



**ROUND ROCK TEXAS**

# Development Update – Summer 2019

Planning and Development Services - Lee Heckman

**August 21, 2019**



# Downtown

- The Ruby Hotel
- The Woodbine Mansion
- 409 Co-Work Office Building
- Palaterra Office Building
- The Flats
- The Depot





# Downtown

## The Ruby Hotel







# Downtown

## The Woodbine Mansion







# Downtown

## 409 Co-Work Office Building







# Downtown

## Palaterra Office Building







# Downtown

## The Flats





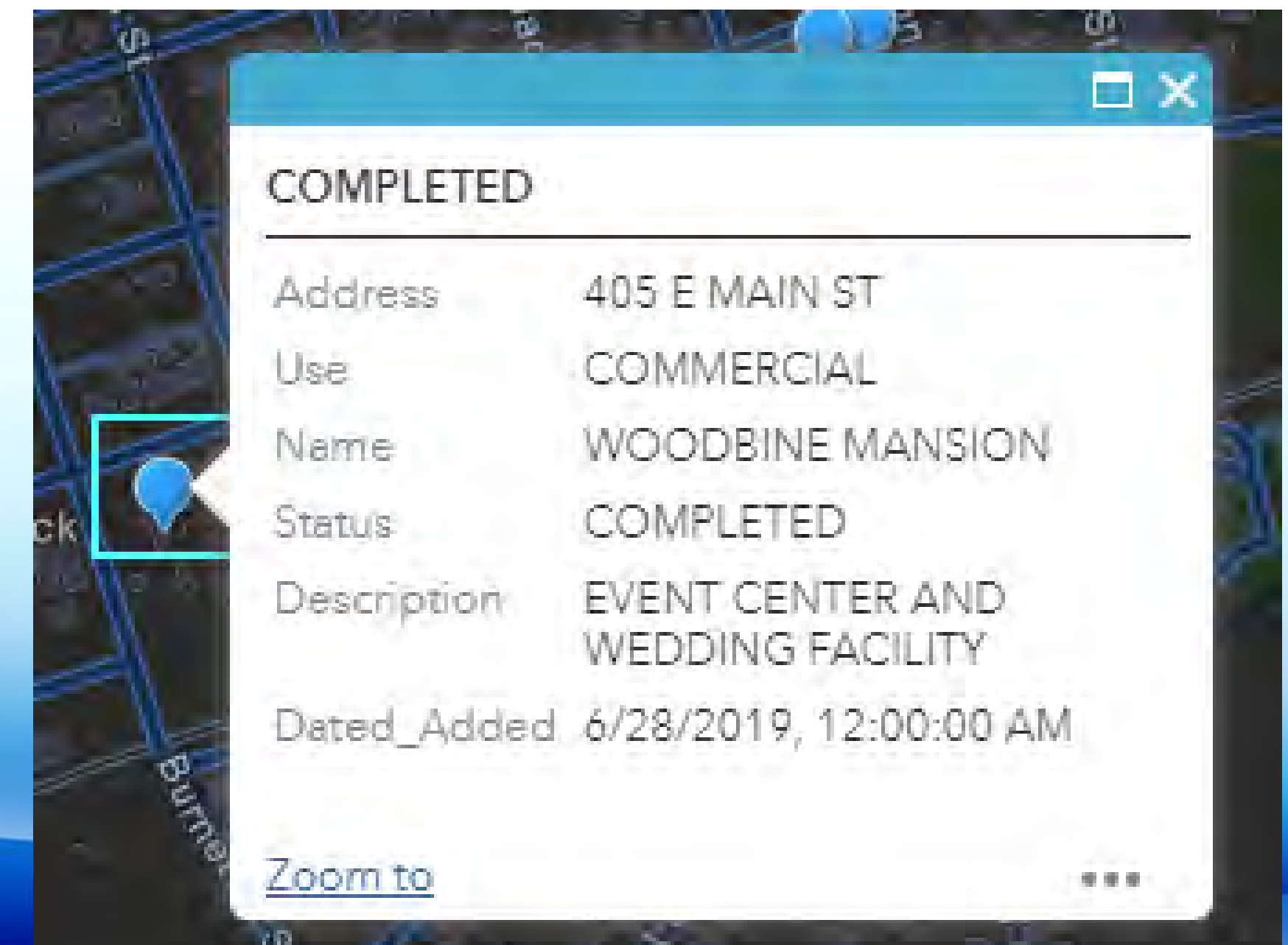
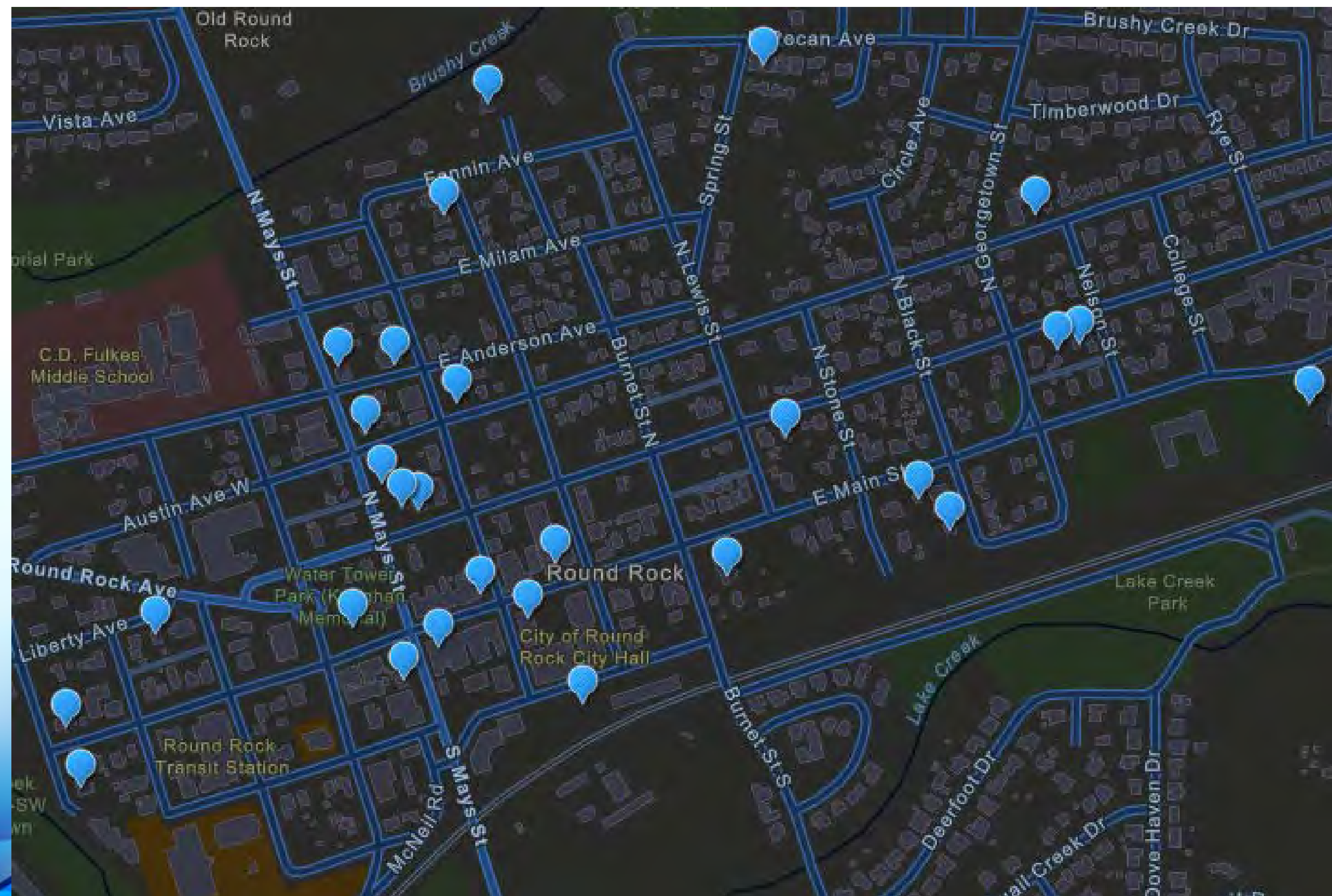






# Downtown Developments

**Link from the  
PDS Webpage**



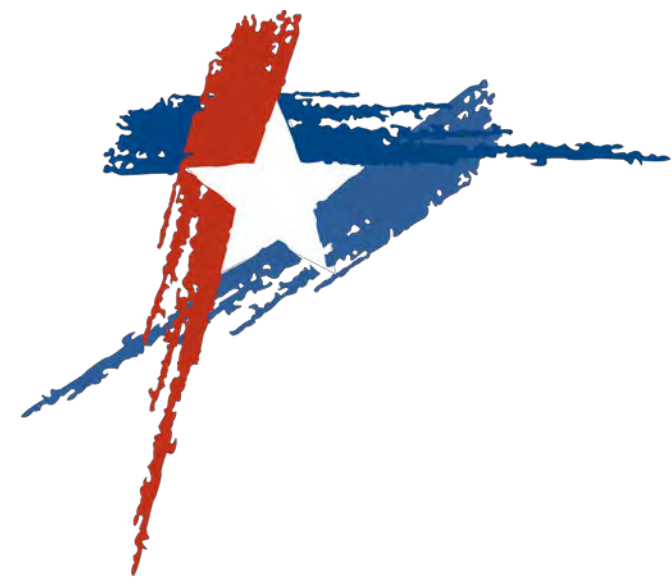




# US Hwy 79/Palm Valley Boulevard

- Firestone
- Culver's
- Diamond Oaks Development
- Cork and Barrel
- Kalahari Resort



