

1.17 ACRES

READY TO BUILD - PAD SITE

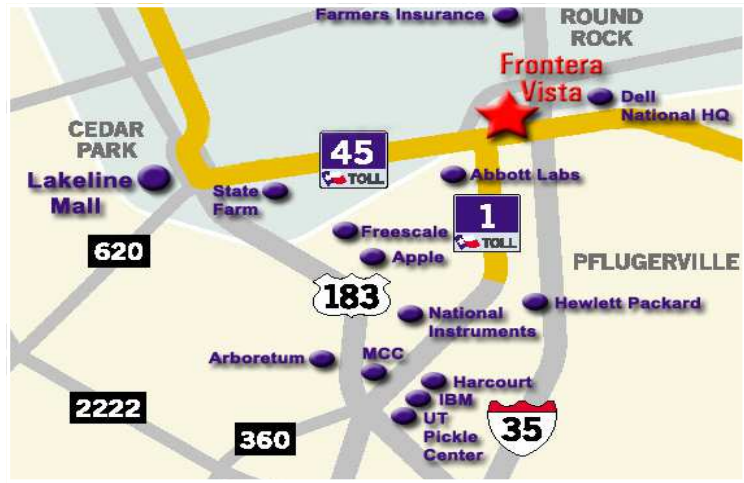
ROUND ROCK, TEXAS



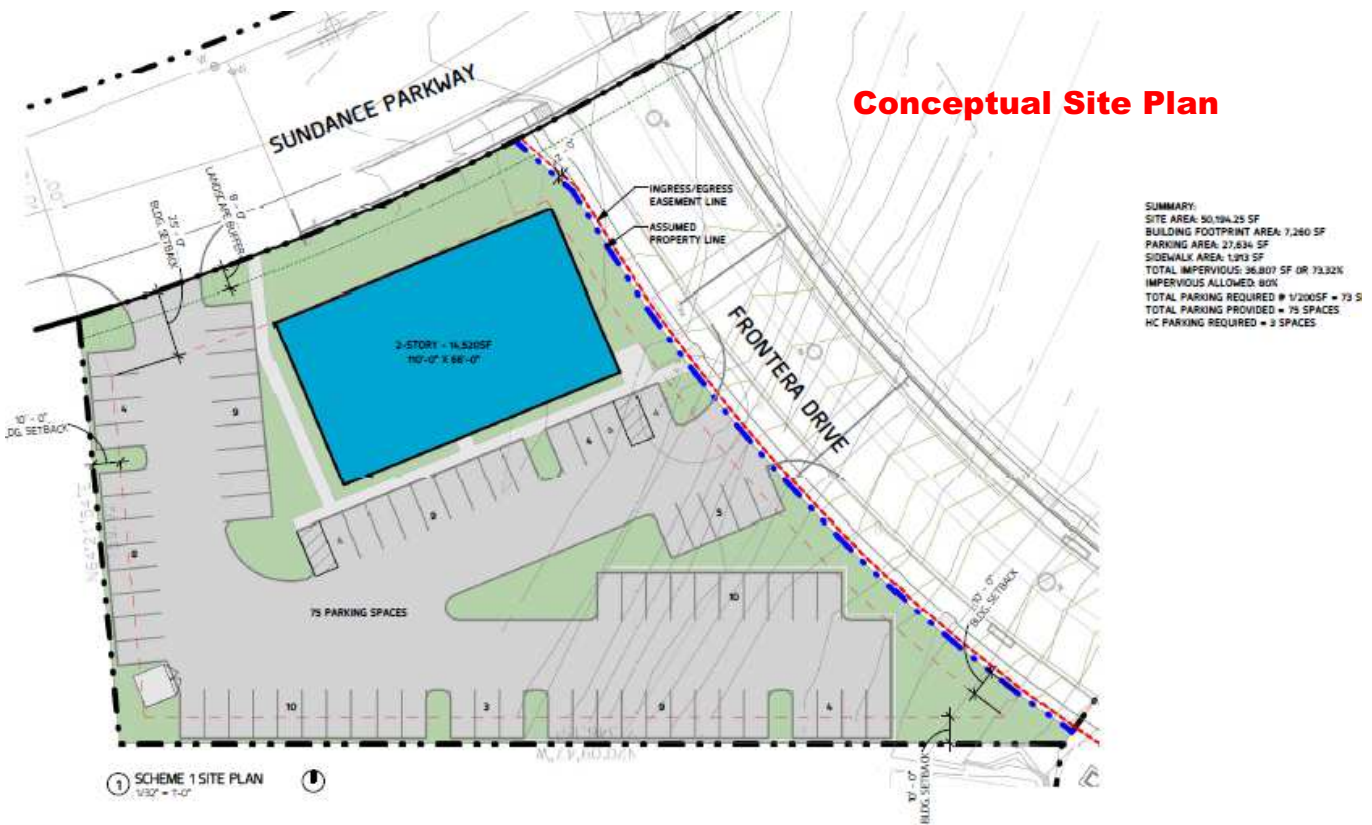
- Medical, Retail, Office, Day Care - approved uses
- Close to new St David's Health Care Hospital
- Next to Major Employers and La Frontera



Frontera Vista is located at the confluence of three major regional Highways: Interstate-35, State Highway 45 and MoPac Boulevard (Loop 1). This strategic location is also enhanced by its close proximity to La Frontera, Emerson, St David's Hospital and Dell's Corporate World Headquarters.



- * Planned Unit Development (PUD) zoning in place
- * One of the last remaining pad sites in La Frontera
- * Regional Water Quality Pond in place
- * Up to 80% impervious coverage
- * Utilities at the site
- * New road adjacent to site connecting Sundance and SH-45



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