

Gattis School Road

2701 GATTIS SCHOOL RD | ROUND ROCK, TX | 78640



Gattis School Road

SITE LOCATION ABOUT

2701 GATTIS SCHOOL RD | ROUND ROCK, TX | 78640

Gattis School Business Park consists of 94,402 square feet across five buildings offering industrial, flex, and office users a perfect space to call home in the greater Round Rock area. Located at the intersection of Double Creek Drive and Gattis School Road, the business park offers best in class connectivity to State Highway 45, Highway 79, State Highway 130, and Interstate 35. In addition to Round Rock, Gattis School Business Park is convenient to all areas of the Austin MSA including Georgetown, Cedar Park, Manor, and Taylor.



Ryan Whalen
512.803.9928
rwhalen@liveoak.com

Ben Williamson
256.996.5729
ben@liveoak.com

Doug Thomas
512.695.3985
doug@liveoak.com

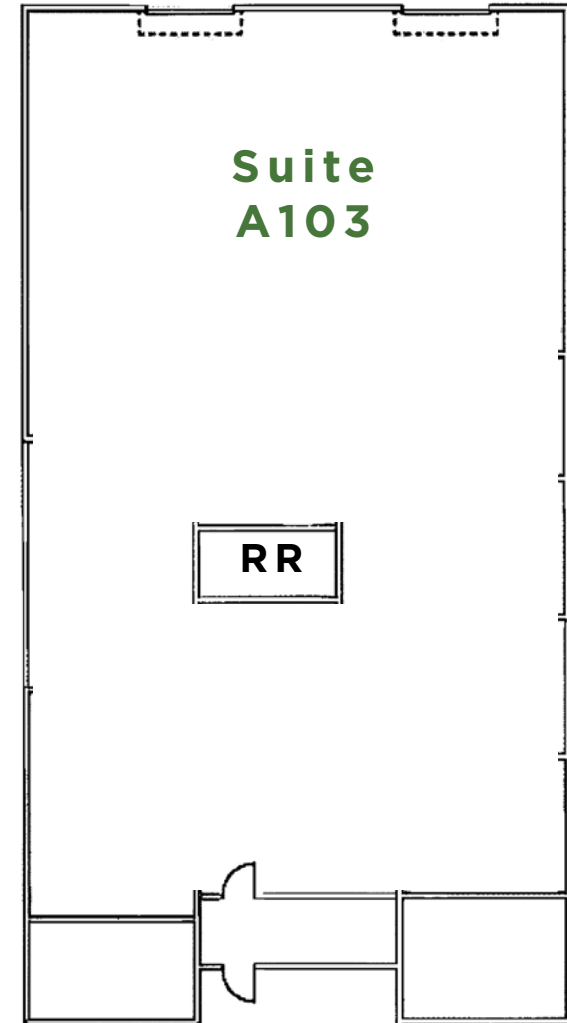
Gattis School Road

FLOORPLAN

2701 GATTIS SCHOOL RD | ROUND ROCK, TX | 78640

BUILDING A

Available SF	5,000 SF - Available 10/1/2026
Parking	2.45/1,000 SF
Finish	Approximately 90% warehouse, 10% office
Sprinkler	Yes
HVAC	100%
Loading	2 dock high doors