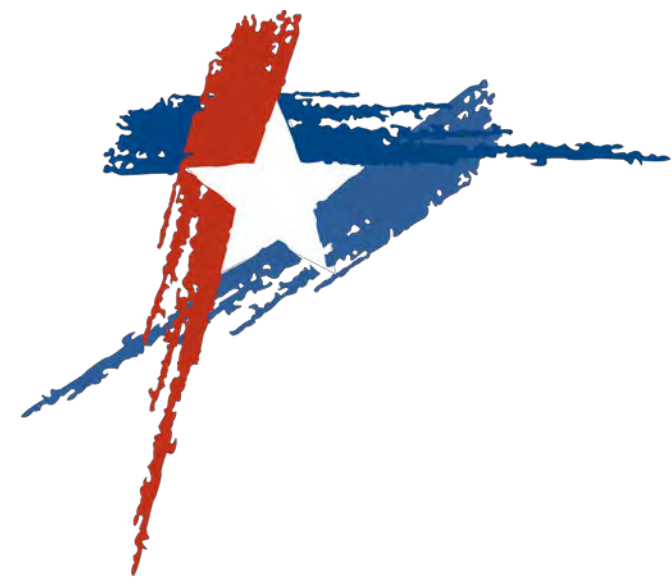


# US Hwy 79/Palm Valley Boulevard

**Firestone**







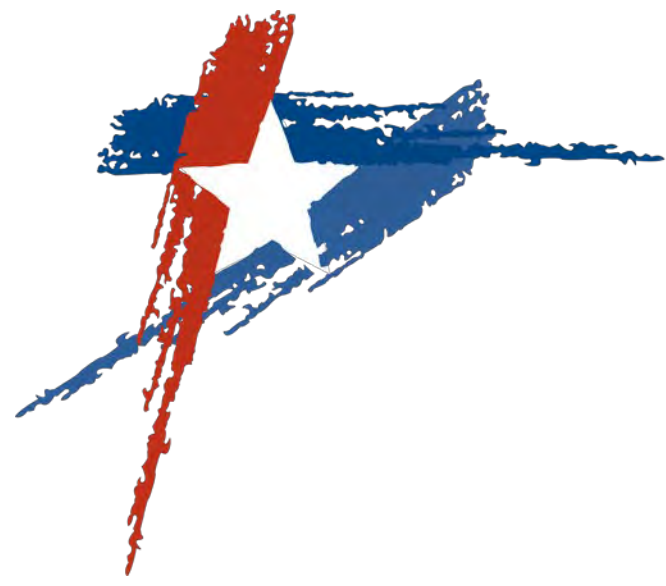
# US Hwy 79/Palm Valley Boulevard



**Culver's**



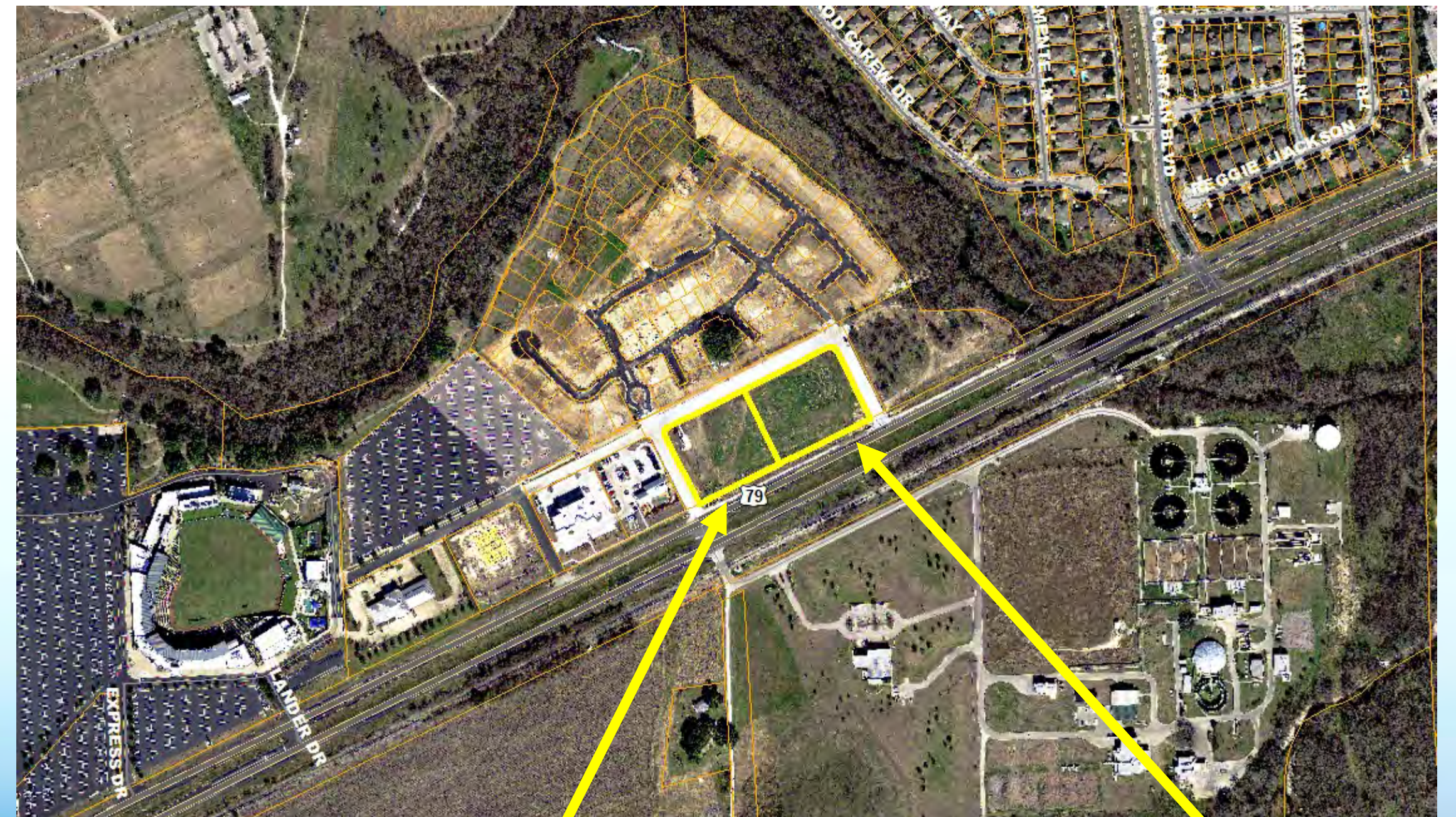




# US Hwy 79/Palm Valley Boulevard



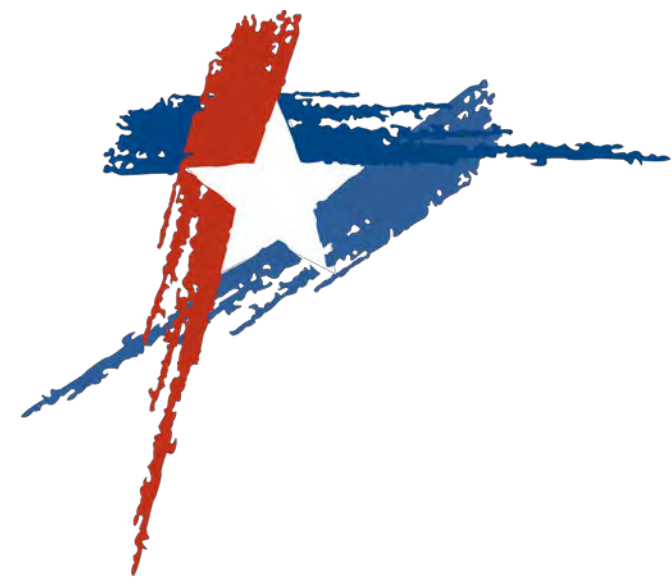
## Diamond Oaks Retail & Hotel



Retail

