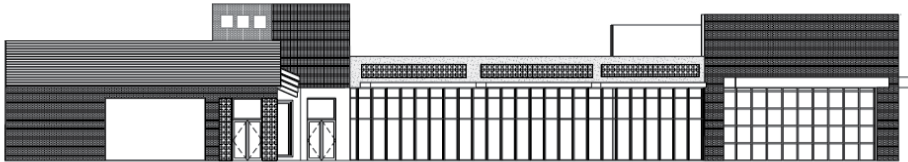
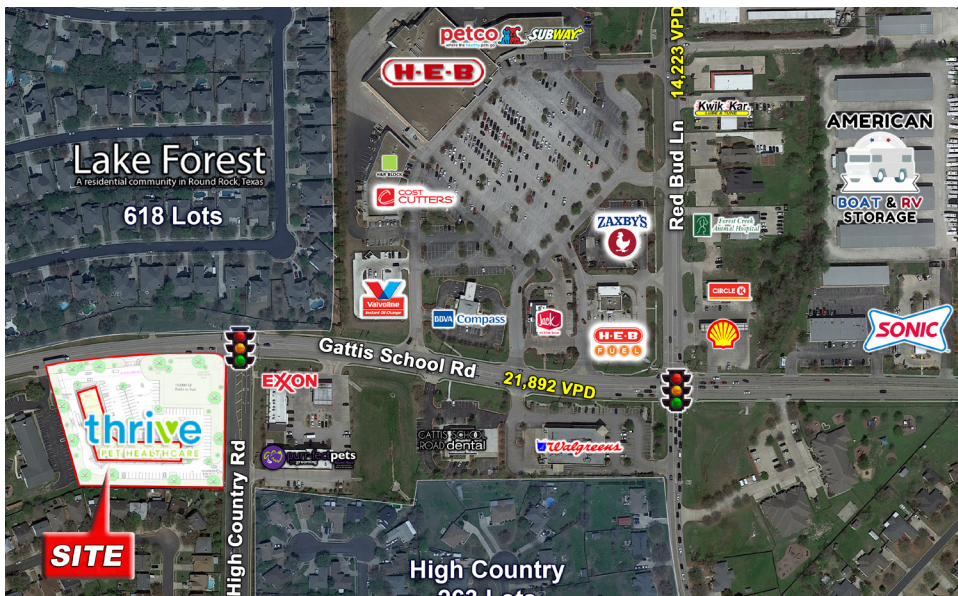


**CONSTRUCTION NOW UNDERWAY!**  
**DELIVERY OF BUILDING SHELL - EARLY Q2 2022**



WEST ELEVATION



**PROPERTY SNAPSHOT**



**96,459**  
2022 POPULATION  
3 MILE RADIUS



**37,467**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$109,198**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**21,892 VPD**  
GATTIS SCHOOL RD

**AREA TRAFFIC GENERATORS**



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**AVAILABLE SPACE**

100% Leased

**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
- In the highest household income area in Round Rock east of I-35. As well as higher household income than in any part of Pflugerville or Hutto
- The brand new Kalahari Resort with approximately 1,000 rooms and convention center is just 3 miles from this site

**TRAFFIC COUNT**

Gattis School Rd: 21,892 VPD  
Red Bud Lane: 14,223 VPD  
High Country Blvd: 9,866 VPD  
(Costar 2022)

