



Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

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

Space Available

- 1,503 SF - 2nd generation salon space
- 1,435 SF
- 1,834 SF



Lease Rates

- Call broker for details
- NNN's estimated to be \$10.91 per SF

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

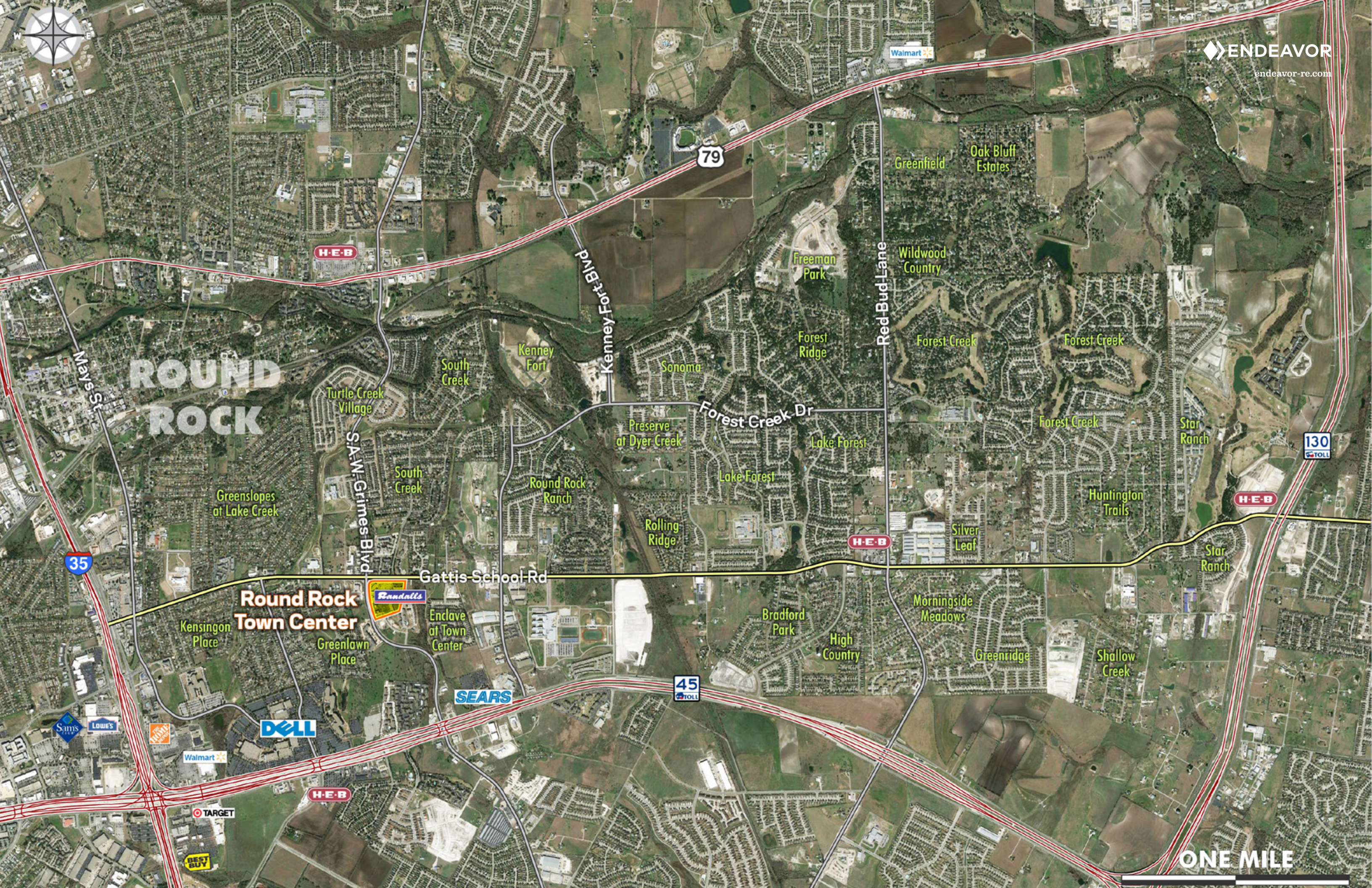


Traffic Counts

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



ROUND ROCK



79

Mays St

35

H-E-B

Walmart

Kenney Fort Blvd

Red Bud Lane

Greenfield

Oak Bluff Estates

Freeman Park

Wildwood Country

Forest Ridge

Forest Creek

Forest Creek

South Creek

Kenney Fort

Sonoma

Turtle Creek Village

Forest Creek Dr

Preserve at Dyer Creek

Lake Forest

Forest Creek

Star Ranch

Greenslopes at Lake Creek

S.A.W. Grimes Blvd

South Creek

Round Rock Ranch

Rolling Ridge

Lake Forest

H-E-B

Silver Leaf

Huntington Trails

H-E-B

130 TOLL

Round Rock Town Center

Randalls

Gattis School Rd

Kensington Place

Greenlawn Place

Enclave at Town Center

SEARS

Bradford Park

High Country

Morningside Meadows

Greenridge

Shallow Creek

Star Ranch

45 TOLL

H-E-B

Walmart

DELL

TARGET

BEST BUY

Sam's Club

LOWE'S

Home Depot

ONE MILE

Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

**GREENSLOPES
AT LAKE CREEK**
939 Homes

HYRIDGE
80 Homes

**Gables
Round Rock**
(188 Units)

Apple Creek
(176 Units)

**KENSINGTON
PLACE**
302 Homes

**WINDY
TERRACE**
156 Homes

**Callison
Elementary**
802 Students

**TURTLE
CREEK
VILLAGE**
134 Homes

**SOUTH
CREEK**
661 Homes

**ROUND ROCK
RANCH**
653 Homes

**SHADOW
POINTE**
127 Homes

**Gattis
Elementary**
808 Students

**ROUND ROCK
RANCH**

Red Hills Villas
(168 Units)

Colonial Village at Sierra Vista
(240 Units)

GATTIS SCHOOL RD



Randalls

**Round Rock
Town Centre**

