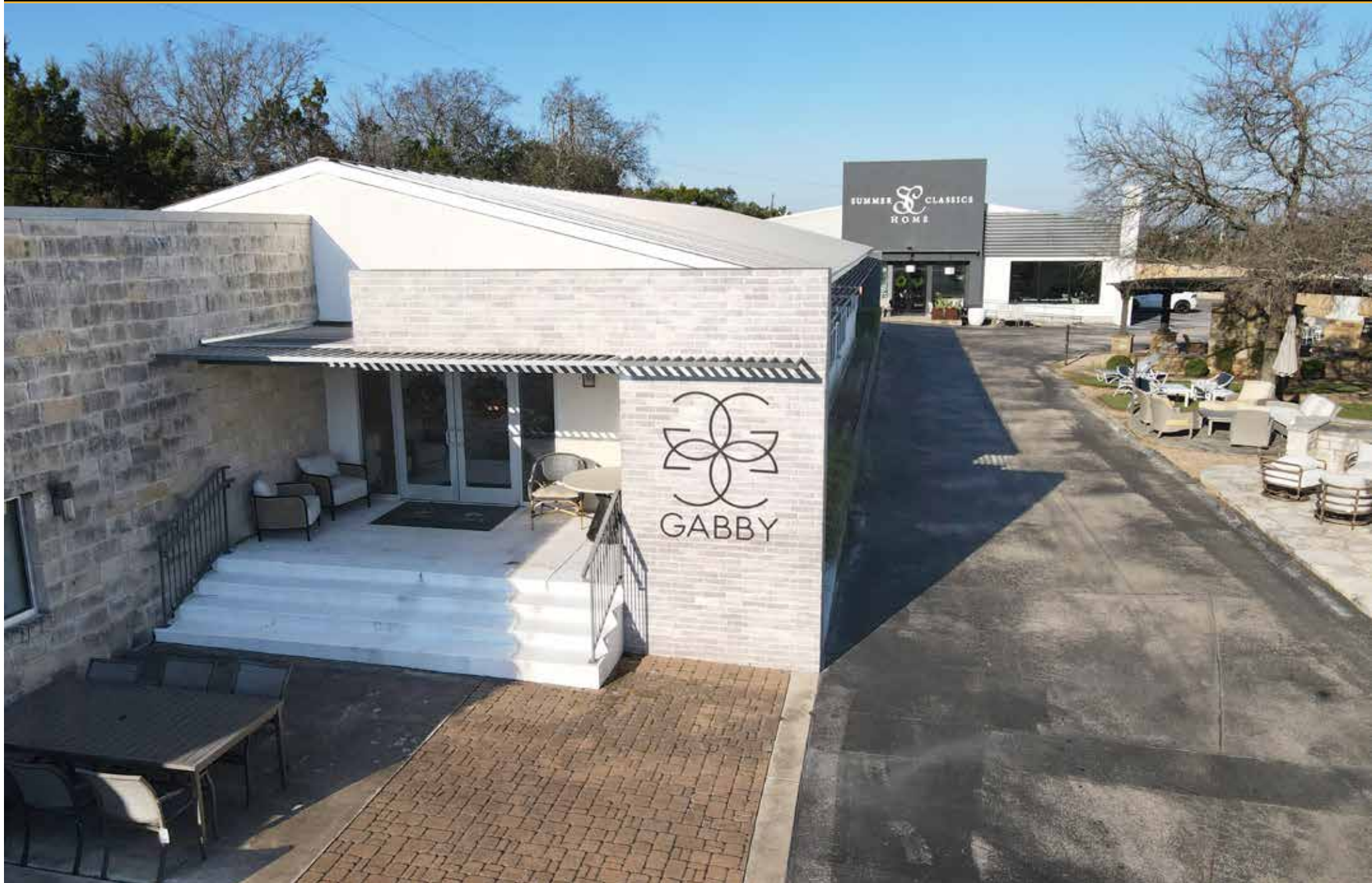


For Sale: Gabby & Summer Classics

FURNITURE STORE NNN LEASE INVESTMENT | 9900 RR 620, AUSTIN, TEXAS 78626





GOLD TIER

EXCLUSIVELY LISTED BY

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SUMMER *SC* CLASSICS
HOME



FUTURE APARTMENTS





RANCH ROAD 620: 41,474 VPD (TX DOT)