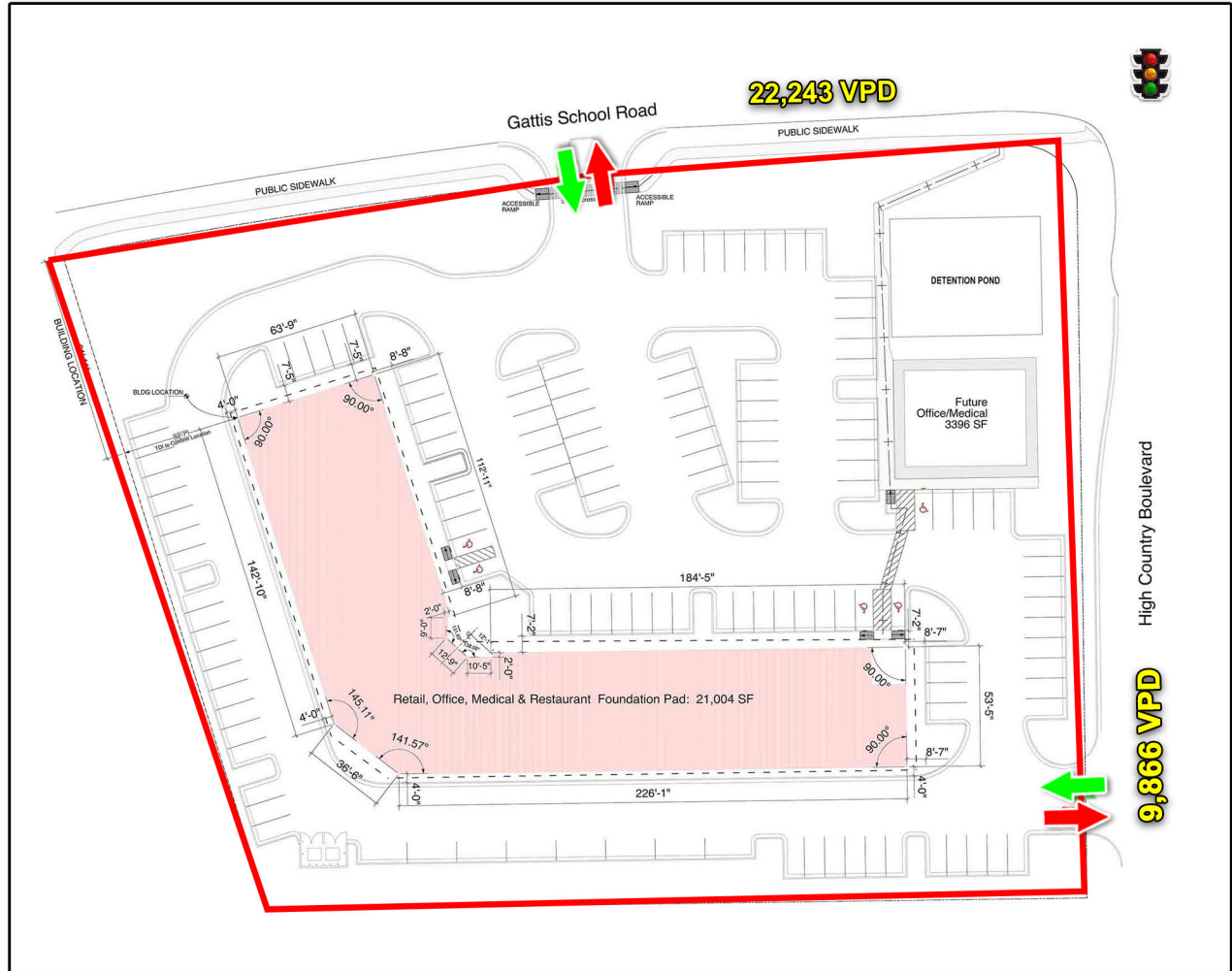
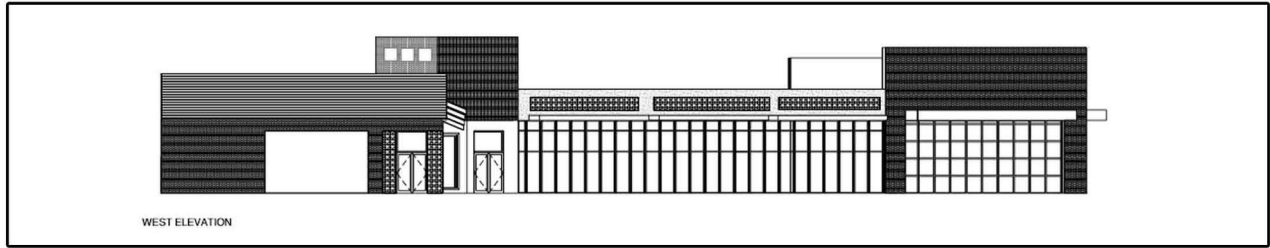
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# Gattis Station

