

1,832 SF of Retail/Office/Medical

2261 Gattis School Rd, Building 2, Round Rock, TX 78664

**FOR SALE
OR LEASE**



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Executive Summary

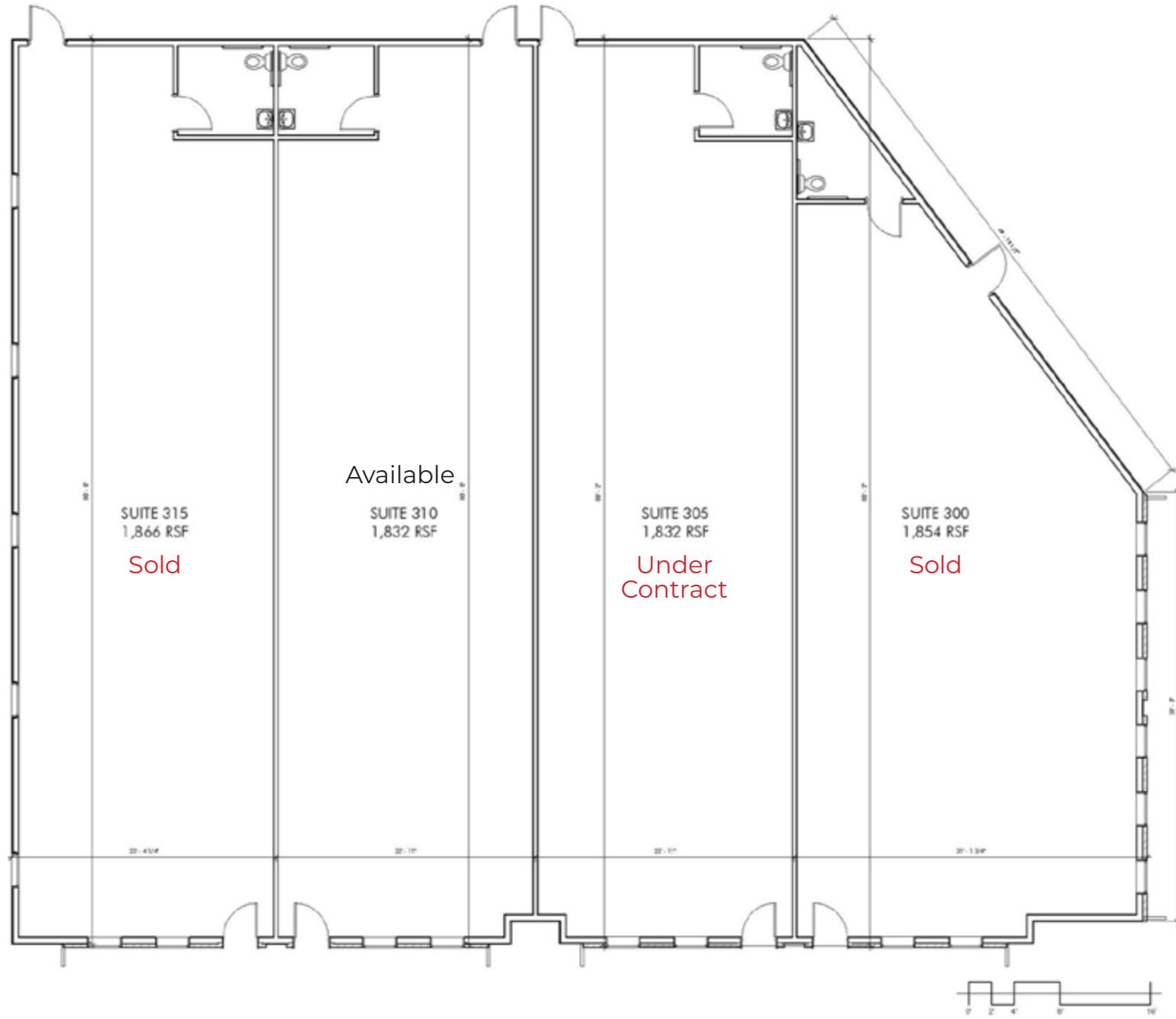
Introducing a prime commercial opportunity at 2261 Gattis School Rd, Round Rock, TX – a brand-new, versatile building perfectly suited for office, retail, or medical office use. One suite is available for sale or lease: Suite 310 (1,832 SF), offering flexibility for various business needs. Strategically located in a thriving area with excellent visibility and accessibility, this property is an ideal investment for businesses seeking modern, customizable space in a high-demand market.

