

Round Rock Town Centre

Gattis School Rd & A W Grimes Blvd

Round Rock, TX 78664



Round Rock Town Centre Round Rock, TX

For Lease

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

THE SITE

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

SPACE AVAILABLE

- 1,400 SF

RATES

- Est. 2026 NNNs: \$15.02/SF
- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2026)





E OLD SETTLERS BLVD

ROUND ROCK

E BOWMAN RD

SUNRISE RD

79

S MAVS ST

35

35

DOVE CREEK

GREENSLOPES AT LAKE CREEK

KENSINGTON PLACE

sam's club

LOWE'S

Walmart

TARGET

BEST BUY

H-E-B

KENNY FORT
110 ac. MXU Development

KALAHARI RESORT
330K+ SF of Waterpark,
Convention Center, Retail & Hotel

Walmart

79

79

79

130

130

130

130

45

130

ASHTON OAKS

TURTLE CREEK VILLAGE

SOUTH CREEK

ROUND ROCK RANCH

ROUND ROCK TOWN CENTRE

Randalls

GREENLAWN PLACE

DELL
Round Rock Headquarters

45

H-E-B

THE DISTRICT
65.5 ac. of Retail, Multifamily,
Office & Green Space
First Phase Delivering 2027
Final Phase Delivering: 2039