SWC GATTIS SCHOOL RD & HIGH COUNTRY BLVD  
3639 GATTIS SCHOOL RD  
ROUND ROCK, TX 78664



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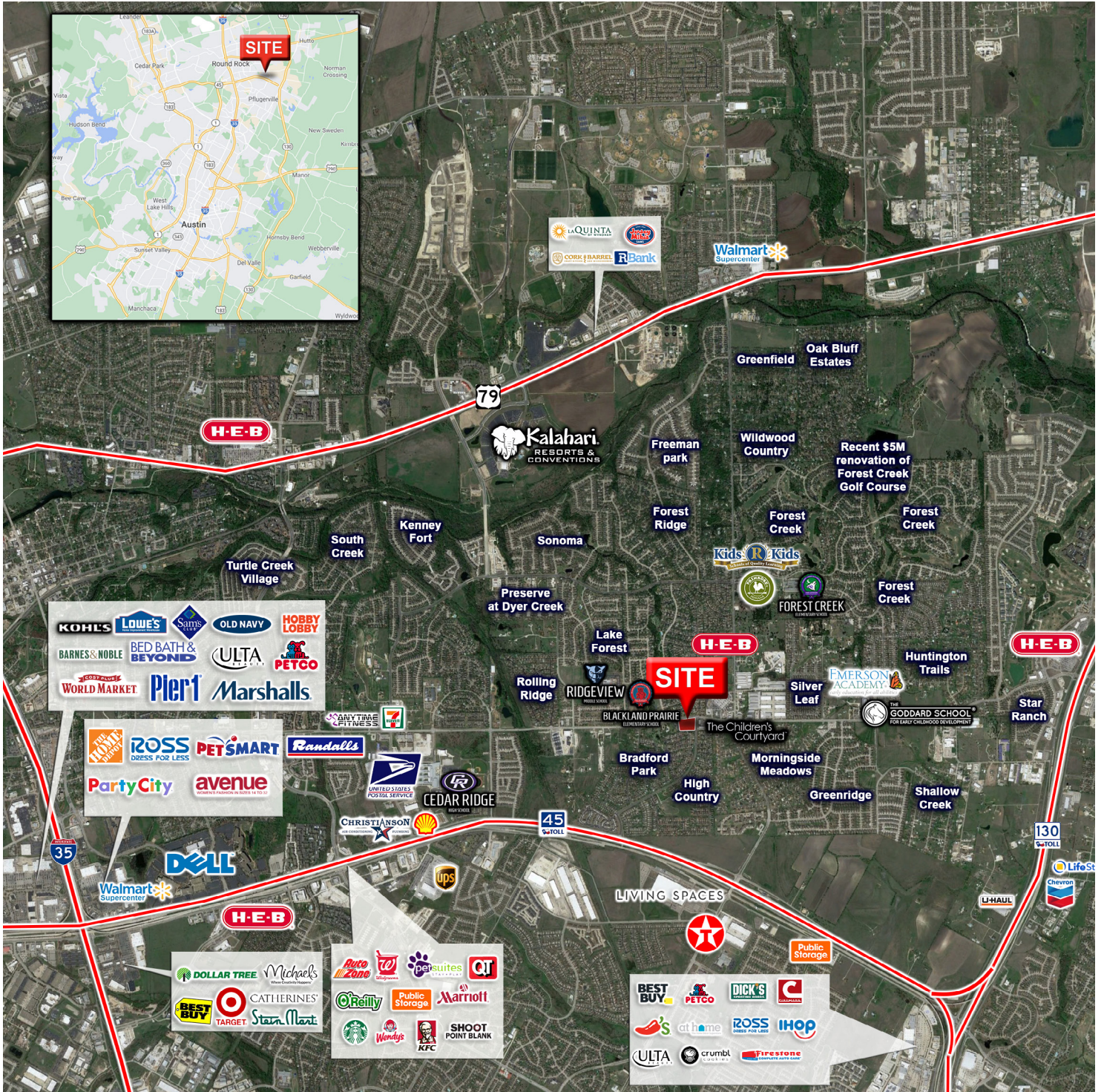
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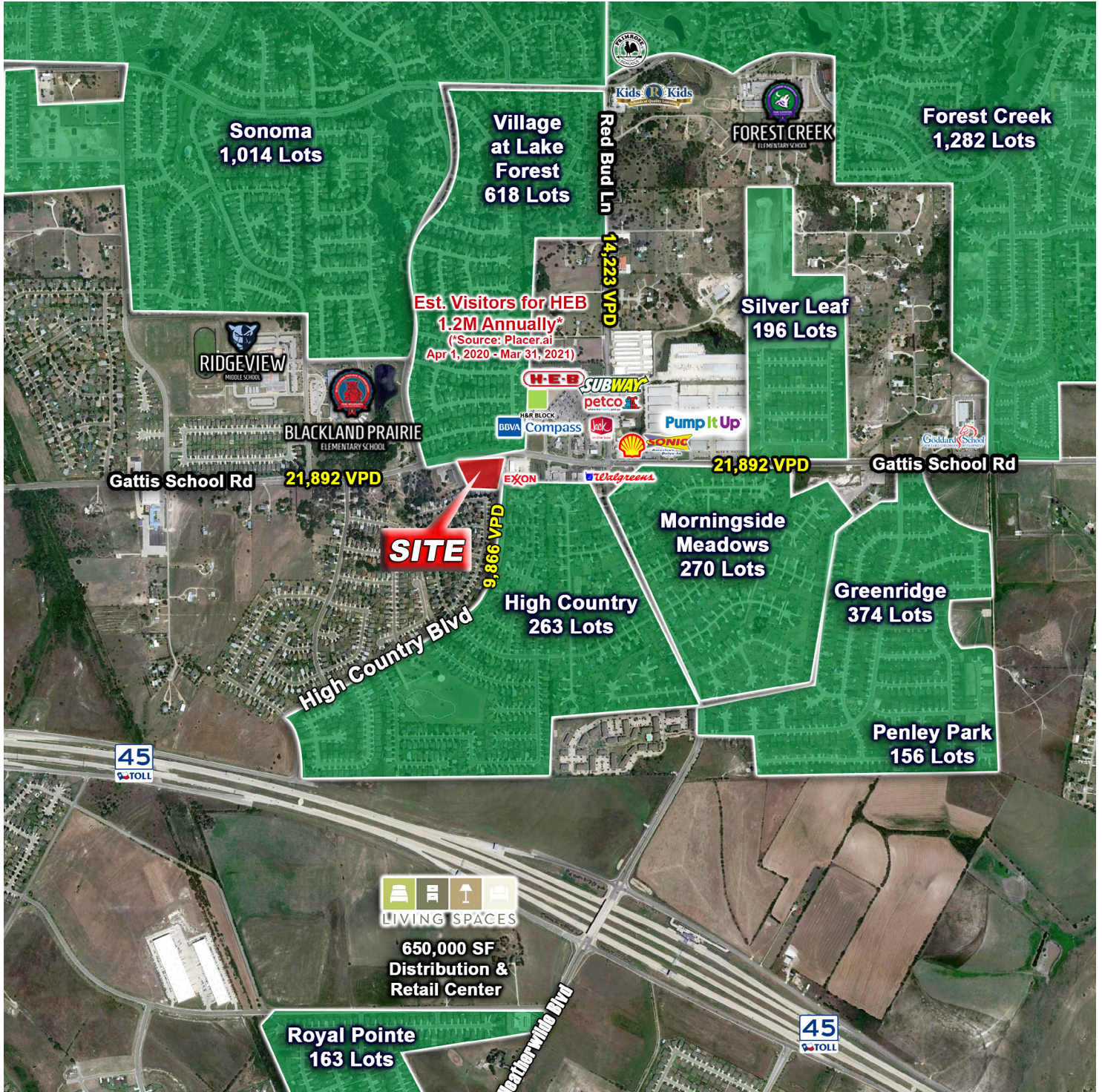
