

# Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

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- Randall's Grocery anchored
- Six minute drive from Dell Computer's main campus
- Neighborhood shopping center

## Space Available

- 1,435 SF
- [View a virtual walkthrough of this space](#)
- 2,300 SF

## Lease Rates

- Call broker for details
- NNN's estimated to be \$14.25 PSF

## Area Highlights

- Located in the heart of Round Rock's Gattis School Road/A.W. Grimes neighborhood
- One minute driving distance to: Cedar Ridge High School, Gattis Elementary School and Callison Elementary School



## Area Retailers & Restaurants



## Demographics



### Population Estimate

1 mi	3 mi	5 mi
18,093	108,900	236,760



### Average Household Income

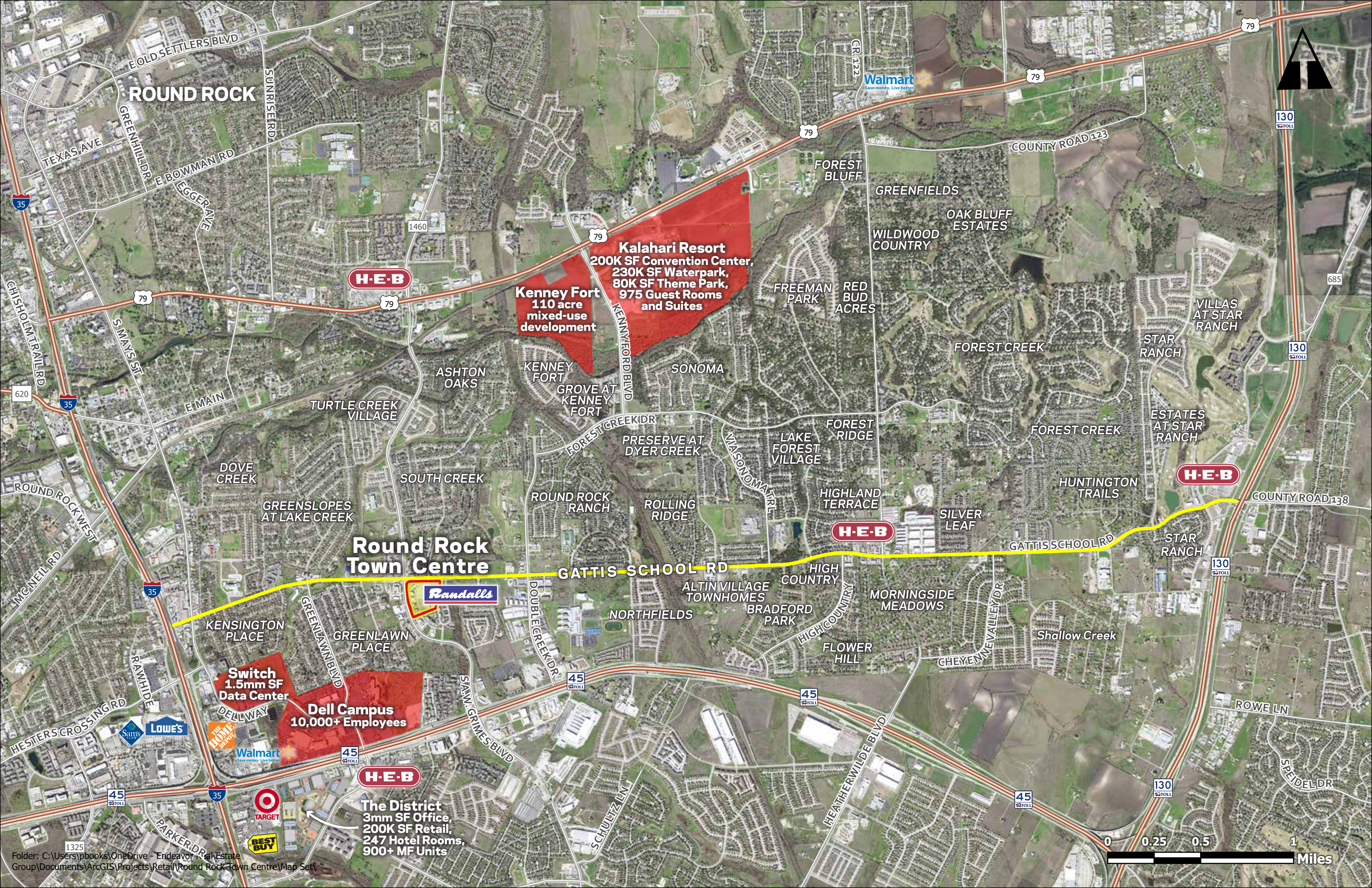
1 mi	3 mi	5 mi
\$66,665	\$82,384	\$97,569