Hotel



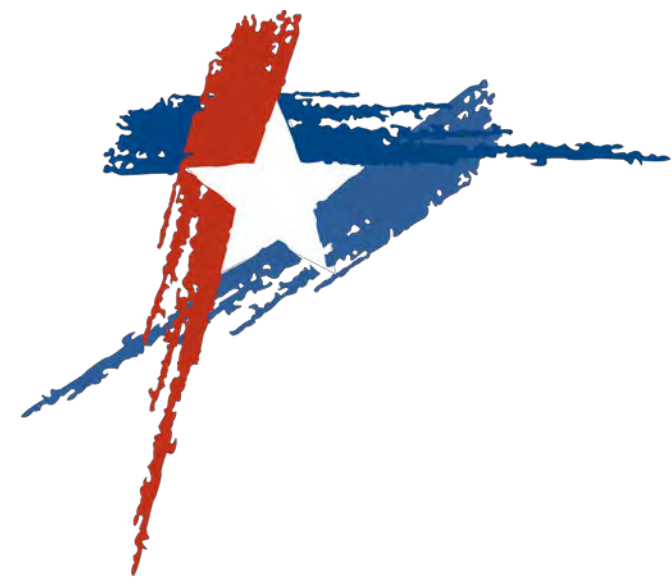


# US Hwy 79/Palm Valley Boulevard

## Cork and Barrel





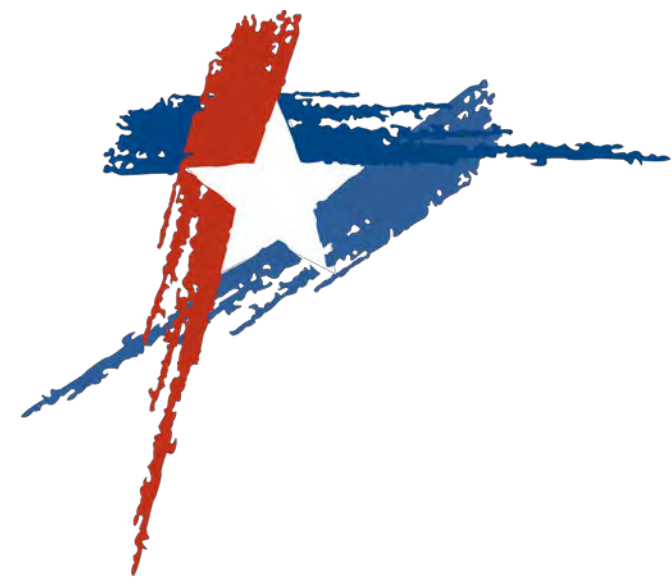


# US Hwy 79/Palm Valley Boulevard

## Kalahari Resort







# US Hwy 79/Palm Valley Boulevard

## Kalahari Resort







# Smyers Lane

➤ Goodwill

➤ Multi-tenant Retail

➤ Firestone

➤ Wendy's

