's Cajun Cafe	5,000 SF
5	Available	4,000 SF	19	Five Below	8,947 SF	34	Ike's Love & Sandwiches	1,760 SF
6	Z Nails & Spa	2,254 SF	20	PetSmart	20,263 SF	35	Chipotle Mexican Grill	2,700 SF
7	Results Physiotherapy	3,038 SF	21	Jo-Ann Fabrics	25,000 SF	37	Mighty Fine Burger Fries Shakes	3,945 SF
9	Two Hands Corn Dogs	1,200 SF	22	Available	32,900 SF	39	Wells Fargo Bank	
10	Adelyn Bakery Boutique	1,640 SF	23	Poke House	1,900 SF	40	Whataburger	
11	Tarka Indian Kitchen	2,699 SF	24	Palm Beach Tan	1,934 SF	41	IKEA	
12	Spec's Wine Spirits & Finer Foods	25,326 SF	25	Sport Clips	1,360 SF	42	Austin Telco Federal Credit Union	
13	Fortune Garden	2,433 SF	26	Studio Nails & Spa	1,600 SF	45	Panda Express	
14	GNC	1,200 SF	27	Massage Envy	3,000 SF			
			28	Factory Mattress	4,000 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 2022-10-04.



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