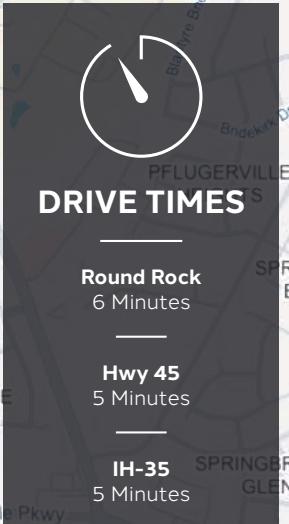
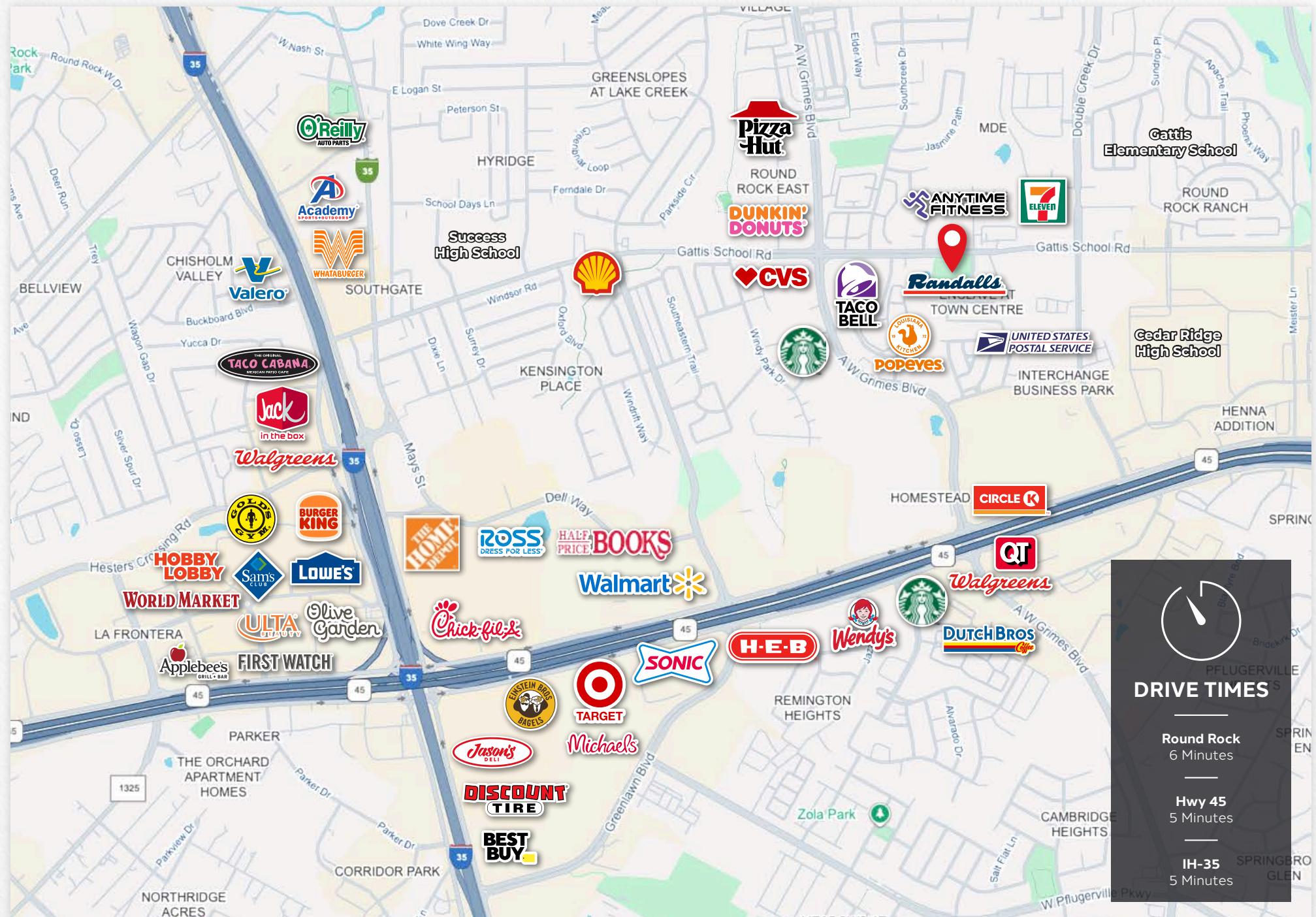
Highlights

- Brand new construction
- Available now
- 1,832 SF suite available
- Ideal for retail, medical office or professional office
- Delivery is in white box condition, but can also deliver finished out

Listing Details

Lease Rate:	Contact for Rate
Sale Rate:	Contact for Rate
Estimated OPEX:	Contact for Rate
Property Type:	Office/Retail/Medical Office
Total Building SF:	7,384 SF
Available SF:	1,832 SF
Available:	Immediately
Parking:	4/1,000 SF
Electric:	200 Amps of Electric Service per Space
Year Built:	2025
Lease Term:	Negotiable
City:	Round Rock





Market Overview

ROUND ROCK

Round Rock, Texas, a rapidly growing city located in the Greater Austin area, has become one of the most attractive destinations for both residents and businesses. Known for its excellent schools, family-friendly atmosphere, and proximity to Austin, Round Rock offers a high quality of life with the benefits of suburban living while maintaining access to the big-city amenities of the state capital. The city's population has been steadily growing, thanks to its robust infrastructure and strategic location along major highways, making it an ideal place for both relocation and investment.

Economy

The economy of Round Rock has flourished in recent years, driven by a mix of industries including technology, healthcare, retail, and manufacturing. As part of the Austin metropolitan area, Round Rock benefits from the tech boom, with many companies choosing to set up operations in the region. Notable employers include Dell Technologies, which has a major presence in the city, as well as a growing number of startups and tech companies. The healthcare sector, led by St. David's Round Rock Medical Center, also contributes significantly to the local economy. Additionally, retail and service industries thrive in the area, with the Round Rock Premium Outlets and other commercial centers drawing shoppers from the surrounding region.

Real Estate

The real estate market in Round Rock is robust, with both residential and commercial properties experiencing growth. The residential market has seen an influx of new homes, with homebuyers attracted to the area's affordability compared to Austin proper, while still being within a short commute to the city's job opportunities and amenities. Commercial real estate in Round Rock is similarly vibrant, with new developments catering to the growing demand for office space, retail outlets, and industrial facilities. The city's strategic location along I-35 and its proximity to major business hubs have led to a surge in commercial investments, making it a hot spot for businesses looking to capitalize on the area's economic expansion. Overall, Round Rock's real estate market offers a dynamic blend of opportunities for both residential and commercial investors.

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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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' 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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