



GOING FOR THE GREEN

University Oaks blends environmental practices with effective retail strategy

The IKEA-anchored University Oaks shopping center in Round Rock was developed by addressing environmental concerns and sound retail business practices.

The center houses 590,580 square feet of retail at I-35 and University Oaks Boulevard. Developed by Endeavor Real Estate Group, it includes a Wachovia, PetsMart, REI, Ross, J.C. Penney, Jo-Ann Fabric & Crafts, Mattress Firm and a Mighty Fine Burgers.

Development of the land required the de-commissioning of a pharmaceutical manu-

facturing plant with a successful cleanup of the contaminated worksite. The developer also created the project around the preservation of a 110-year-old oak tree that is now the focus of an outdoor deck and children's playground.

Endeavor worked on energy efficiency with REI and Jo-Ann Fabric to obtain environmentally friendly LEED certification. In addition to using recycled materials during construction, the two stores practice water conservation and use energy-efficient lighting.

SIZE: 590,580 square feet on 63.5 acres
COST: \$83 million
BUYER BROKER: Endeavor Real Estate Group
SELLER BROKER: Oxford Commercial LLC
LEAD DEVELOPER: Endeavor Real Estate Group
GENERAL CONTRACTOR: Tribble & Stephens Construction Ltd.

ARCHITECT: Enviroplan Architects
CIVIL ENGINEER: Fisher Hagood Inc.
TITLE COMPANY: Heritage Title Co. of Austin Inc.
FINANCIER: BBVA Compass
LAW FIRM: Drenner & Golden Stuart Wolff LLP



ARCCOMMUTE (11/01)