SH 45 & MEISTER LANE

±19.82 ACRES :: ROUND ROCK

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GLO Work Order No. X0006514A-CD

FOR SALE

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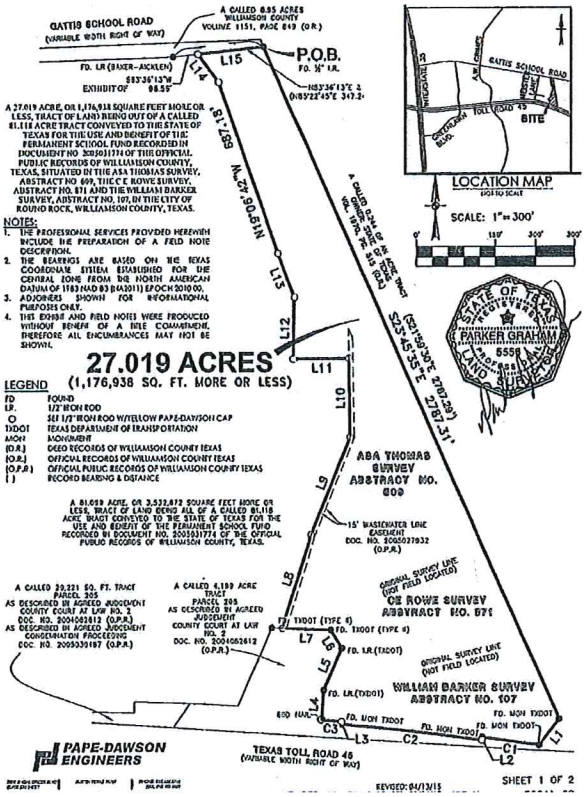
OFFERING SUMMARY

LOCATION	The property is located in Round Rock, Texas on the northeast quadrant of SH-45 and Meister Lane. It is 1/4 mile east of Cedar Ridge High School, and 1 mile east of Dell Computer worldwide headquarters. It is adjacent to a future Meritage Homes 182-lot subdivision.
SIZE	19.82 acres (27.019 acres including flood plain)
ZONING	BP - Business Park. Allowable land uses include: office, daycare, and light industrial. To view the zoning ordinance, click here.
TRAFFIC COUNTS	SH-45 (East of Meister Lane) :: 28,551 VPD SH-45 (West of Meister Lane) :: 62,561 VPD Gattis School Road :: 16,110 VPD

2015 DEMOGRAPHICS

Variable	*1 Mile*	*3 Miles*	*5 Miles*
Total Population	11,382	91,062	211,343
Daytime Pop	5,242	69,034	138,755
Avg HH Income	$91,092	$85,659	$83,118
Avg Age	32.0	33.3	33.6
Growth '10-'15	16.0%	15.9%	16.6%

PRICING	$4.00 per square foot.



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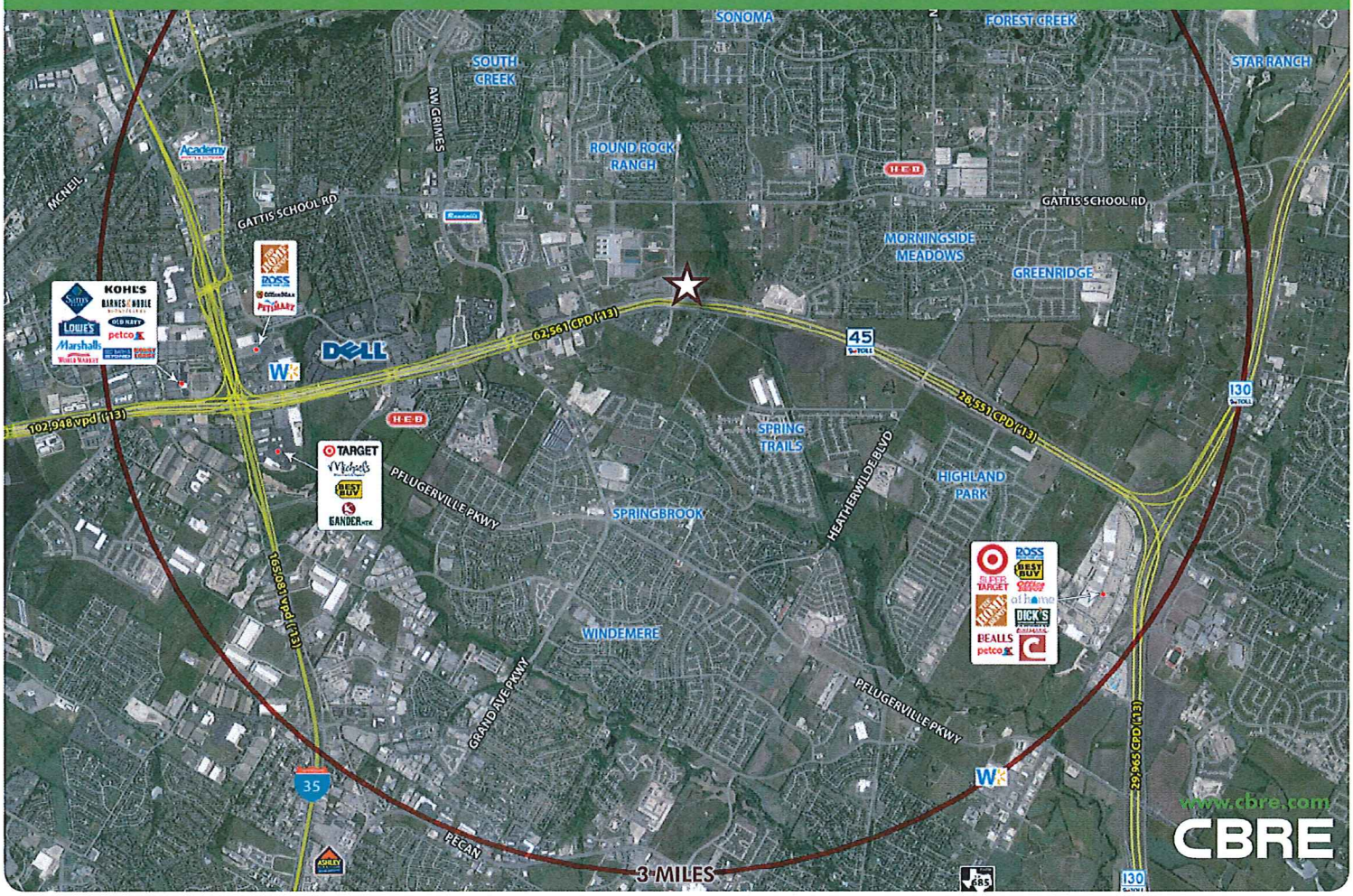