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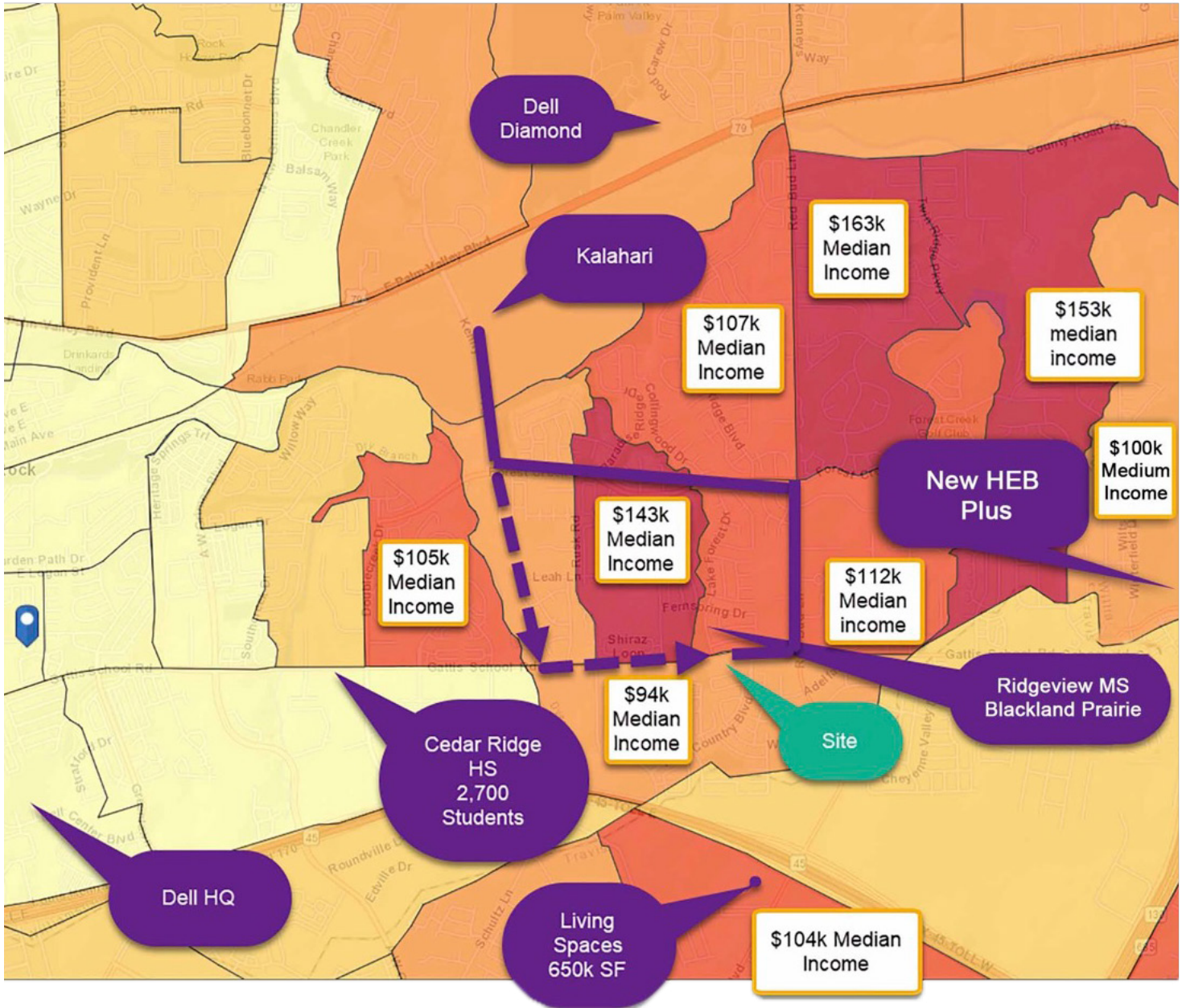
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## Kalahari Resort, complete with nation's largest indoor water park, opens amid pandemic