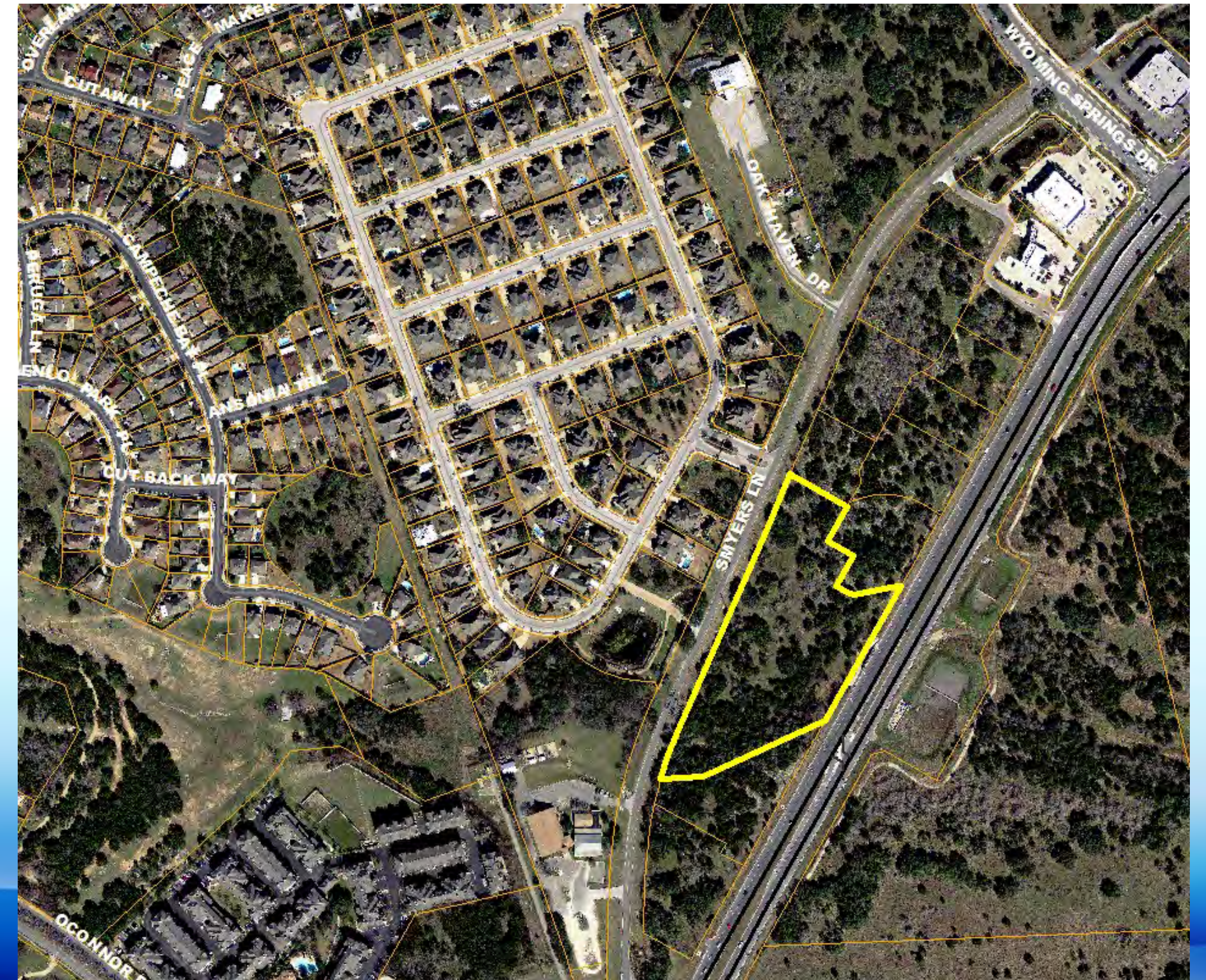
➤ Popeyes





# Smyers Lane

**Goodwill**

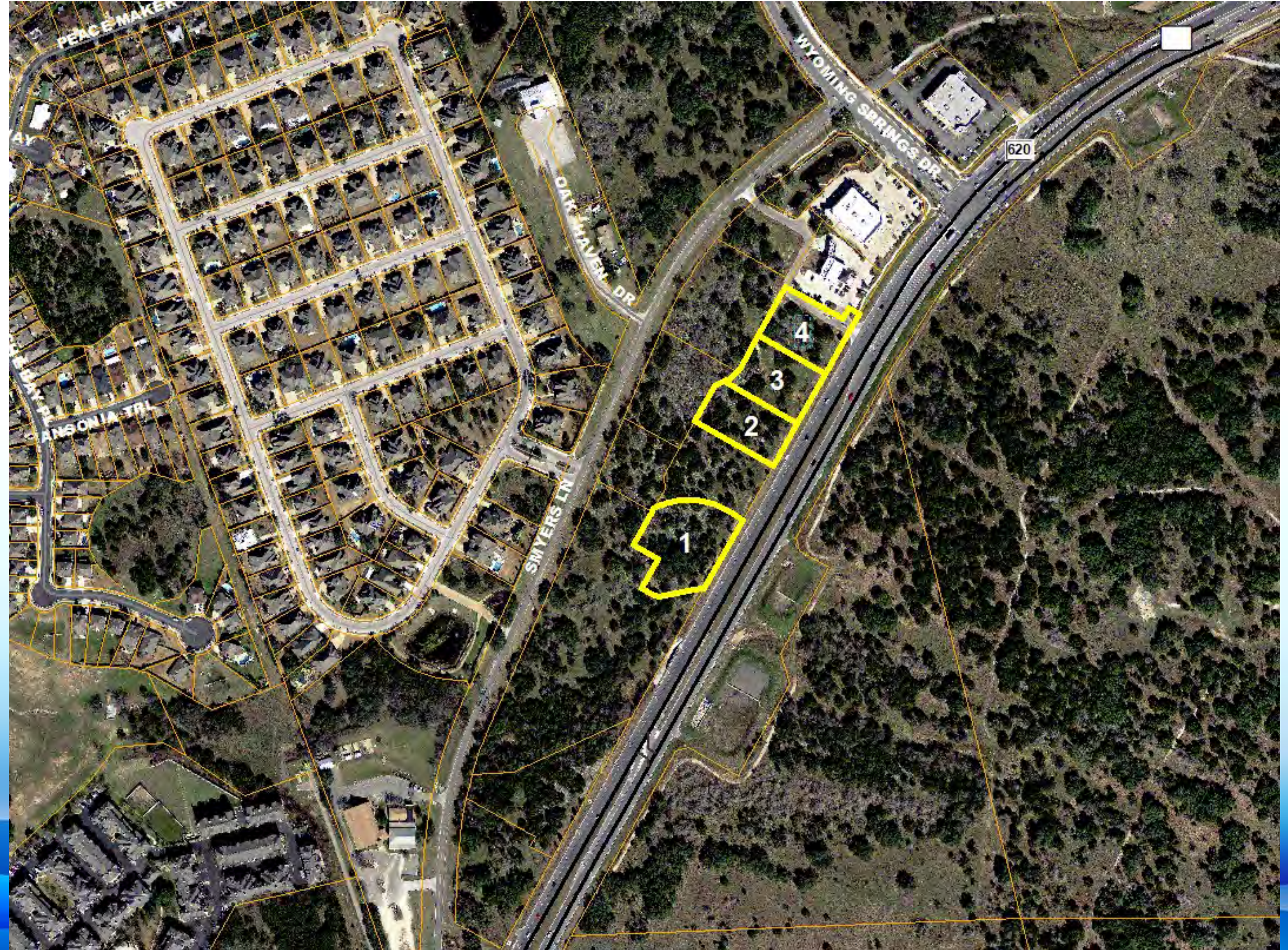






1. Multi-Tenant
2. Firestone
3. Wendy's
4. Popeyes

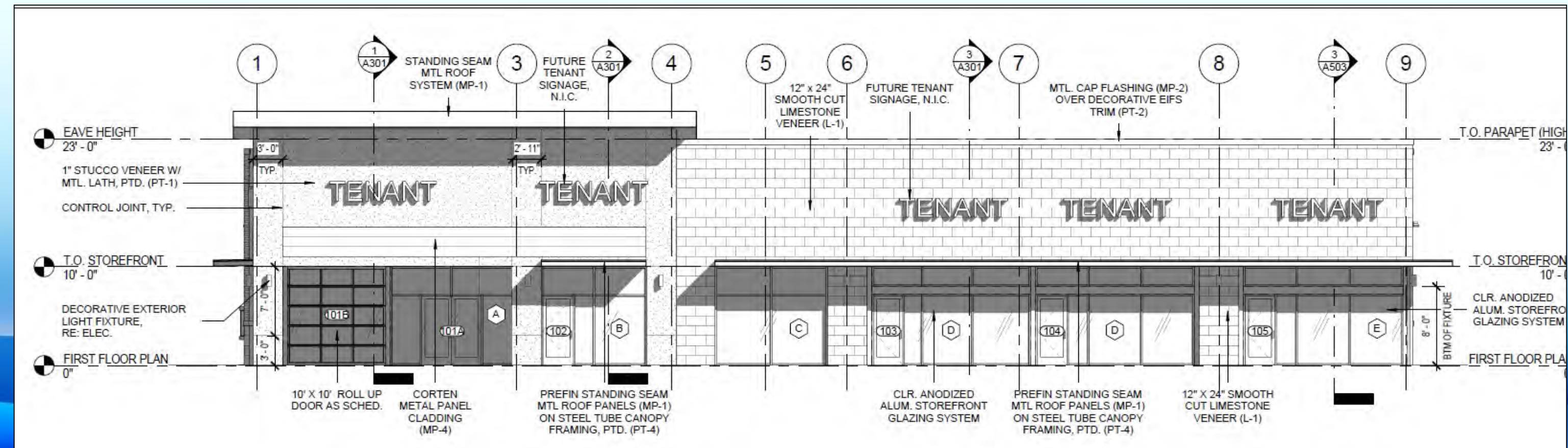
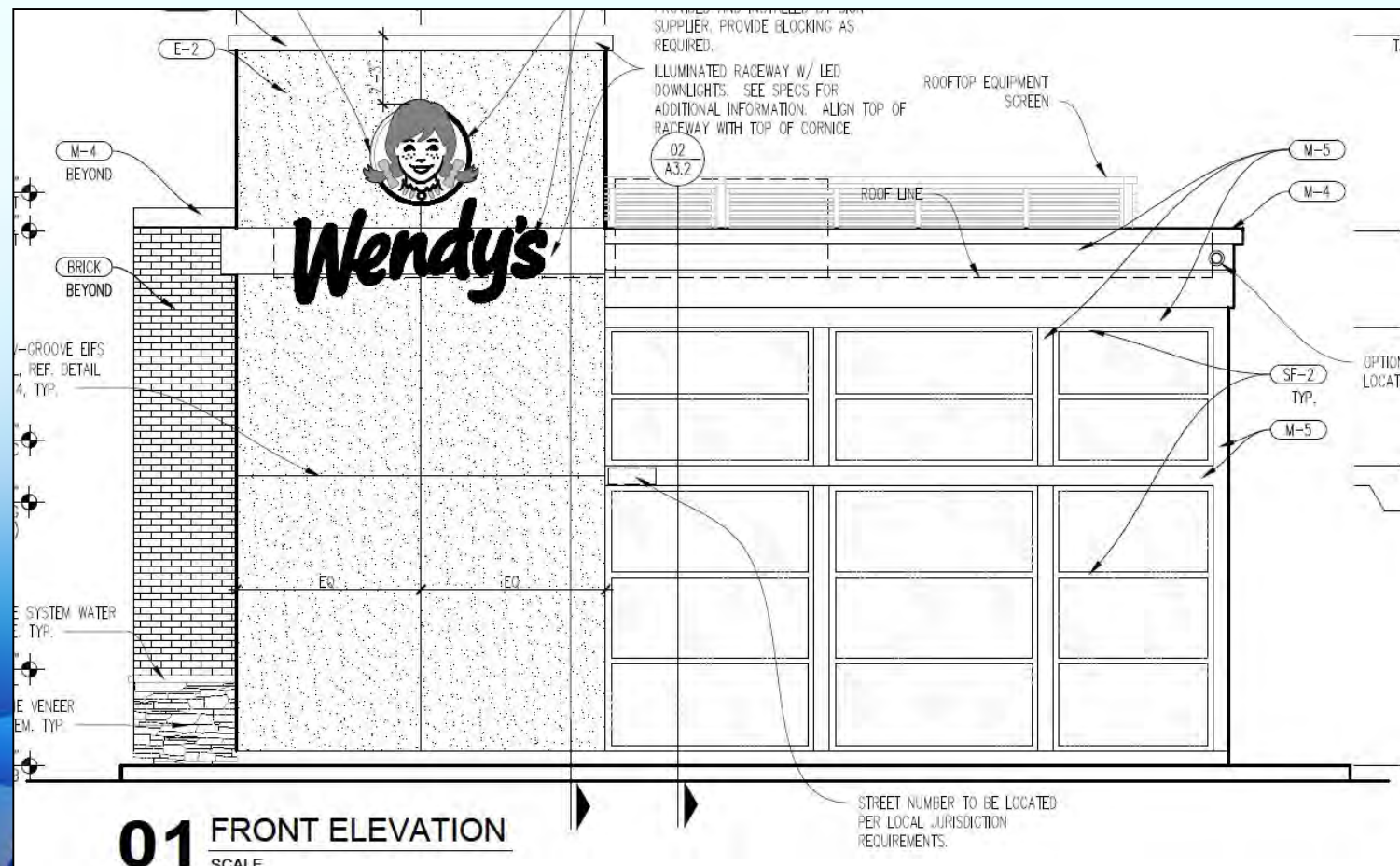
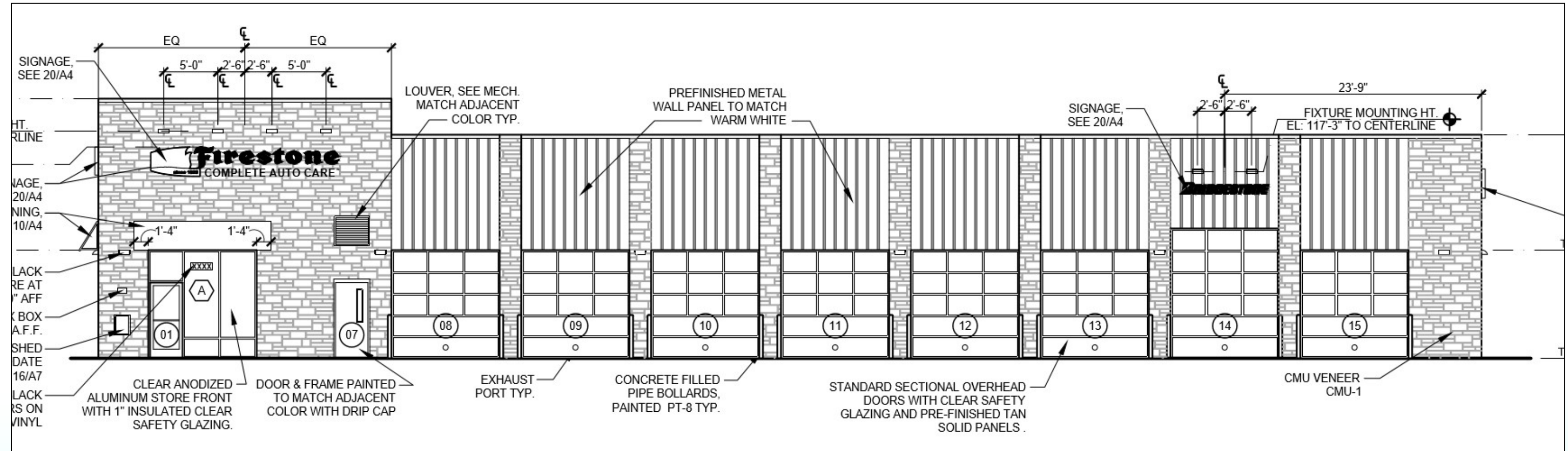
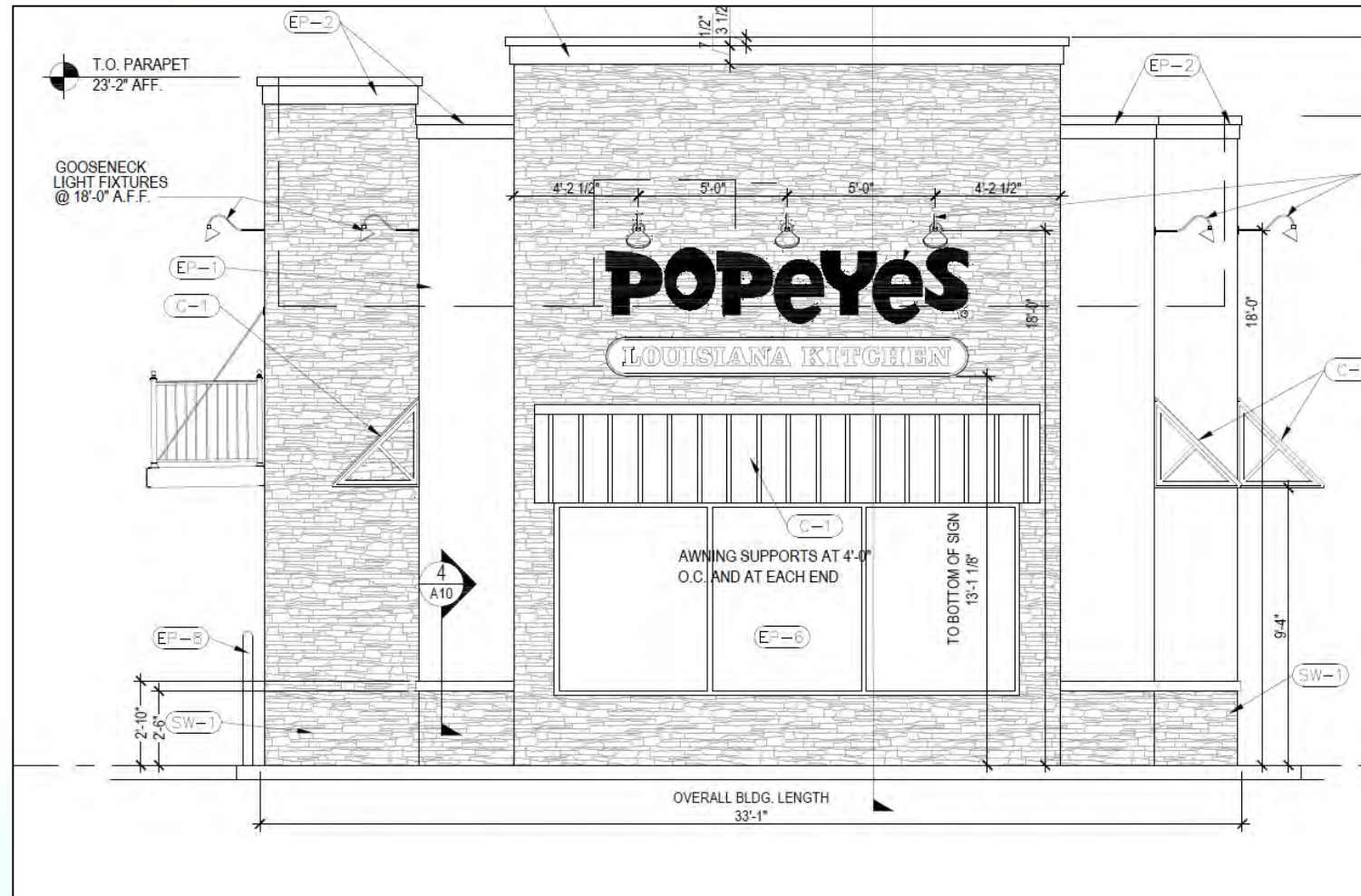
# Smyers Lane







