

## Gattis Station

SWC GATTIS SCHOOL RD & HIGH COUNTRY BLVD  
ROUND ROCK, TX 78664

## FOR LEASE

\$26.00 – \$28.00 PSF NNN

\*NNNs \$9.50 PSF

\*(Estimate provided by Landlord and subject to change)

## AVAILABLE SPACE

1,200 – 20,000 SF

0.50 – 3.02 Acres

## PROPERTY HIGHLIGHTS

- Located at a signalized intersection, across the street from HEB anchored center
- Excellent visibility and easy access to Gattis School Rd and High Country Rd
- Surrounded by some of the highest income areas in east Round Rock
- Kalahari hotel, conference center and water park under construction 3 miles north

## TRAFFIC COUNT

Gattis School Rd: 22,144 VPD

Red Bud Lane: 16,101 VPD

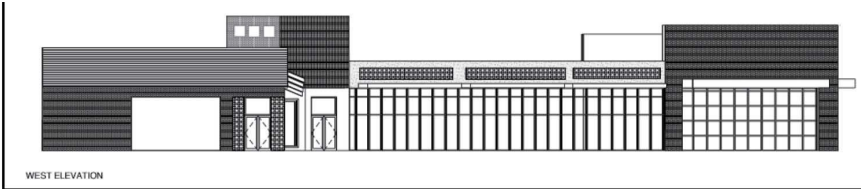
High Country Blvd: 9,866 VPD  
(Costar 2018)

## AREA TRAFFIC GENERATORS



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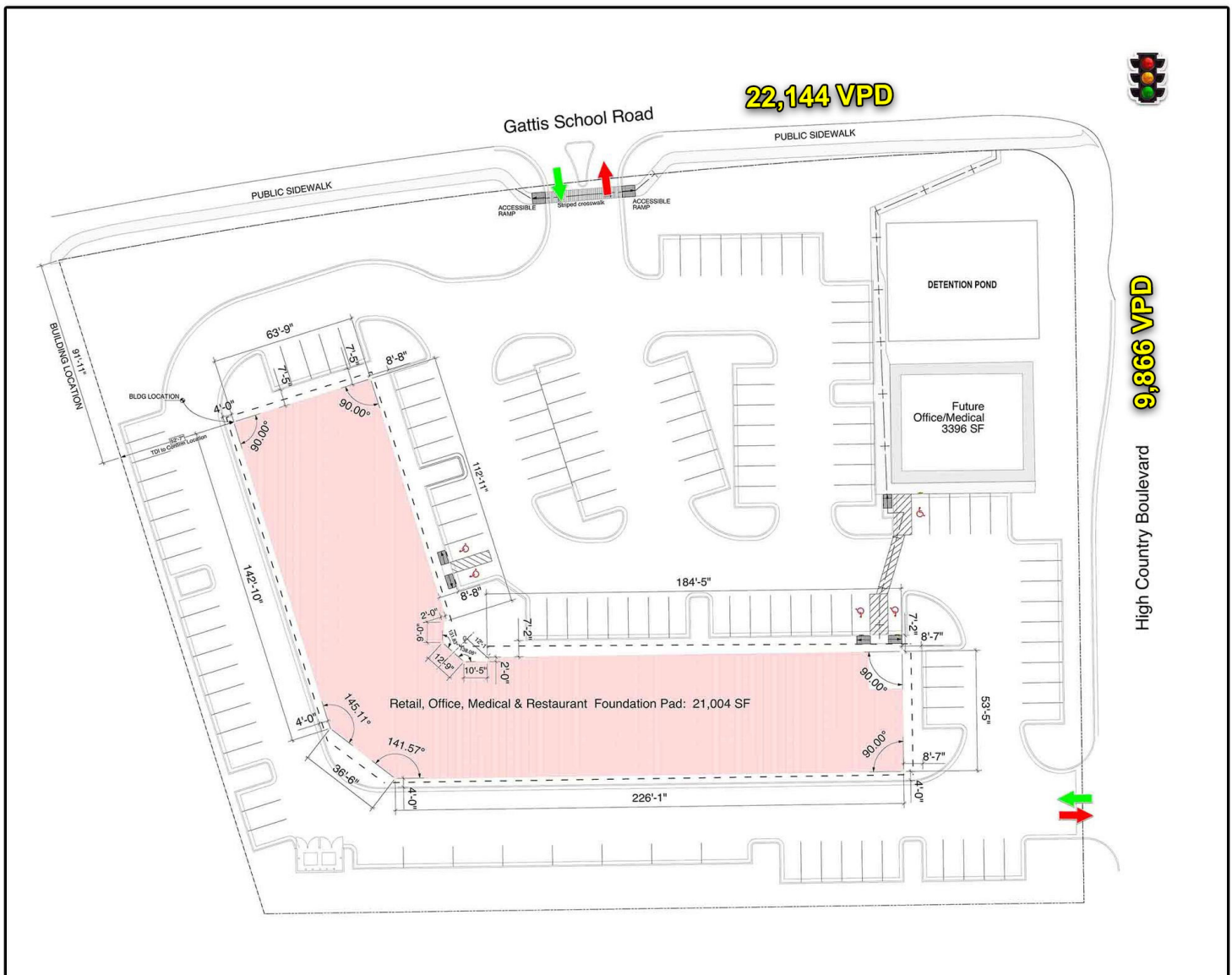
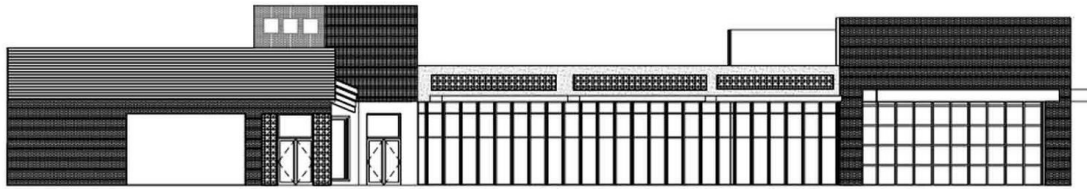
## CALL FOR MORE INFORMATION