ROUND ROCK, Texas (KXAN) – Kalahari Resort opens its doors Thursday in Round Rock.

The resort offers more than 900 rooms and other attractions, like a theme park and a gigantic water park – both indoors.

"It's America's largest indoor water park resort," said Tim Arnold, Kalahari Resort general manager.

But in a time when COVID-19 cases are surging in Texas and large gatherings aren't considered safe, how do they plan to operate safely?

"The resort is 1.5 million square feet, so we have plenty of room to social distance," Arnold said. Arnold says without COVID-19 capacity limits they could accommodate 7,000–8,000 guests, but that number is down to 3,000 because of the pandemic.

"It is the number one priority that we keep families safe," Arnold said. "All guests are required to wear masks."

Guests won't be required to wear masks in the pools, or when sliding down slides in the waterpark.

Dr. David Aronoff, an infectious disease expert at Vanderbilt University Medical Center, says there is always potential for the virus to spread when people gather.

"Certainly at waterparks there are a lot of opportunities for crowding to occur when people aren't wearing masks," Aronoff said.

Arnold says they will enforce social distancing on the rides and in the water, and they will also limit the water park to no more than 500 people at a time.

"We could see 4 to 500 people in the water park and be way under full capacity," Arnold said.

But with the virus spreading through droplets, can someone swimming contract COVID-19?

"There really isn't evidence of transmission of getting pool water on a person or breathing in pool water mist," Aronoff said.

The Centers for Disease Control has a specific section about pools and water parks on its website.

They have also stated there is no evidence that COVID-19 can be spread to humans through the use of recreational waters.

Kalahari staff will also use a combination of chlorine and bromine to keep the water clean.

*Source:kxan*

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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.

11-2-2015



### 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:
  - 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.

|  |                   |                            |                     |
|--|-------------------|----------------------------|---------------------|
| Reliance Retail LLC or Texas RS LLC dba RESOLUT RE                 | 603091 or 9003183 | <b>leads@resolutre.com</b> | <b>512.474.5557</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email                      | Phone               |
| David Simmonds or Gavin Fite                                       | 459263 or 438039  | <b>leads@resolutre.com</b> | <b>512.474.5557</b> |
| Designated Broker of Firm  | License No.       | Email                      | Phone               |
| David Simmonds or Gavin Fite                                       | 459263 or 438039  | <b>leads@resolutre.com</b> | <b>512.474.5557</b> |
| 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