FUTURE APARTMENTS



SUMMER
CLASSICS

Summer Classics is a premier destination for high-end outdoor furniture, offering a sophisticated range of luxurious, durable pieces designed to elevate your outdoor living spaces. Specializing in timeless, weather-resistant furniture, Summer Classics blends classic craftsmanship with modern design to create pieces that stand up to the elements while maintaining their beauty year after year. With an emphasis on sustainability and quality, Summer Classics helps you create an outdoor oasis that is both stylish and long-lasting.



GABBY

Gabby offers a curated collection of stylish, high-quality furniture and home décor, blending timeless designs with modern aesthetics. With a focus on craftsmanship and attention to detail, Gabby provides unique pieces that cater to a variety of tastes, from classic to contemporary. Whether you're furnishing a cozy living room or a luxurious dining area, Gabby offers a range of furniture that adds sophistication and charm to any space.

PROPERTY HIGHLIGHTS

ADDRESS: 9900 Ranch Rd 620, Austin, TX 78726

IMPROVED PROPERTY: 14,085 RSF

ACREAGE: 1.292 acres (unit 2 of 9900 RR 620 Commercial
Condominiums)

PRICING: \$4,290,000

CAP RATE: 6.43%

TENANT: Gabby & Summer Classics

TERM: 5 Years

NOI: \$276,000/annually

FRONTAGE: 55.71' RR 620 Frontage

REMARKS:

- Future Neighboring Apartment Development
- RR 620 Frontage

**Buyer to do all independent research on development potential.*



LEASE SUMMARY



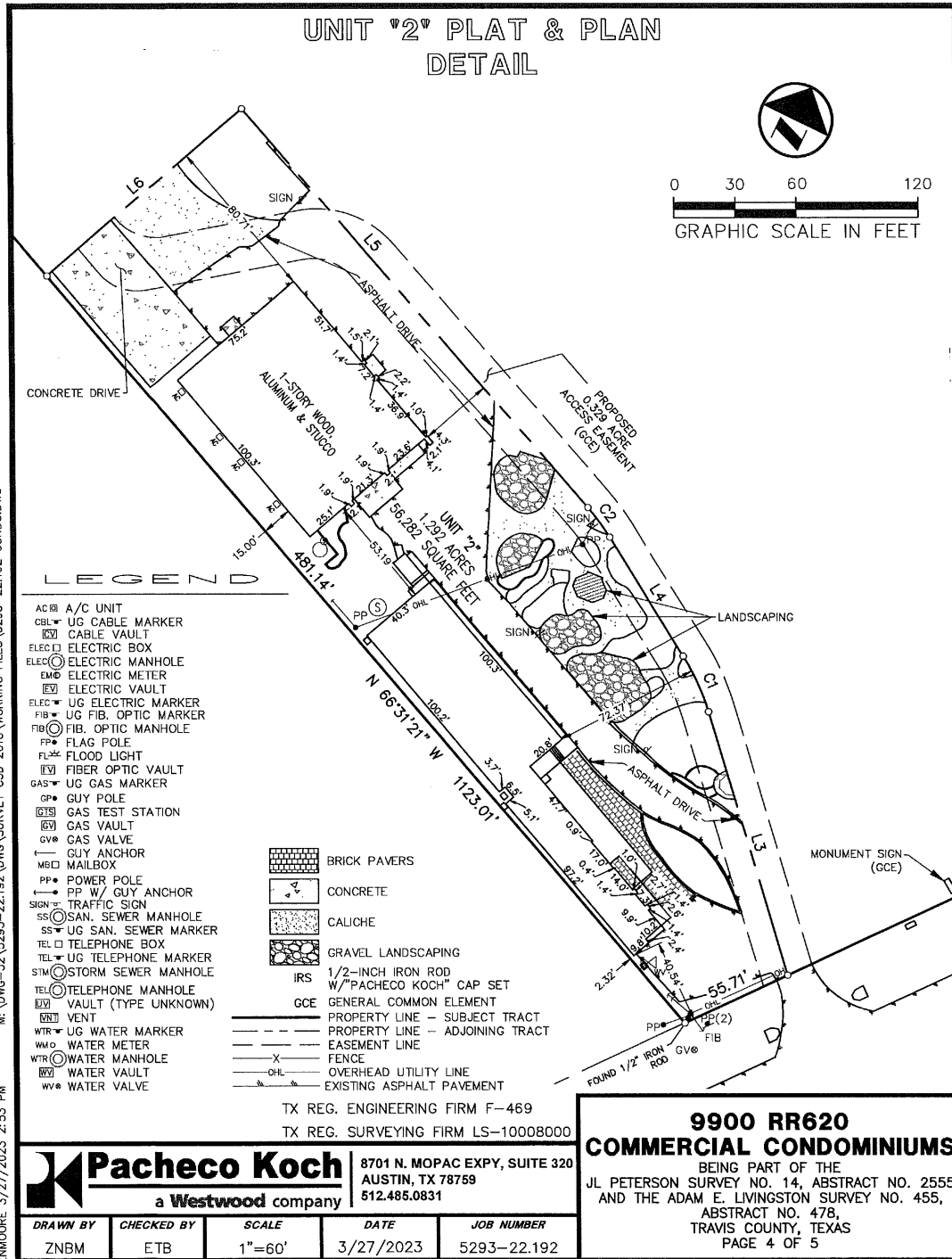
LEASE TYPE	NNN
CURRENT LEASE TERM	February 1, 2021 – January 31, 2026: \$23,000 per month + NNN
RENEWAL OPTION	The Tenant has 3, 5 year renewal options. The rental rate will increase 2.5% annually if renewed.
LANDLORD RESPONSIBILITIES	Roof and Building Structure