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	12,716	97,986	226,935
2019 Average HH Income	\$123,495	\$103,135	\$94,003
2019 Daytime Population	6,357	37,053	133,690

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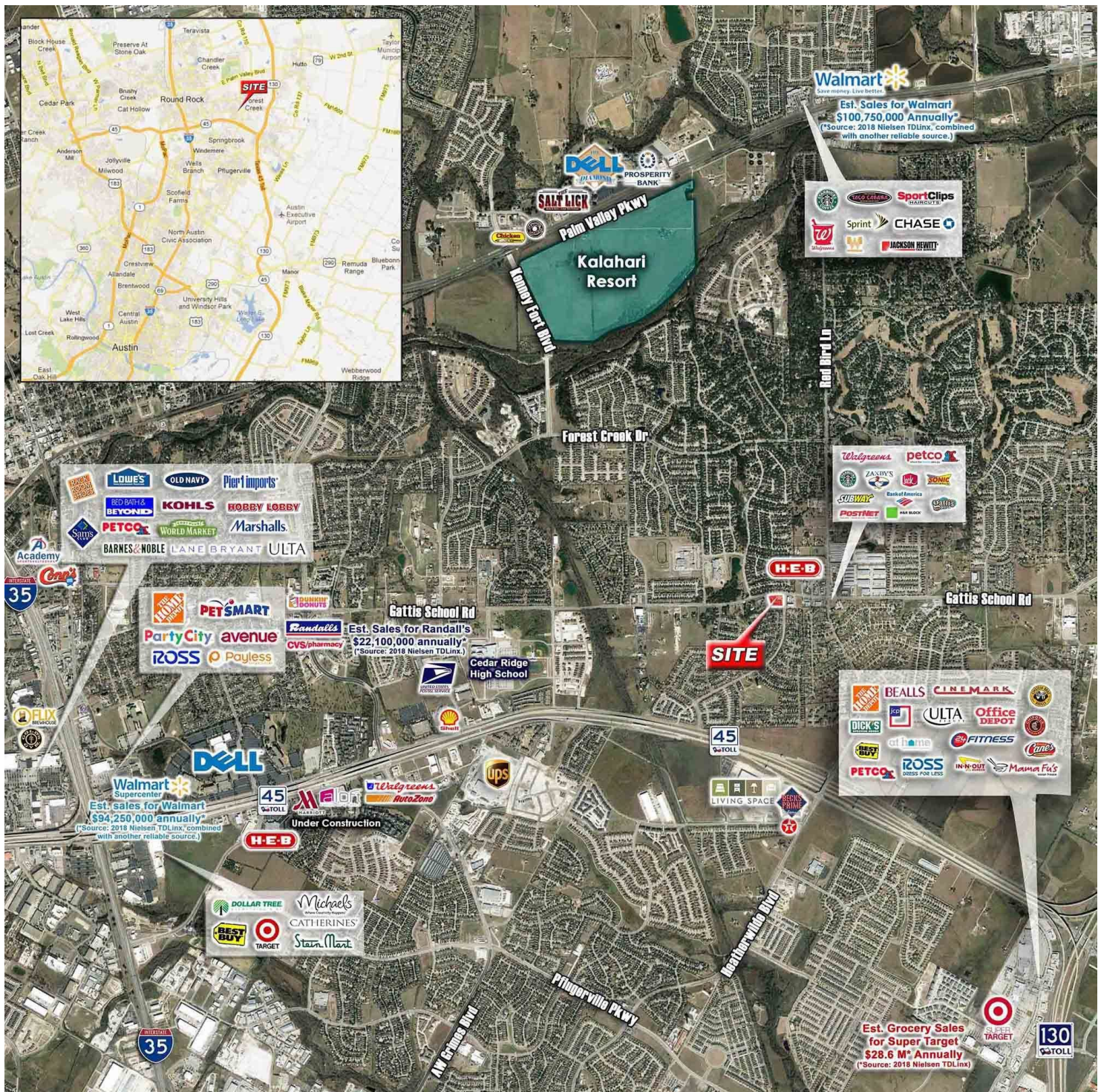