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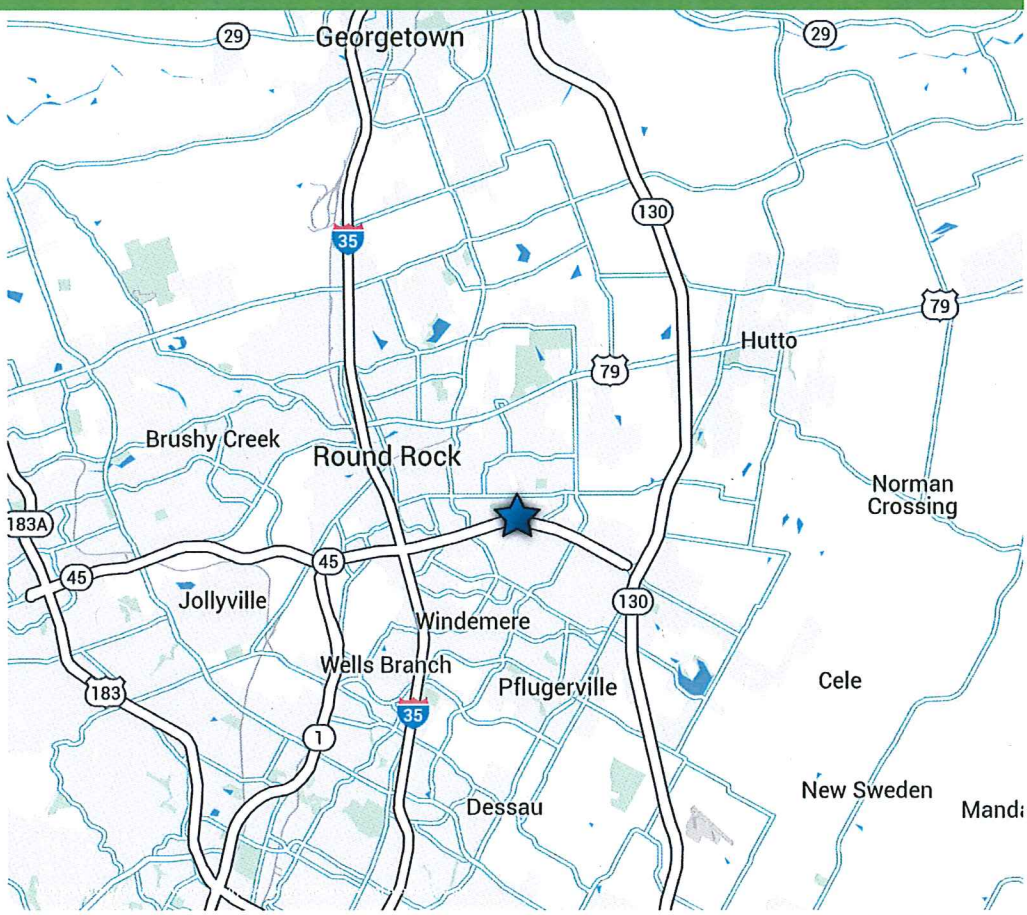

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