# Smyers Lane







# East Old Settlers Boulevard

- Pioneer Point
- Sunrise Villas
- The Cottages at Meadow Lake
- Chandler Creek – Lot K
- Settlers Crossing Warehousing
- Mesa Creek Office Building





# East Old Settlers Boulevard

## Pioneer Point







# East Old Settlers Boulevard

## Sunrise Villas







# East Old Settlers Boulevard



## Cottages at Meadow Lake







# East Old Settlers Boulevard

**Chandler Creek Lot K**



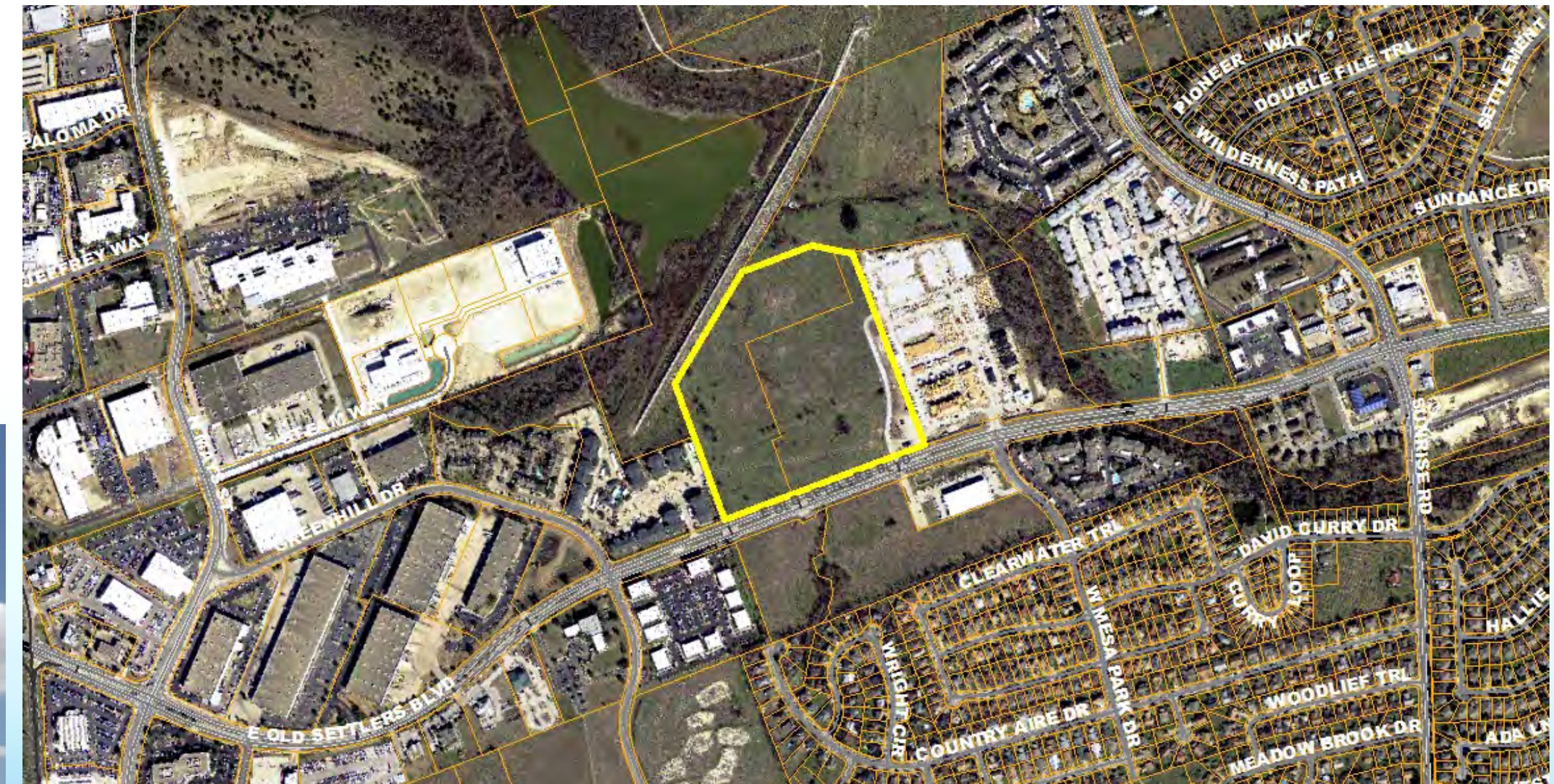




# East Old Settlers Boulevard



## Settlers Crossing Warehousing







# East Old Settlers Boulevard



**Mesa Creek Office Building**







# SH-45/ Southeast Round Rock

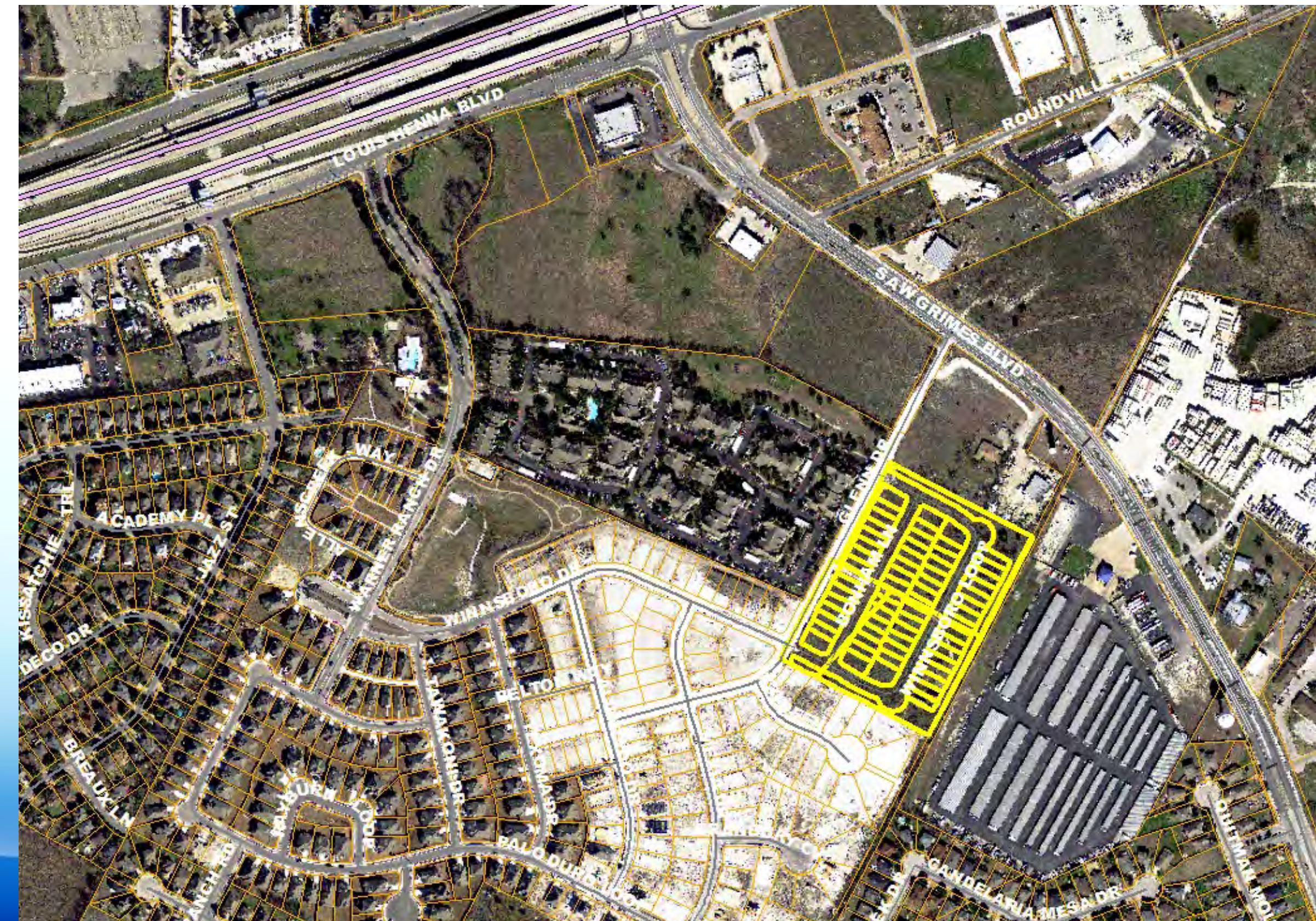
- Warner Ranch
- Meister Lane Warehouse
- Point Blank Gun Shop and Shooting Range
- Schultz Towns @ 45
- Sun Auto