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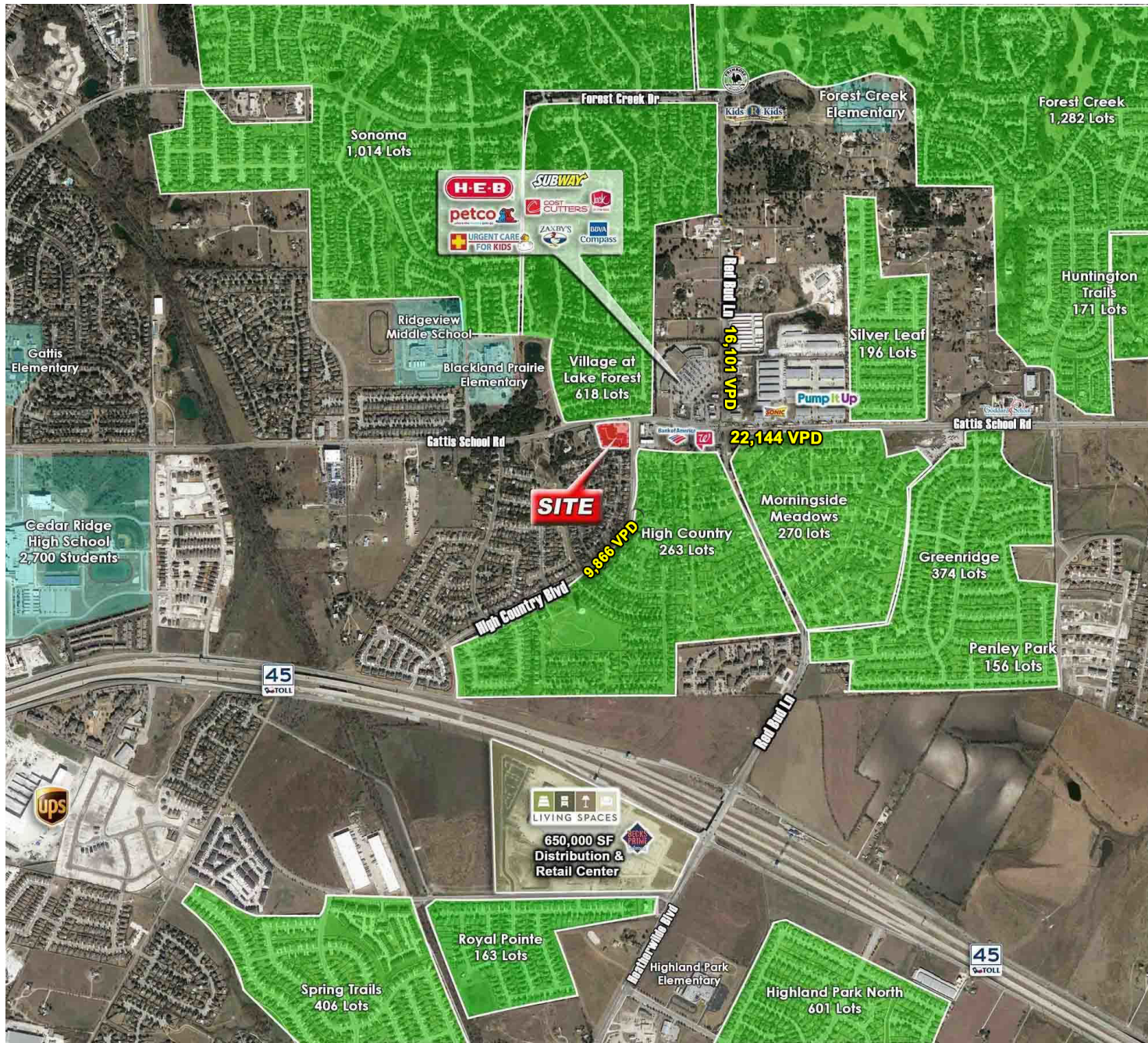


