



Randall's

Pharmacy

STARBUCKS
COFFEE

Round Rock Town Centre

SEC of Gattis Sch Rd & A.W. Grimes

Endeavor Real Estate Group
500 W 5th Street, Ste 700 | Austin, TX 78701 | p. 512 682-5500 | f. 512 682-5505

Connor Lammert
512-532-2181
clammert@endeavor-re.com

Pierce Jones
512-682-5582
pjones@endeavor-re.com

Alexa O'Mary
512-682-5501
aomary@endeavor-re.com

- 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
 [View a virtual walkthrough of this space](#)

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

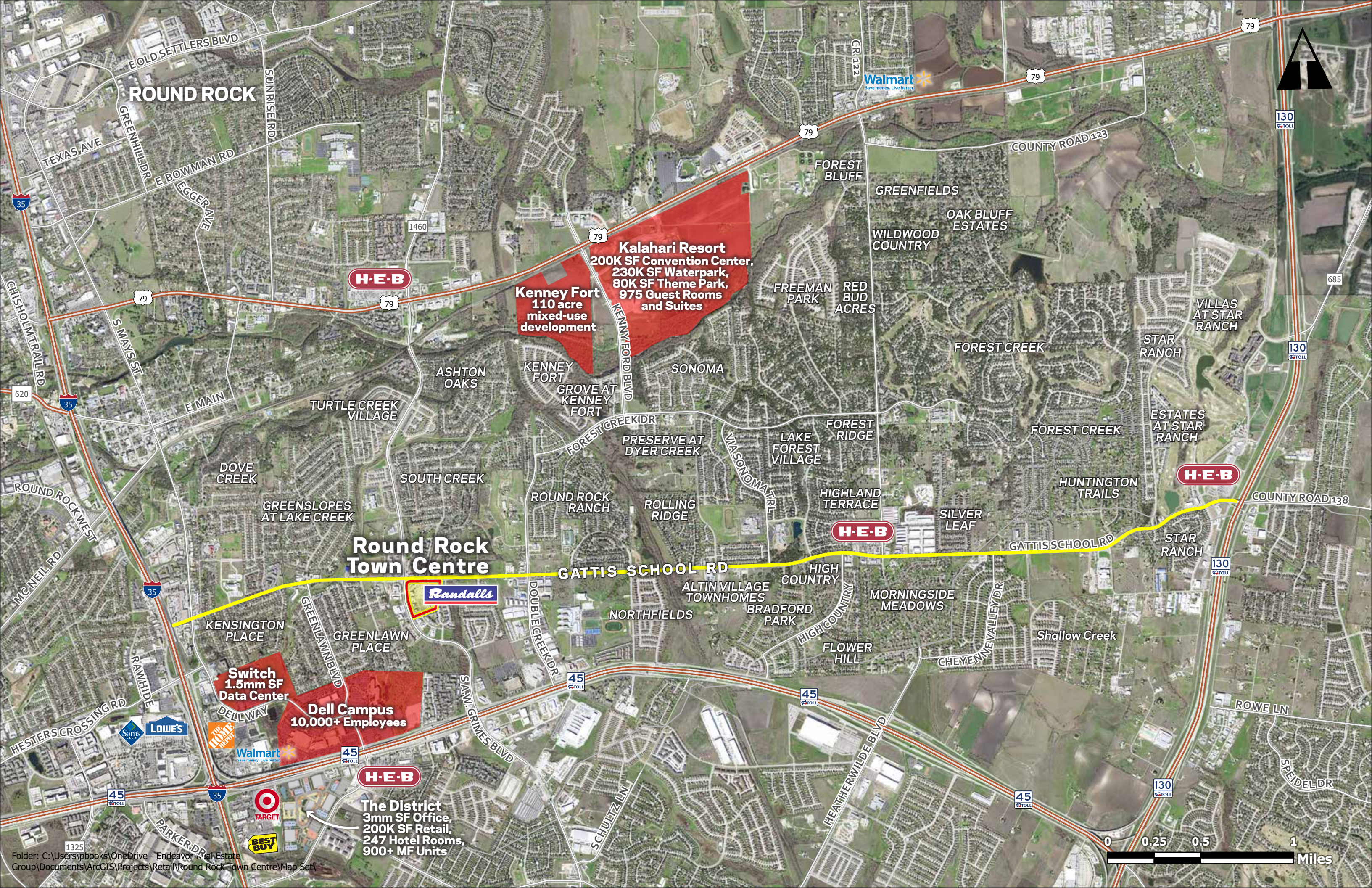


Area Retailers & Restaurants



Demographics





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

TARGET

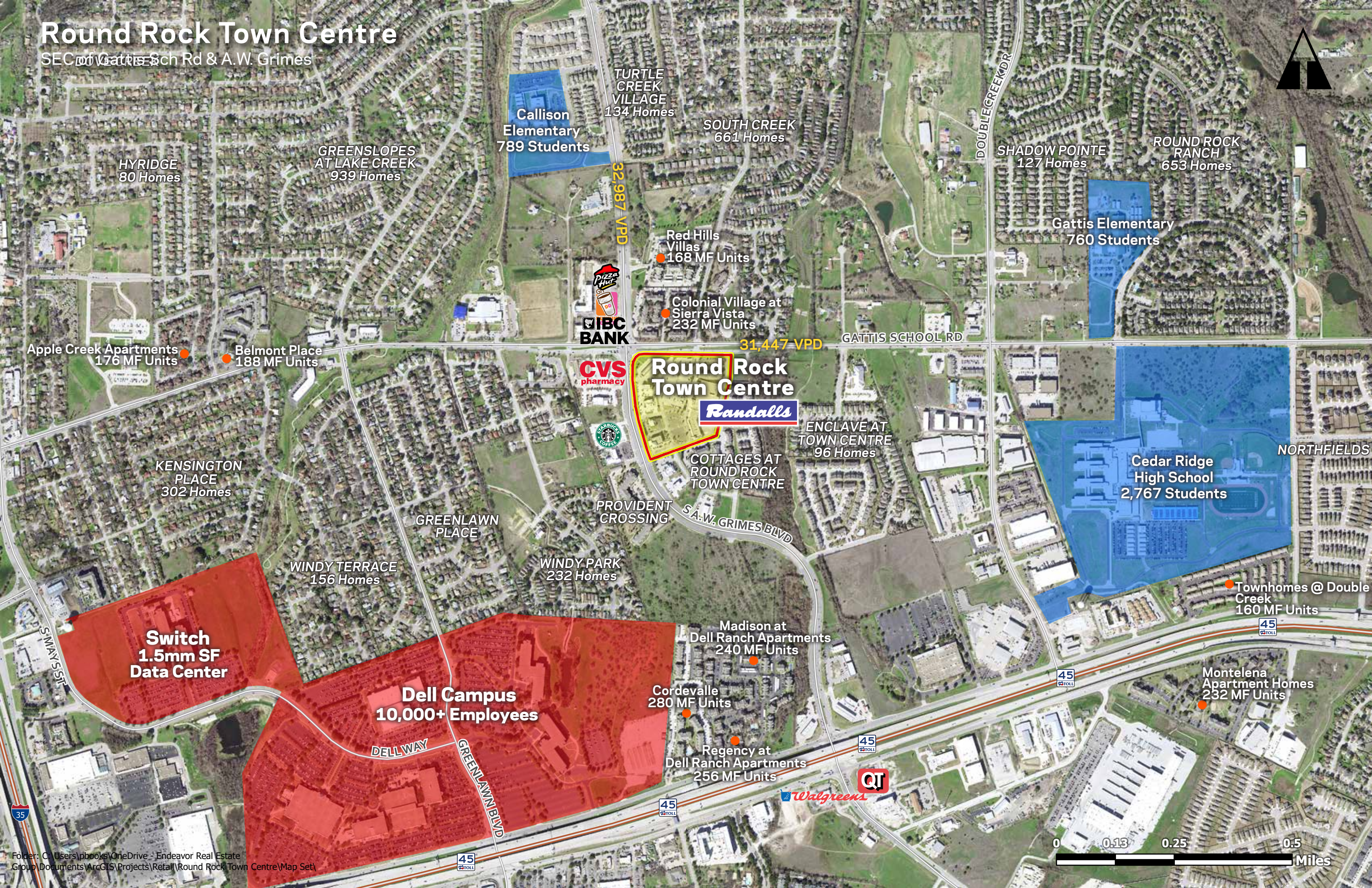
BEST BUY

Walmart
Save money. Live better.