# SH-45/ Southeast Round Rock

## Warner Ranch





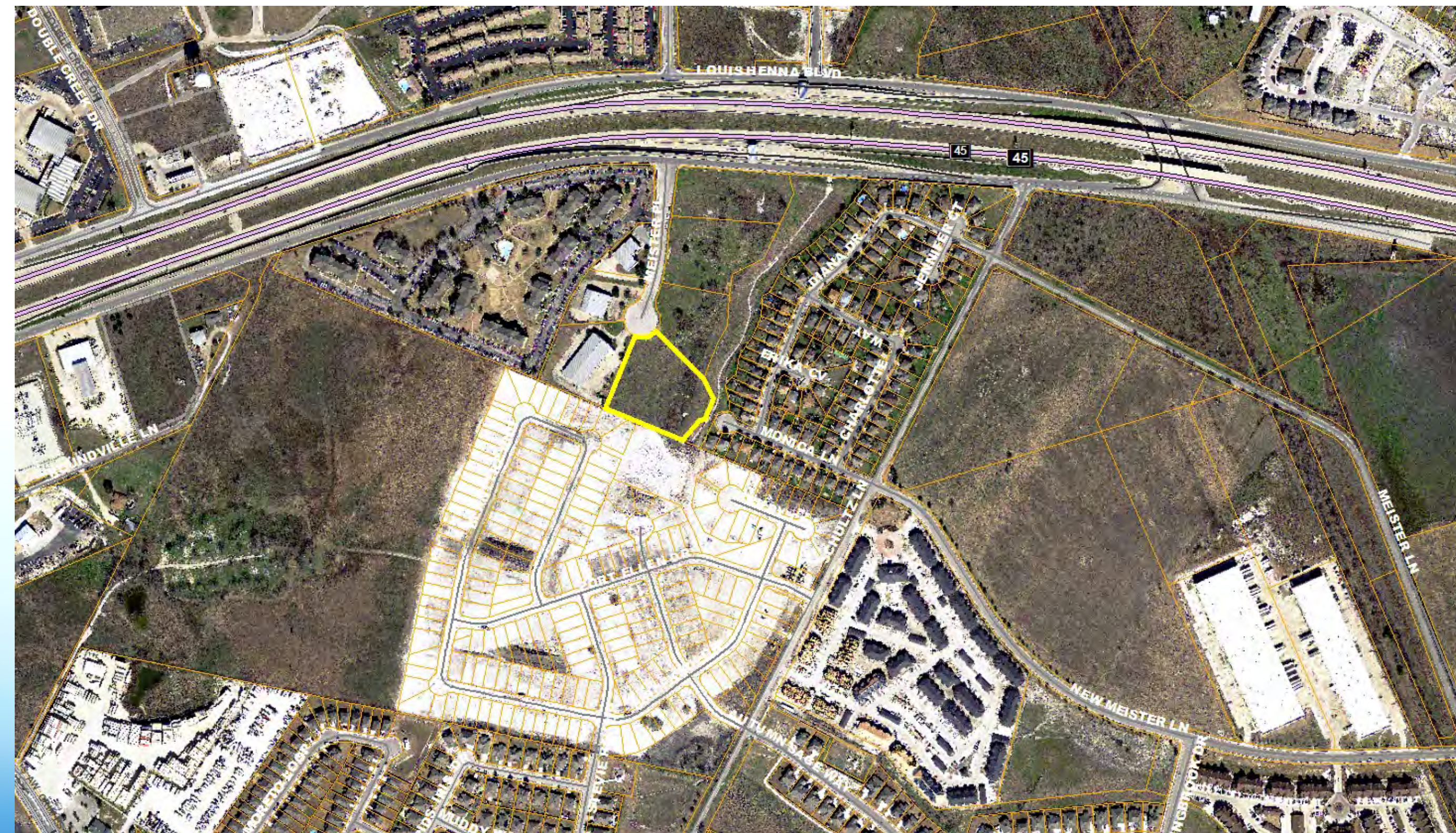






# SH-45/ Southeast Round Rock

## Meister Lane Warehouse

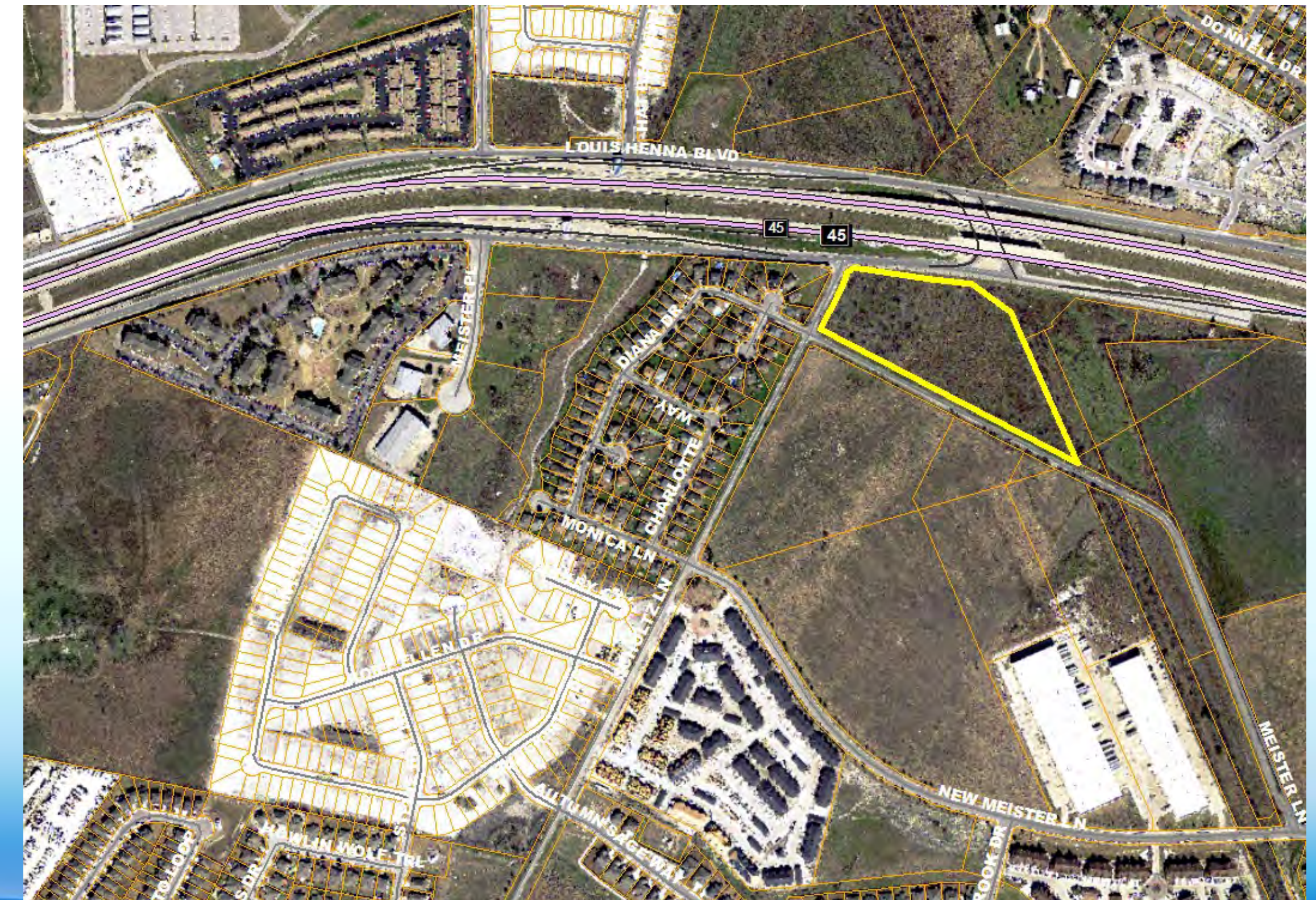
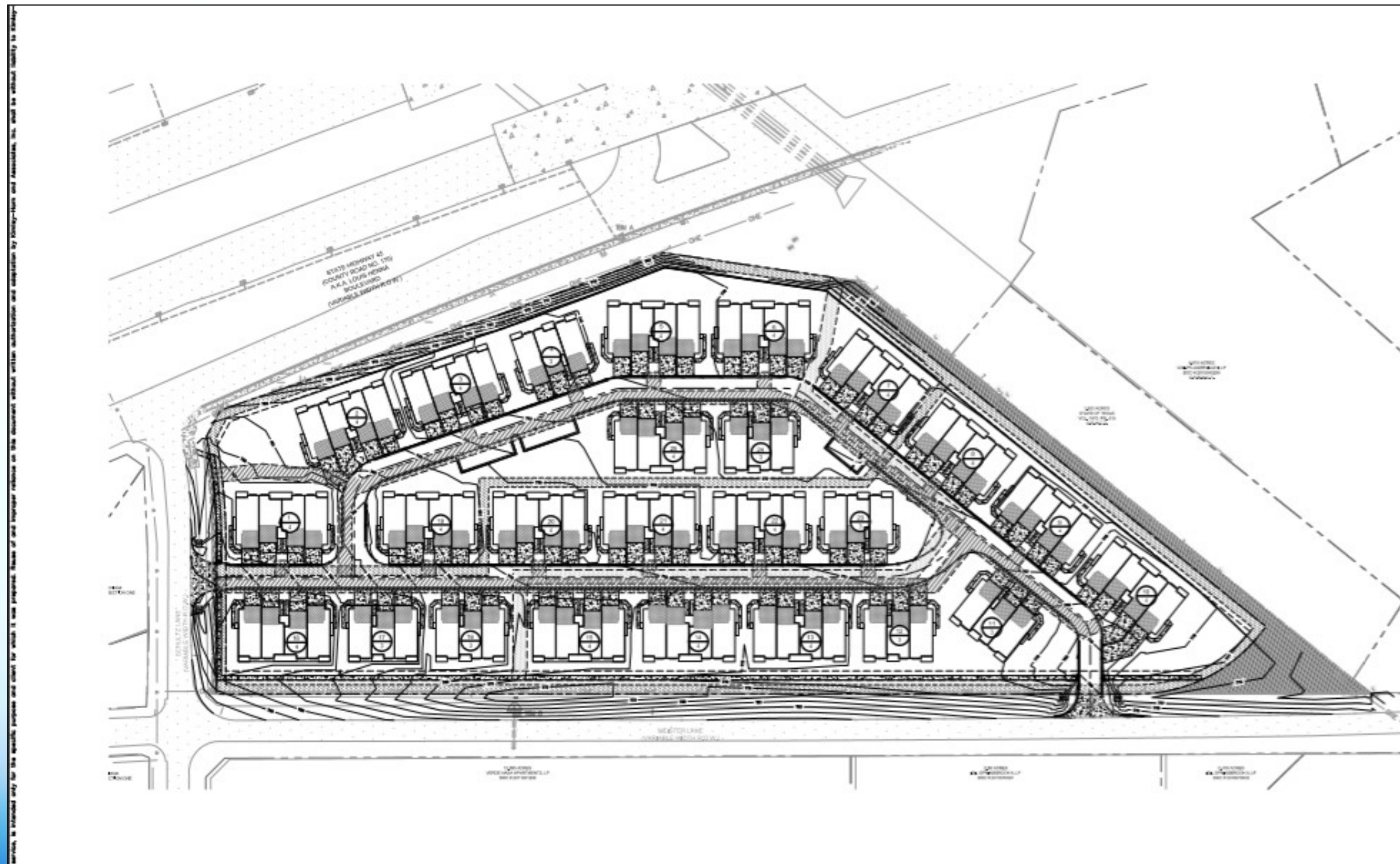






# SH-45/ Southeast Round Rock

## Schultz Towns @ 45







# Summary

**Development/Redevelopment is Downtown**

**Development/Redevelopment is on Every Transportation Corridor**