### Traffic Counts

- 23,500 VPD (AW Grimes)
- 24,470 VPD (Gattis School Rd)





# ROUND ROCK

**Kalahari Resort**  
200K SF Convention Center,  
230K SF Waterpark,  
80K SF Theme Park,  
975 Guest Rooms  
and Suites

**Kenney Fort**  
110 acre  
mixed-use  
development

**H-E-B**

**Round Rock  
Town Centre**

**Randalls**

**Switch**  
1.5mm SF  
Data Center

**Dell Campus**  
10,000+ Employees

**H-E-B**

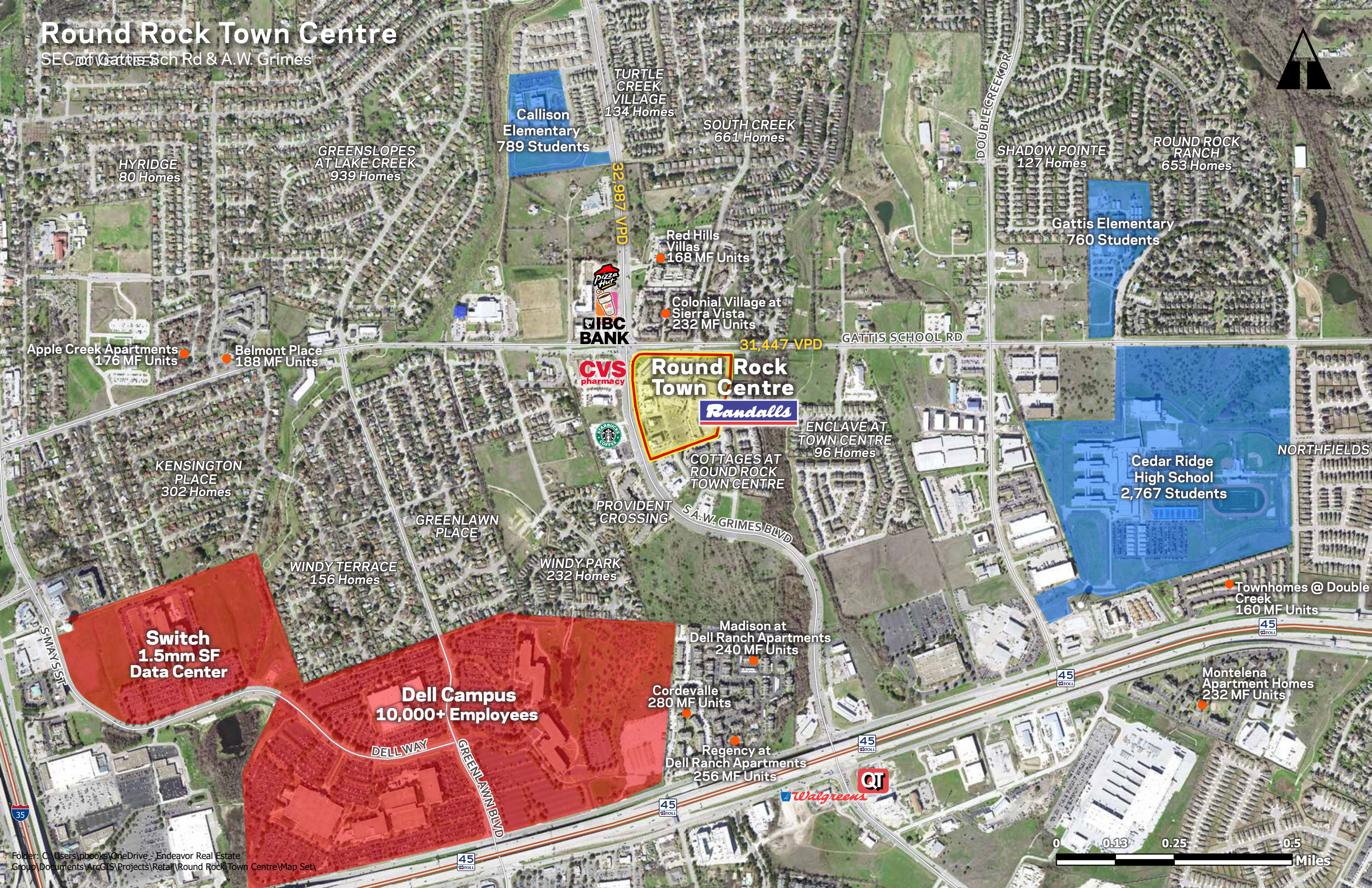
**The District**  
3mm SF Office,  
200K SF Retail,  
247 Hotel Rooms,  
900+ MF Units