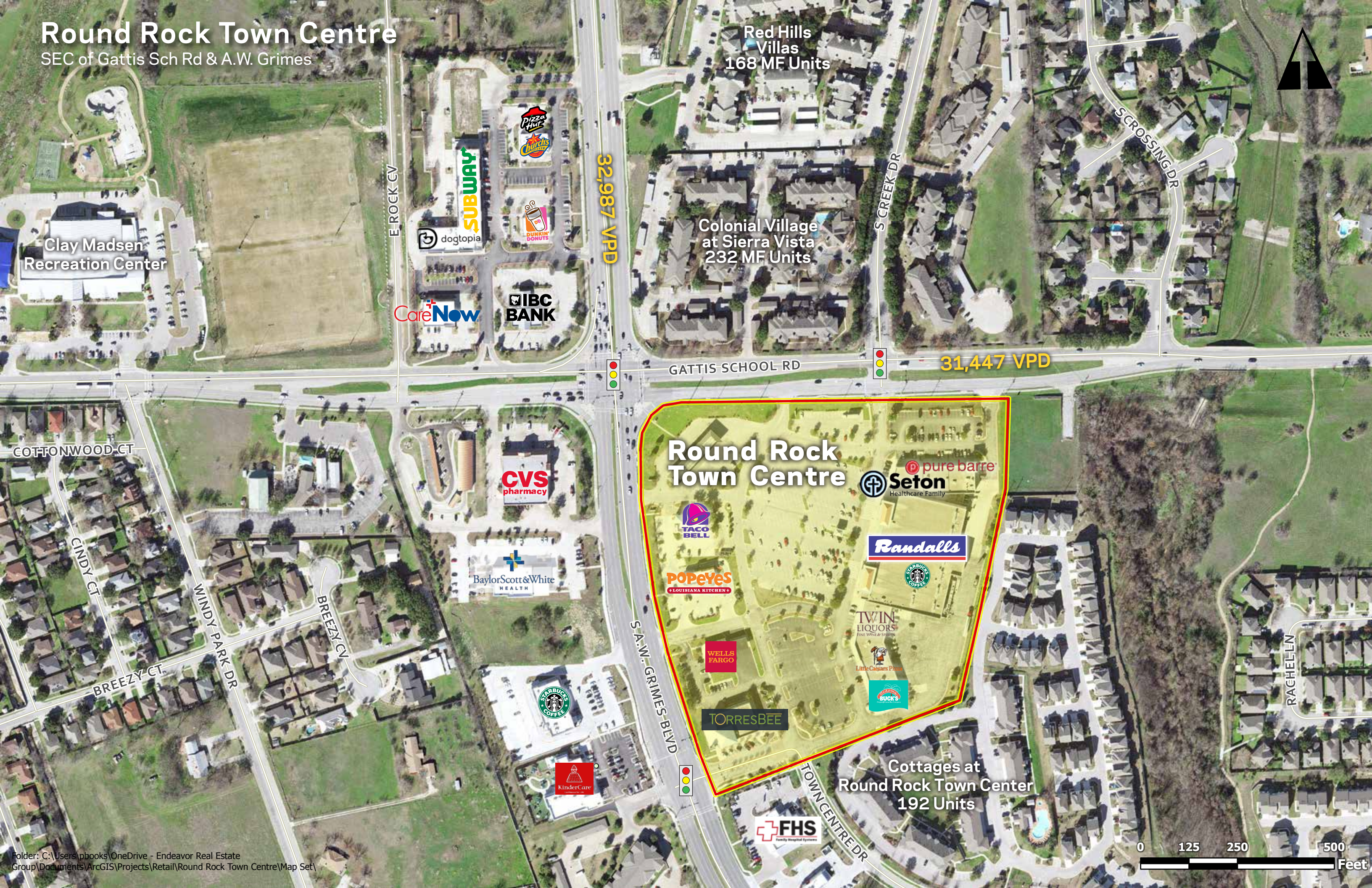
Round Rock Town Centre

SEC 01 Gattis Sch Rd & A.W. Grimes



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

S CREEK DR

SCROSSING DR

Round Rock
Town Centre

Seton
Healthcare Family

Randalls

STARBUCKS
COFFEE

POPEYES
LOUISIANA KITCHEN

TACO
BELL

CVS
pharmacy

BaylorScott&White
HEALTH

STARBUCKS
COFFEE

WELLS
FARGO

TWIN
LIQUORS
FINE WINE & SPIRITS

Little Caesars Pizza

BUCK'S

TORRESBEE

KinderCare

FHS
Family Hospital Systems

Cottages at
Round Rock Town Center
192 Units

TOWN CENTRE DR

RACHEL LN

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. TorresBee



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:
 - 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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Connor Austin Lammert	730868	CLammert@Endeavor-Re.com	512-532-2181
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Pierce Jones	725521	PJones@Endeavor-Re.com	512-682-5582
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

IABS 1-0