



Randalls

Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

Endeavor Real Estate Group

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 ENDEAVOR

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- Randall's Grocery anchored
- Near Dell Computer's main campus
- Neighborhood shopping center

Space Available

- Ste 150 - 1,435 SF
- Ste 190 - 1,500 SF - Available Nov. 1, 2017
- Ste 650 - 3,864 SF

Lease Rates

- Call broker for pricing
- NNN's estimated to be \$9.80 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
15,817	103,826	230,310



Average Household Income

1 mi	3 mi	5 mi
\$70,671	\$79,312	\$89,590



Traffic Counts

• 20,540 VPD (South of Gattis Sch)



ROUND ROCK

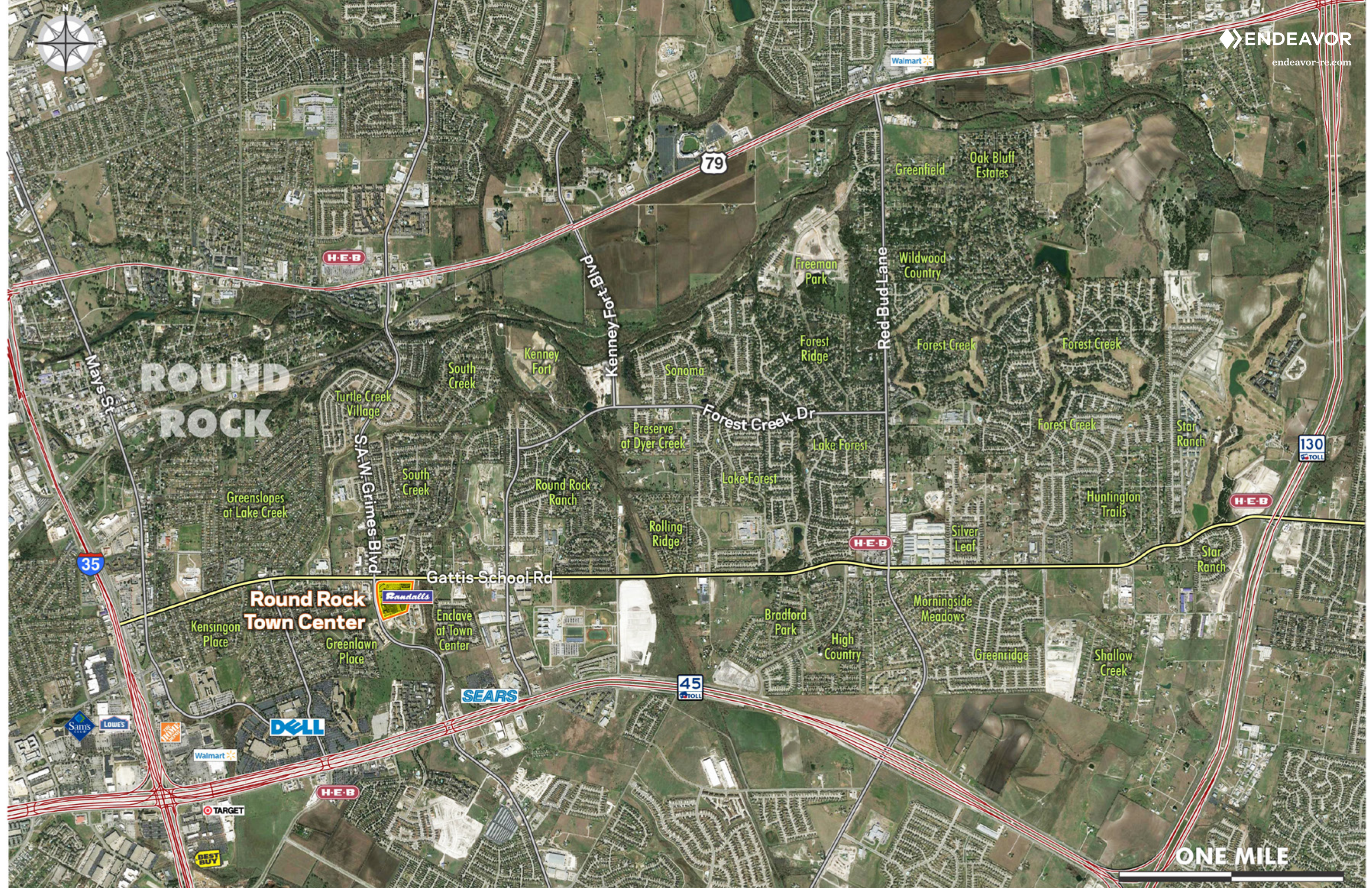
Round Rock Town Center



Gattis School Rd



ONE MILE



Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

**GREENSLOPES
AT LAKE CREEK**
939 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

HYRIDGE
80 Homes

Red Hills Villas
(168 Units)

Colonial Village at Sierra Vista
(240 Units)

**ROUND ROCK
RANCH**

Gables
Round Rock
(188 Units)

Apple Creek
(176 Units)



GATTIS SCHOOL RD



Randalls

ENCLAVE AT
TOWNE CENTRE
98 Homes

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

**KENSINGTON
PLACE**
302 Homes

**WINDY
TERRACE**
156 Homes

WINDY PARK

**Round Rock
Town Centre**

WINDY PARK
232 Homes

Henna Townhomes
(160 Units)

Stonehaven
(239 Units)

A.W. GRIMES

Meadow Ridge
(232 Units)

Del Computer

APPROXIMATELY
10,000 EMPLOYEES



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TURTLE CREEK MARKET

**Red Hills Villas
(168 Units)**

**Clay Madsen
Recreation Center**

South Creek

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

medspring

FLEX FIT
GYM 24/7

GIBC
International Bank of Commerce

19,934 VPD

Gattis School Road

**Round Rock
Town Center**

**Grace
Presbyterian
Church**

CVS
pharmacy

AVEDA

20,540 VPD

S.A.W. Grimes Blvd

Greenlawn
Place

Hillside
Terrace

SCOTT & WHITE
Healthcare

Randalls

Enclave at Town Center

**The Retreat
162 Units**

**Provident
Crossings
Senior Living**

**Cityside
Condominiums**

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1. Café Java
2. Renwick Family Dentistry
3. Pure Barre
4. Ste 190 - 1,500 SF - Available Nov. 1, 2017
5. Williamson County Chiropractic
6. A.W. Grimes Medical Offices
Lone Star Circle of Care
7. TM Nails & Spa
8. Ste 150 - 1,435 SF - Available
9. Fades Barbershop
10. Postal Annex
11. Big Frog T-Shirts
12. I Love Kickboxing
13. Twin Liquors
14. Quinoa Grill
15. Little Caesars
16. Suite 650 - 3,864 SF - Available
17. Chic Flooring
18. New Sound
19. Buffalo Rings & Wings

Available Leased

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)