INVESTMENT



Investing in Gabby and Summer Classics offers a unique opportunity for both immediate cash flow and long-term flexibility. With reliable tenants in place, the property generates steady rental income, providing a stable cash flow for investors. However, the potential for upside is significant: if the tenant vacates, the space can be easily re purposed for a new business or owner-occupant, allowing the investor to either continue generating rental income or move their own business into the location.

PLAT & PLAN



BRIDGE AT VOLENTE



Round Rock ISD
Purple Sage Elementary School

brakes plus



Birdie



WINDY RIDGE APARTMENTS

Apple Sport Imports
SUVs and Trucks

MAGNUM Trailers



SUBJECT SITE



VOLVO

TRAVERTINE ARTISANS
Fine Countertops



FUTURE APARTMENT DEVELOPMENT

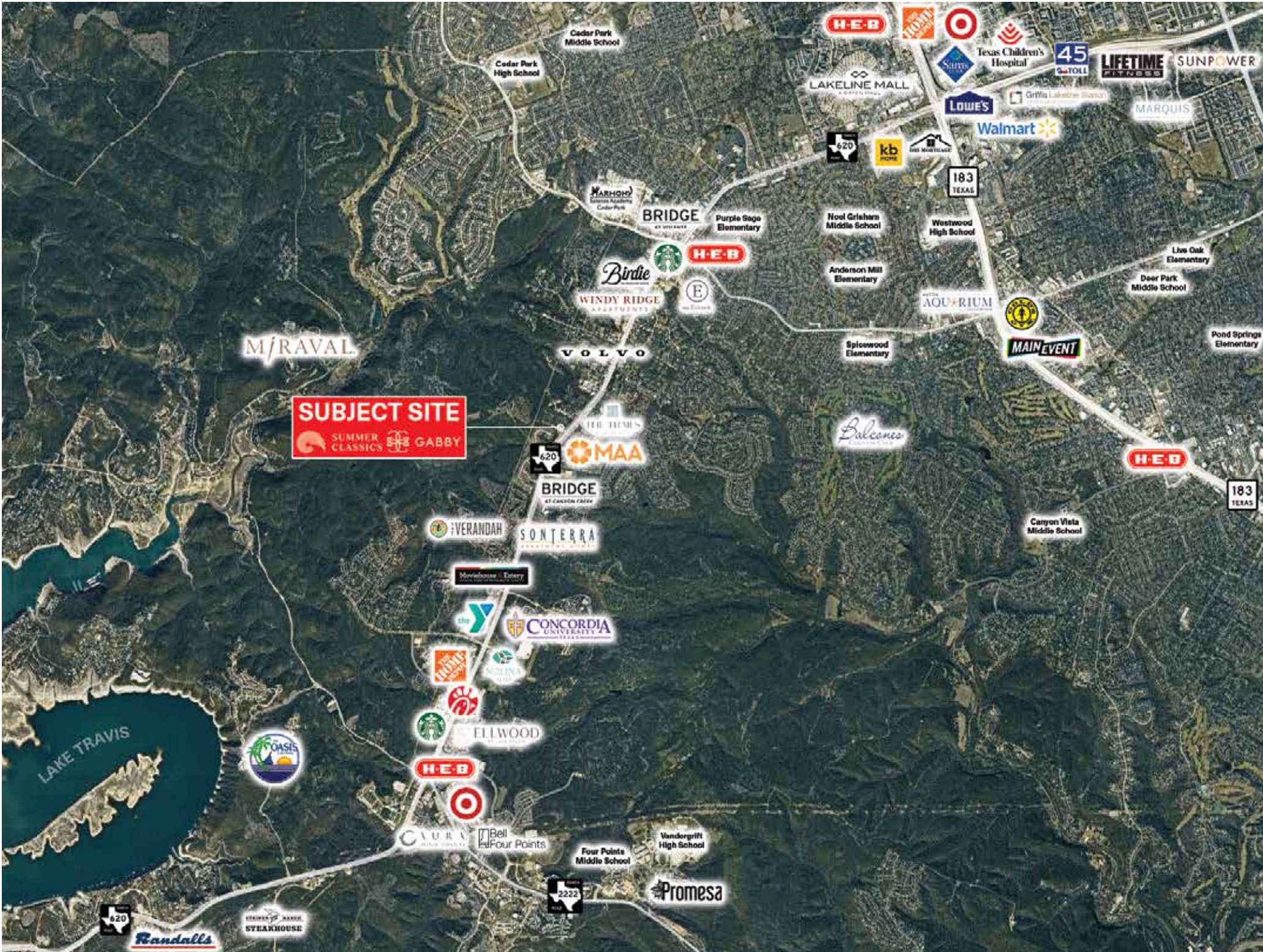
RANCH ROAD 8833 & 1474 (95179-0017)

THE TRAILS

Balcones COUNTRY CLUB



Round Rock ISD
Canyon Creek Elementary School



SUBJECT SITE
SUMMER CLASSICS
GABBY

Cedar Park Middle School

Cedar Park High School

H-E-B

WALMART

Target

45 TOLL

LIFETIME FITNESS

SUNPOWER

LAKELINE MALL

TEXAS CHILDREN'S HOSPITAL

MARQUIS

Lowes

Walmart

620

kb HOME

183 TEXAS

HARBOR Science Academy Cedar Park

BRIDGE

Purple Sage Elementary

Noel Grisham Middle School

Westwood High School

Live Oak Elementary

Anderson Mill Elementary

Deer Park Middle School

Birdie

H-E-B

Starbucks

WINDY RIDGE APARTMENTS

AQUARIUM

MAIN EVENT

Pond Springs Elementary

M/RAVAL

VOLVO

Balcones

H-E-B

183 TEXAS

SUBJECT SITE
SUMMER CLASSICS
GABBY

620

MAA

BRIDGE AT CANYON CROSS

Canyon Vista Middle School

VERANDAH

SONTERRA

Montecross Estery

the Y

CONCORDIA UNIVERSITY

THE TRADING POST

SOULING

ELLWOOD

H-E-B

Target

CAURA

Bell Four Points

Four Points Middle School

Vandergriff High School

620

Randalls

STEAKHOUSE

2222

Promesa



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
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
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date