



# Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

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

### Space Available

- 1,435 SF
- 1,834 SF
- 2,300 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

## Round Rock Town Center

Randalls

Enclave of Town Center

SEARS

H-E-B

H-E-B

H-E-B

TARGET

BEST BUY

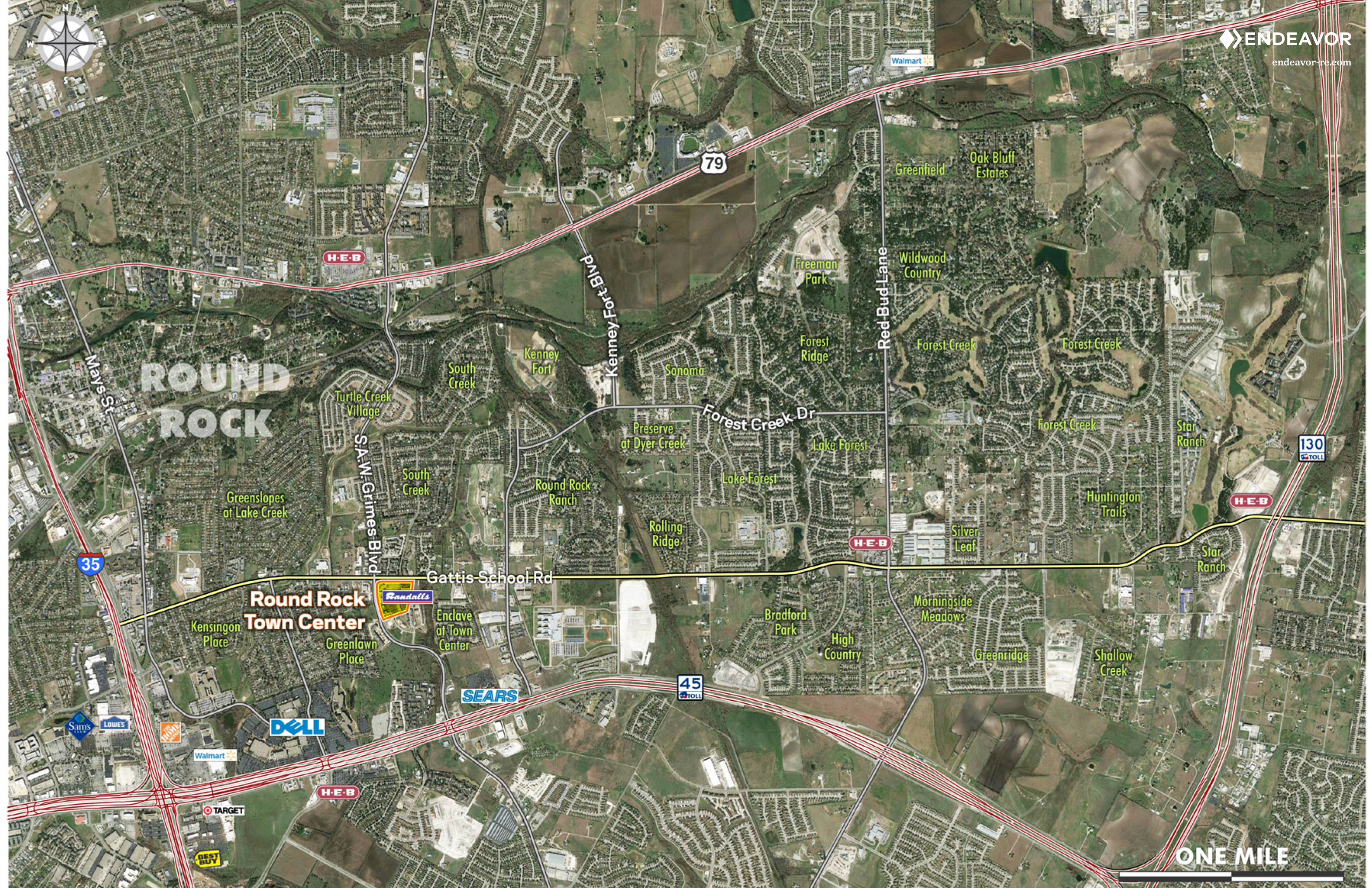
35

79

130 TOLL

45 TOLL

ONE MILE





# Round Rock Town Centre

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**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**

**KENSINGTON  
PLACE**  
302 Homes

**WINDY  
TERRACE**  
156 Homes

**ENCLAVE AT  
TOWNE CENTRE**  
98 Homes

**Round Rock  
Town Centre**

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

**WINDY PARK**  
232 Homes

A.W. GRIMES

Henna Townhomes  
(160 Units)

Stonehaven  
(239 Units)

Meadow Ridge  
(232 Units)

**Del Computer**

APPROXIMATELY  
10,000 EMPLOYEES



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**TURTLE CREEK MARKET**

**Red Hills Villas  
(168 Units)**

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

South Creek

**Clay Madsen  
Recreation Center**

**SUBWAY**

**Pizza Hut**  
**Church's**

**FLEX FIT**  
GYM 24/7

**DUNKIN' DONUTS**

**medspring**

**IBC**  
International Bank of Commerce

**Gattis School Road** **24,470 VPD**

## Round Rock Town Center

**AVEDA**

**Randalls**

**TACO BELL**

**Bobayes**  
Cakes & Biscuits

**TWIN LIQUORS**  
FINE WINE & SPIRITS

**WELLS FARGO**

**Little Caesars**

**BUFFALO WINGS & KING**

**The Retreat  
162 Units**

**Enclave at Town Center**

**Greenlawn  
Place**

**Grace  
Presbyterian  
Church**

**HYDRO CLEAN**

**CVS  
pharmacy**

**SCOTT & WHITE  
Healthcare**

**Hillside  
Terrace**

**S.A.W. Grimes Blvd**  
**23,500 VPD**  
**(Future)**

**Provident  
Crossings  
Senior Living**

**Cityside  
Condominiums**

**ENDEAVOR**

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1. Café Java
2. Renwick Family Dentistry
3. Pure Barre
4. Salon Sibel
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. Quinoa Grill
15. Little Caesars
- 16a. 1,834 SF - Available
- 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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Sales Agent/Associate's Name	License No.	Email	Phone

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