

Multi-Family Dwellings (Generic, Any Combination)

RESIDENTIAL

# 601 UNIVERSITY BLVD

ROUND ROCK, TX 78665



**90,600 ft<sup>2</sup>**  
LIVING AREA

**4.99 ac**  
LOT SIZE

**2021**  
YEAR BUILT

**1**  
STORIES

**44**  
PARKING

## TAX & ASSESSMENT

|                       |                         |
|-----------------------|-------------------------|
| Property Tax          | <b>\$619,990 (2025)</b> |
| Assessed Value        | <b>\$28,586,826</b>     |
| Previous Assessed     | <b>\$28,586,826</b>     |
| Assessor Market Value | <b>\$28,586,826</b>     |

## PROPERTY FACTS

|               |                                                          |
|---------------|----------------------------------------------------------|
| Property Type | <b>Multi-Family Dwellings (Generic, Any Combination)</b> |
| County        | <b>Williamson</b>                                        |
| Lot (acres)   | <b>4.99</b>                                              |

|            |                            |
|------------|----------------------------|
| Foundation | Mat/Raft Foundation (Slab) |
| Heating    | Central                    |
| Cooling    | Central                    |
| Pool       | No                         |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Dec 15, 2020 | Financing         | Mortgage            |       |                    | \$6.5M |
| Dec 15, 2020 | Financing         | Mortgage            |       |                    | \$13M  |
| May 21, 2018 | Recorded document | Warranty Deed       |       |                    |        |
| Apr 27, 2006 | Recorded document | Warranty Deed       |       |                    |        |
| Mar 2, 2006  | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Mar 2, 2006  | Quitclaim         | Quit Claim Transfer |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Caldwell Heights Elementary School | Elementary | PK–5   | 0.5 mi   |
| Hopewell Middle School             | Middle     | 6–8    | 1.2 mi   |
| Stony Point High School            | High       | 9–12   | 2.3 mi   |

District: Round Rock Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 78665**

|                          |                            |                             |                                     |                         |                        |
|--------------------------|----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>68,564</b><br>POPULATION | <b>\$113K</b><br>MEDIAN IN-<br>COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|