**ENCLAVE AT
TOWNE CENTRE**
95 Homes

Cedar Ridge High School -
375,000 SF
2,741 Students

WINDY PARK
232 Homes

Stonehaven
(239 Units)

A.W. GRIMES

Henna Townhomes
(160 Units)

Meadow Ridge
(232 Units)

Del Computer

APPROXIMATELY
10,000 EMPLOYEES



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Round Rock Town Centre

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TURTLE CREEK MARKET

**Red Hills Villas
(168 Units)**

South Creek

**Colonial Village at Sierra Vista
(240 Units)**

**Clay Madsen
Recreation Center**

SUBWAY

Pizza Hut
Church's Chicken

**FLEX FIT
GYM 24/7**

DUNKIN' DONUTS

medspring

**IBC
International Bank of Commerce**

Gattis School Road 24,470 VPD

**Grace
Presbyterian
Church**

**CVS
pharmacy**

**Round Rock
Town Center**

Seton
pure barre
CAFE JAVIA

**Greenlawn
Place**

**SCOTT & WHITE
Healthcare**

TACO BELL

Randalls

**CHALLENGER
SCHOOL**

**Hillside
Terrace**

S.A.W. Grimes Blvd
23,500 VPD

**Bobber's
Cafe & Provisions**

**TWIN
LIQUORS**

Enclave at Town Center

**STARBUCKS
COFFEE**

WELLS FARGO

**BUFFALO
WINGS & BEER**

**The Retreat
162 Units**

**KinderCare
LEARNING CENTERS**

**FAMILY
EMERGENCY ROOM**

**Cityside
Condominiums**

**Provident
Crossings
Senior Living**

FOUNDATION

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



1. Café Java
2. Renwick Family Dentistry
3. Pure Barre
4. 1,503 SF - Available 360°
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. Fades Barbershop
10. Postal Annex
11. Big Frog T-Shirts
12. I Love Kickboxing
13. Twin Liquors
14. Louisiana Crab Shack
15. Little Caesars Pizza
- 16a. 1,834 SF - Available
- 16b. Bahama Buck's
17. Brazilian Fight Factory
18. New Sound
19. Buffalo Rings & Wings



11-2-2015

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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