**Walmart**  
Save money. Live better.



# Round Rock Town Centre

SEC 0001 GATTIS SCH RD & A.W. GRIMES



**Round Rock Town Centre**  
*Randalls*

**Switch**  
1.5mm SF  
Data Center

**Dell Campus**  
10,000+ Employees

**Callison Elementary**  
789 Students

**Gattis Elementary**  
760 Students

**Cedar Ridge High School**  
2,767 Students

**TURTLE CREEK VILLAGE**  
134 Homes

**SOUTH CREEK**  
661 Homes

**SHADOW POINTE**  
127 Homes

**ROUND ROCK RANCH**  
653 Homes

**HYRIDGE**  
80 Homes

**GREENSLOPES AT LAKE CREEK**  
939 Homes

**Red Hills Villas**  
168 MF Units

**Colonial Village at Sierra Vista**  
232 MF Units

**Apple Creek Apartments**  
176 MF Units

**Belmont Place**  
188 MF Units

**KENSINGTON PLACE**  
302 Homes

**GREENLAWN PLACE**

**WINDY TERRACE**  
156 Homes

**WINDY PARK**  
232 Homes

**ENCLAVE AT TOWN CENTRE**  
96 Homes

**COTTAGES AT ROUND ROCK TOWN CENTRE**

**Madison at Dell Ranch Apartments**  
240 MF Units

**Cordeville**  
280 MF Units

**Regency at Dell Ranch Apartments**  
256 MF Units

**Townhomes @ Double Creek**  
160 MF Units

**Montelena Apartment Homes**  
232 MF Units



32,987 VPD

31,447 VPD

35

45

45

45

45

45

0 0.13 0.25 0.5 Miles



# Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes



Clay Madsen  
Recreation Center

Red Hills  
Villas  
168 MF Units

Colonial Village  
at Sierra Vista  
232 MF Units

31,447 VPD

32,987 VPD

GATTIS SCHOOL RD

Round Rock  
Town Centre

pure barre  
Seton  
Healthcare Family

Randalls

POPEYES  
LOUISIANA KITCHEN

STARBUCKS  
COFFEE

TWIN  
LIQUORS

WELLS  
FARGO

BUCK'S

Cottages at  
Round Rock Town Center  
192 Units

FHS  
Family Medical Systems

E ROCK CV

SUBWAY

Pizza  
Hut

DUNKIN'  
DONUTS

dogtopia

IBC  
BANK

CareNow

CVS  
pharmacy

BaylorScott&White  
HEALTH

STARBUCKS  
COFFEE

KinderCare

S.A.W. GRIMES BLVD

TOWN CENTRE DR

RACHELLEN

0 125 250 500 Feet



# Round Rock Town Centre SEC of Gattis Sch Rd & A.W. Grimes



1. Café Java
2. Renwick Family Dentistry
3. Pure Barre
4. ZIPS Dry Cleaners
5. Williamson County Chiropractic
6. A.W. Grimes Medical Offices  
Lone Star Circle of Care
7. TM Nails & Spa
- 8. 1,435 SF: Available**
9. Expedia
10. Postal Annex
11. The Tutoring Center
12. Renzo Gracie Academy
13. Twin Liquors
14. Aladdin Halal Grill
15. Little Caesars Pizza
- 16a. Central Texas Pediatric Orthopedics
- 16b. Bahama Buck's
- 17. 2,300 SF: Available**
18. New Sound
19. Buffalo Rings & Wings





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials    \_\_\_\_\_    Date