**Development/Redevelopment is All Variety of Land Use**

**Browse the Current Development Tracker**

Current  
Development Map





# Things To Look Forward To...

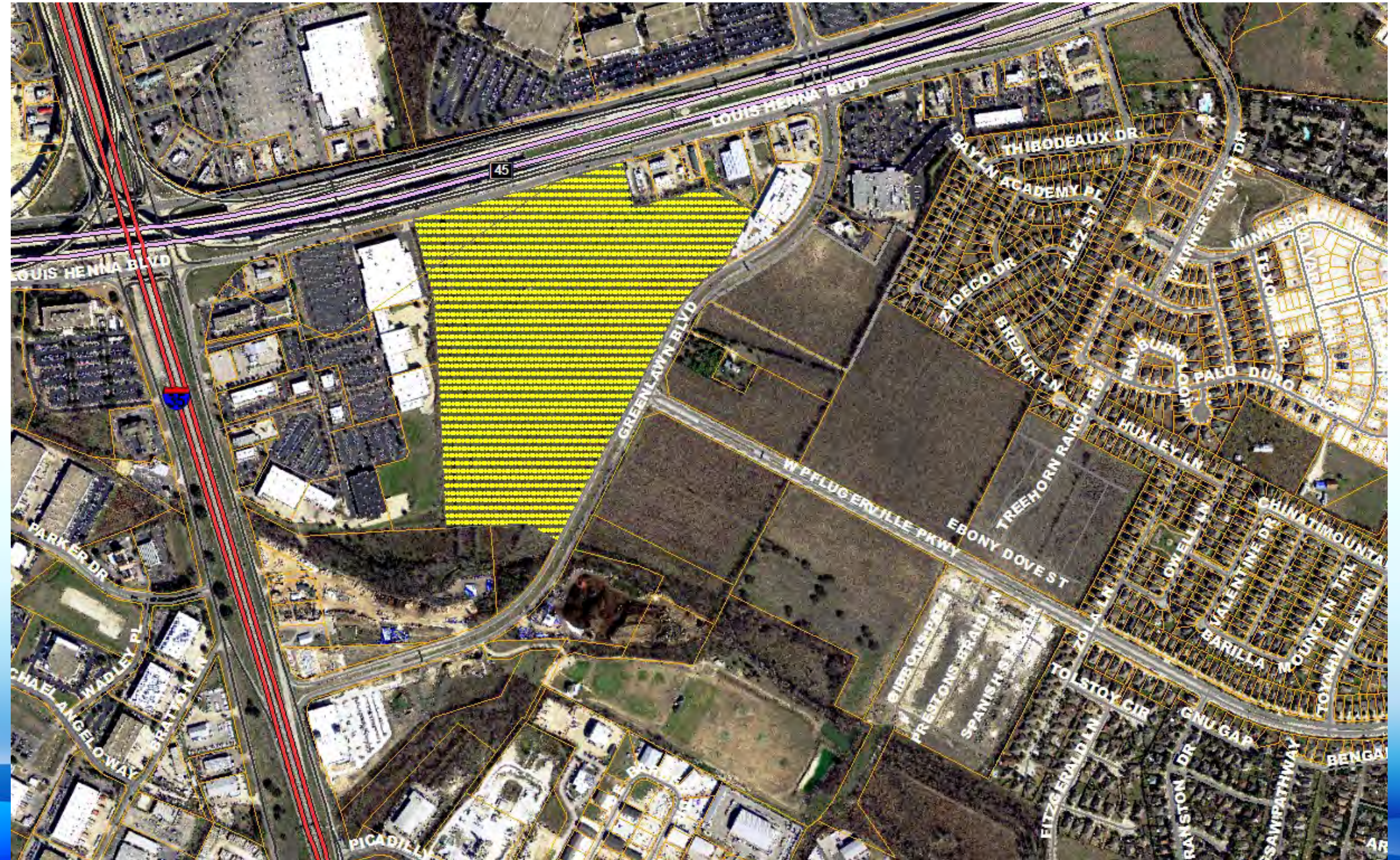
- The District
- Single family detached housing
- Development on Chisholm Trail
- QuikTrip Expansion





# The District

- A mixed-use development consisting of multi-family residential, commercial and office uses.