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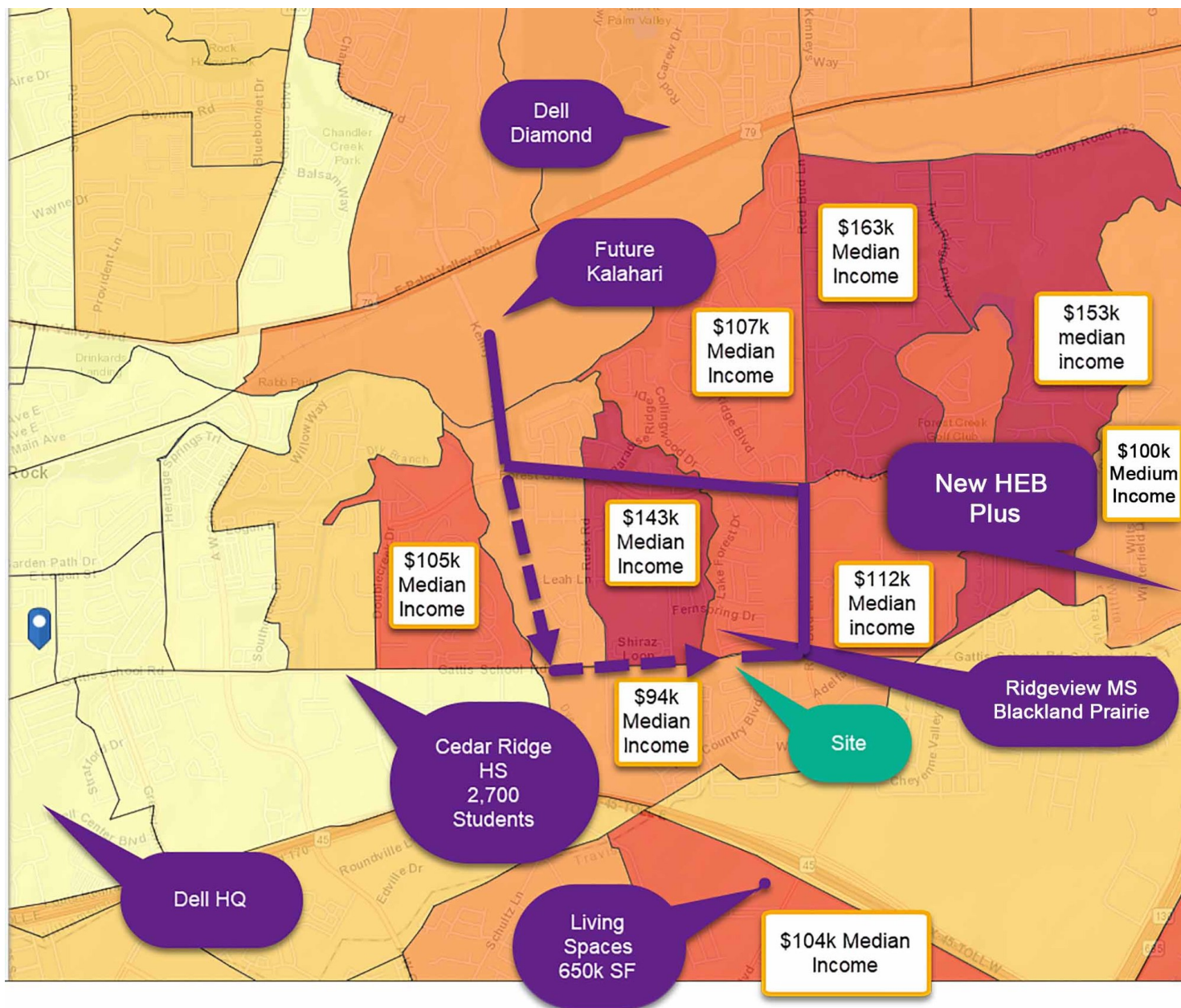


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## ALONE IN THE LONE STAR STATE

Living spaces, A California-based furniture company with 14 locations in California, Arizona and Nevada, will open a 650,000-square-foot retail showroom and distribution center in Pflugerville.



**LIVING SPACES**

Less than 1.5 miles from this site.

## BREAKING NEW GROUND

Pflugerville will soon be the home to the first Living Spaces location in Texas. Living Spaces will change the landscape of business in Pflugerville and add jobs to the local job market and sales tax dollars to the city's tax base.

**\$40 million**—the amount of funding Living Spaces is investing in Pflugerville

**150,000 square feet**—the size of the Living Spaces retail showroom coming to Pflugerville

**500,000 square feet**—the size of the Living Spaces distribution center coming to Pflugerville

**More than 60 acres**

—the size of the lot Living Spaces will purchase on the southwest corner of Heatherwilde Boulevard and SH 45 N

**\$60 million**—revenue Living Spaces anticipates making in its first year of business in Pflugerville

**100 percent**—the percentage of sales tax that the city of Pflugerville will collect from Living Spaces' online sales

**18 months**

—the time frame in which Living Spaces will be up and running once the project breaks ground



**100**—the number of full-time jobs the city anticipates Living Spaces generating

Source: <https://communityimpact.com/austin/round-rock-pflugerville-hutto/business/2016/11/04/pflugerville-become-home-40m-furniture-distribution-retail-center/>

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## 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date