Ryan Whalen
512.803.9928
rwhalen@liveoak.com



Ben Williamson
256.996.5729
ben@liveoak.com

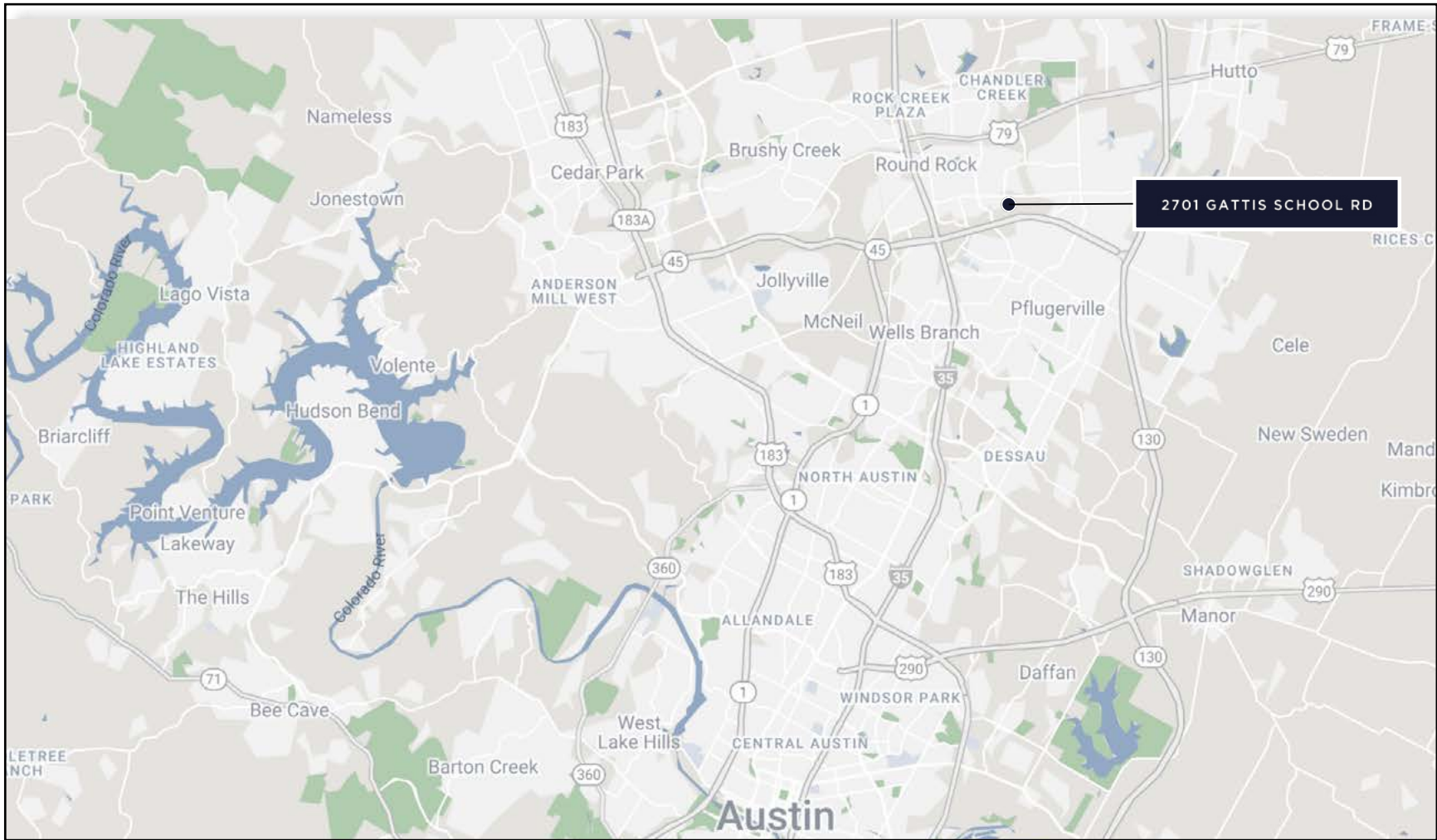


Doug Thomas
512.695.3985
doug@liveoak.com

Gattis School Road

DRIVE
DISTANCE

2701 GATTIS SCHOOL RD | ROUND ROCK, TX | 78640



DRIVE DISTANCES

The Domain	12 miles	Dripping Springs	40 miles
Downtown Austin	16 miles	Bastrop	45 miles
Round Rock	3 miles	San Antonio	98 miles
Austin-Bergstrom International Airport	29 miles		



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. **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' 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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Doug Thomas	515612	doug@liveoak.com	512.472.5000
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Doug Thomas	515612	doug@liveoak.com	512.472.5000
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	