KENNEY FORT

GROVE AT KENNEY FORT

PRESERVE AT DYER CREEK

ROLLING RIDGE

NORTHFIELDS

45

45

45

45

DOUBLE CREEK DR

ALTIN VILLAGE TOWNHOMES

BRADFORD PARK

FLOWER HILL

SCHULTZ LN

HEATHERWILDE BLVD

LAKE FOREST VILLAGE

FOREST RIDGE

HIGHLAND TERRACE

SILVER LEAF

MORNINGSIDE MEADOWS

SHALLOW CREEK

FOREST BLUFF

GREENFIELDS

OAK BLUFF ESTATES

WILDWOOD COUNTRY

RED BUD ACRES

FREEMAN PARK

SONOMA

FOREST CREEK

FOREST CREEK

FOREST CREEK

HUNTINGTON TRAILS

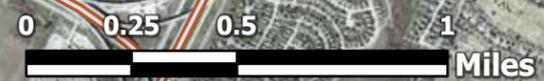
STAR RANCH RANCH

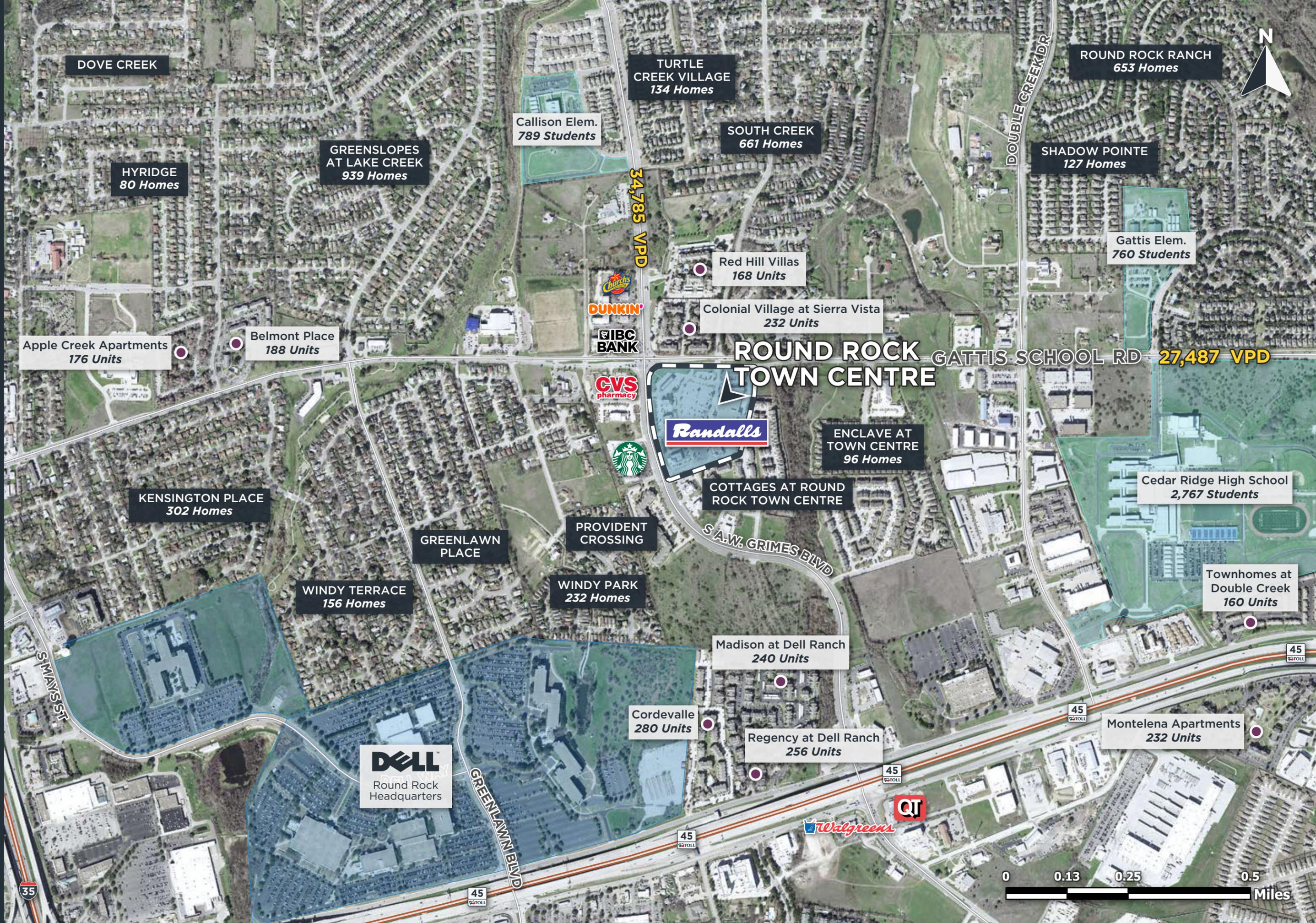
ESTATES AT STAR RANCH

STAR RANCH

H-E-B

ROWE LN





DOVE CREEK

HYRIDGE
80 Homes

Apple Creek Apartments
176 Units

KENSINGTON PLACE
302 Homes

WINDY TERRACE
156 Homes

DELL
Round Rock
Headquarters

DOVE CREEK

GREENSLOPES
AT LAKE CREEK
939 Homes

Belmont Place
188 Units

GREENLAWN PLACE

WINDY PARK
232 Homes

Callison Elem.
789 Students

TURTLE
CREEK VILLAGE
134 Homes

DUNKIN'
IBC BANK

CVS
pharmacy



Randalls

SOUTH CREEK
661 Homes

Red Hill Villas
168 Units

Colonial Village at Sierra Vista
232 Units

COTTAGES AT ROUND
ROCK TOWN CENTRE

Madison at Dell Ranch
240 Units

Cordeville
280 Units

Regency at Dell Ranch
256 Units

ROUND ROCK RANCH
653 Homes

SHADOW POINTE
127 Homes

Gattis Elem.
760 Students

ENCLAVE AT
TOWN CENTRE
96 Homes

Cedar Ridge High School
2,767 Students

Townhomes at
Double Creek
160 Units

Montelena Apartments
232 Units

Walgreens

QT





Clay Madsen
Recreation Center

Red Hill Villas
168 Units

Colonial Village at Sierra Vista
232 Units

34,785 VPD

27,487 VPD

ROUND ROCK TOWN CENTRE

- pure barre
- Randalls
- TACO BELL
- POPEYES LOUISIANA KITCHEN
- TWIN LIQUORS
- WELLS FARGO
- Little Caesars Pizza
- BUCK'S
- TORRESBEE

COTTAGES AT ROUND
ROCK TOWN CENTRE

E ROCK CV

34,785 VPD

S CREEK DR

S CROSSING DR

GATTIS SCHOOL RD

S A.W. GRIMES BLVD

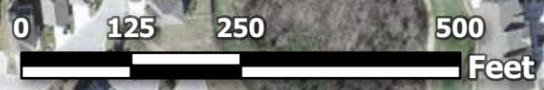
CINDY CT

WINDY PARK DR

BREEZY CN

BREEZY CT

RACHEL LN



- AIRA FITNESS
- dogtopia
- DUNKIN'
- CareNow
- IBC BANK

- CVS pharmacy
- BaylorScott&White HEALTH

- Starbucks
- KinderCare

- FHS Family Hospital Systems



Gattis School Rd 27,487 VPD



SPACE #	TENANT
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1	Cafe Java
2	Renwick Family Dentistry
3	Pure Barre
4	ZIPS Dry Cleaners
5	Pinnacle Essentials
6	A.W. Grimes Medical Offices Lone Star Circle of Care
7	TM Nails & Spa
8	Buffalo Wild Wings GO
9	Expedia
10	AVAILABLE: 1,400 SF
11	The Tutoring Center
12	Renzo Gracie Academy
13	Twin Liquors
14	Aladdin Halal Grill
15	Little Caesars Pizza
16	Central Texas Pediatric Orthopedics
17	Bahama Buck's
18	Infinite Fitness
19	New Sound
20	TorresBee

Available
LOI Working
Negotiating Lease
Lease Executed

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 counteroffer 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.

Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

Robert Charles Northington

Designated Broker of Firm

374763

License Number

Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

Connor Austin Lammert

Sales Agent/Associate's Name

730868

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

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.

CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

CNorthington@Endeavor-Re.com

Email

512-682-5590

Phone

EDeitch@Endeavor-Re.com

Email

512-682-5544

Phone

CLammert@Endeavor-Re.com

Email

512-532-2181

Phone

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

