

# Settlers Park Junction

## Round Rock, Texas

PARTNER/CLIENT  
Blackburn

CATEGORY  
Build To Rent, Low Rise  
Apartments

470  
HOMES

37.4  
ACRES

12.6  
DU/AC

1,116  
AVG SQFT

### ABOUT THE PROJECT

Settlers Park Junction is a flexible rental community in Round Rock, TX, combining Build-to-Rent paired homes and garden-style apartments on 37.4 acres. Each product has its own amenities and is designed for future separate ownership.

BTR homes are front-to-back paired units that live like single-family homes, while apartments are scaled to feel like large houses. Both follow a Texas Farmhouse style. With 470 homes and a mix of floor plans, the community serves families, retirees, and young professionals with comfort, privacy, and space to grow.

### SERVICES PROVIDED

- › Architectural Design
- › Construction Documents
- › Contract Administration
- › Land Planning

### PROJECT FEATURES

- › Construction Type: V-A, V-B
- › Homes 164 (BTR) 306 (APTS)
- › Avg Unit Sqft 1,248 (BTR) 984 (APTS)
- › 1-Bedroom 11% (BTR) 53% (APTS)
- › 2-Bedroom 41% (BTR) 35% (APTS)
- › 3-Bedroom 48% (BTR) 12% (APTS)
- › Parking Spaces 847 | 355 (BTR) 498 (APTS)
- › Parking Ratio 2.16:1 (BTR) 1.62:1 (APTS)
- › Clubhouse 4,207 (BTR) 5,917 (APTS)



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PLACE TO LIVE, WORK, & PLAY

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