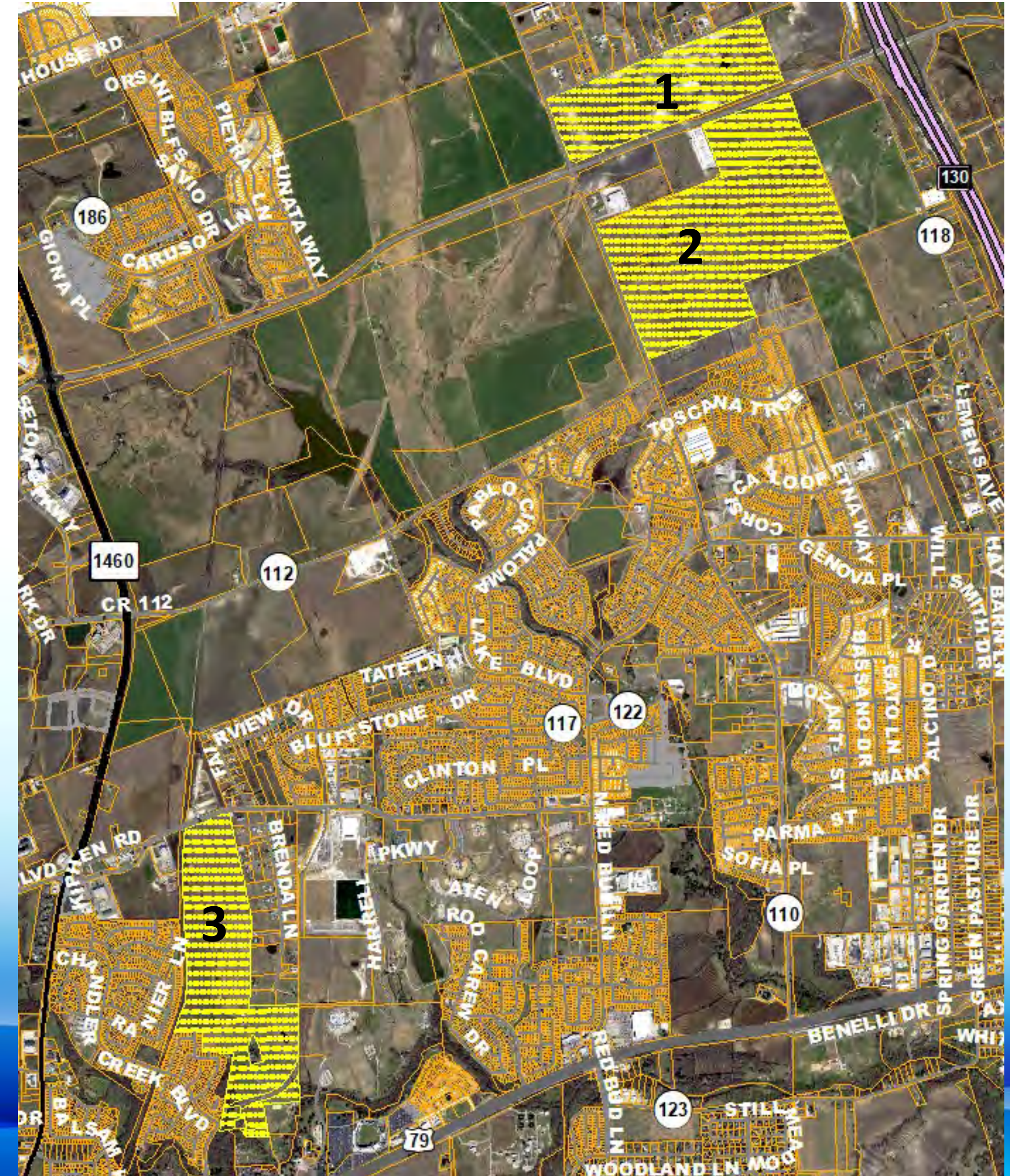






# 2000± Units Entitled to N.E. Round Rock

1. Saul's East
2. Caffey/Ohlendorf Tract
3. Homestead at Old Settlers Park





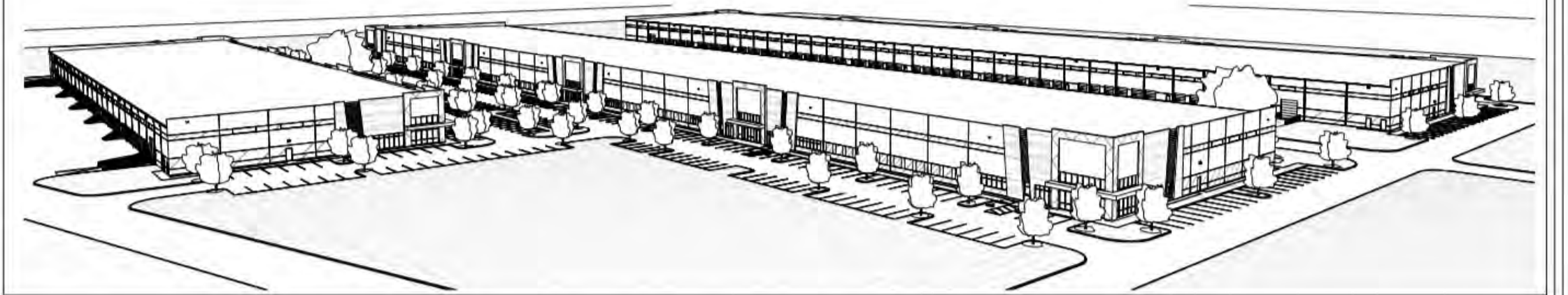
# Chisholm Trail Road

1. Chisholm Trail Trade Center
2. Chisholm Trail Tech Center Sec. 2
3. Chisholm Trail Tech Center Sec. 3
4. Microchem Laboratory
5. Chisholm Oaks Commercial



## PROJECT VIEW

Chisholm Trail Trade Center



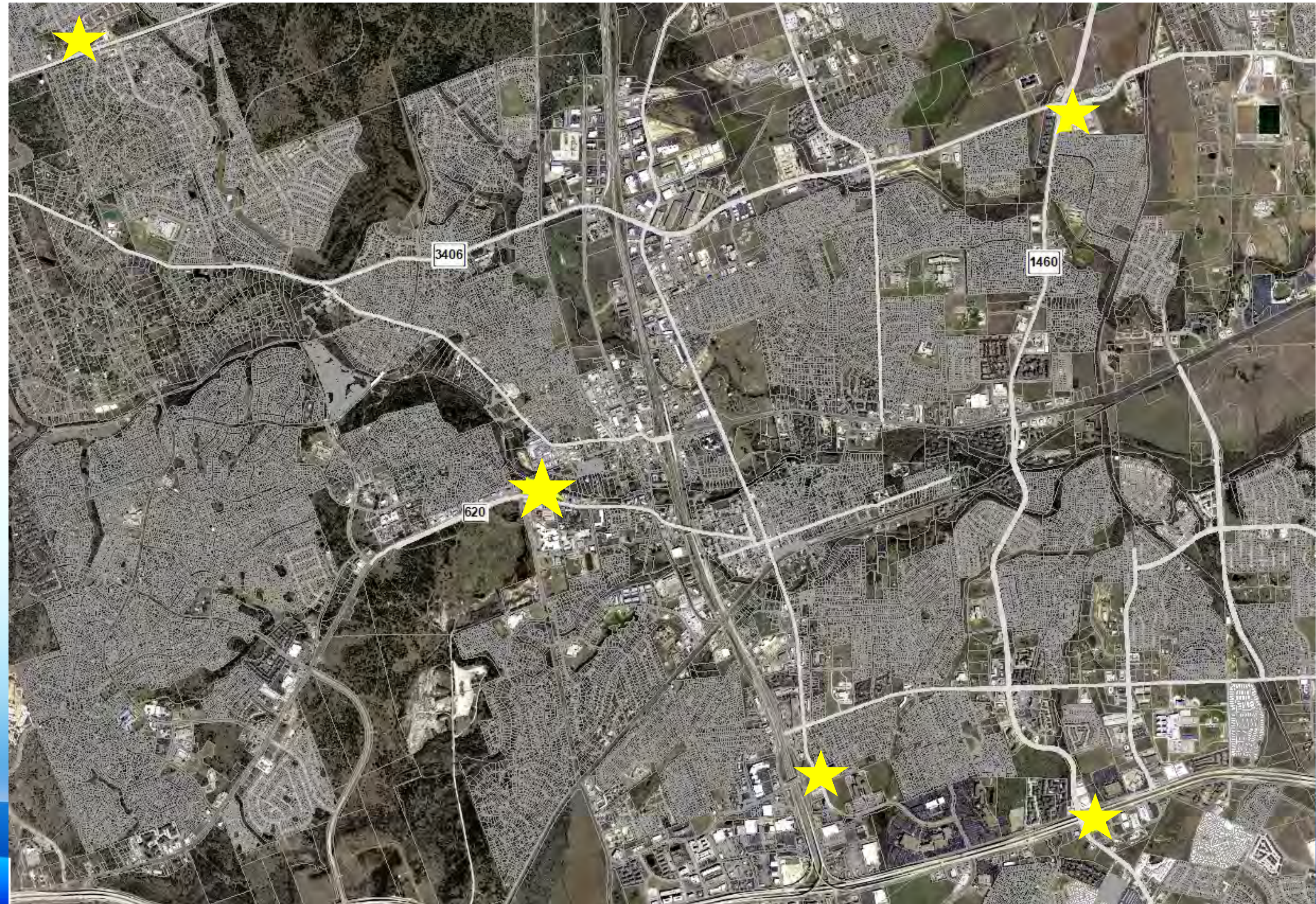




- 901 Louis Henna Blvd
- 2391 E Old Settlers Blvd
- 3150 RM 1431
- 1530 Round Rock Ave
- 2231 S. Mays St.



# QuikTrip Expansion







Thank you for your attention!

Thank you to Cait Reeves!

Any questions or  
comments?