



QUALIFIED BID DEADLINE **MARCH 11**

Turnkey Restaurant & Entertainment Venue on 3.3± AC Formerly Cork & Barrel

 4000 E. Palm Valley Blvd., Round Rock, TX

HIGHLIGHTS

- On-site brewing equipment with production permit of 80 barrels of beer per month (2-cycles / month for 4 setups)
- Second-floor office & event space with access to an exterior terrace
- Site features a 14-seat speakeasy with a maximum building-wide guest capacity of 350±
- Expansive outdoor amenities include a pavilion, shaded deck & paddock, a covered outdoor stage & outdoor seating

DETAILS







U.S. Bankruptcy Court
Western District of Texas Austin Division
Case No. 25-11889-smr
In re: Northern Ireland Enterprises, LLC

Built in 2021, this dining and entertainment venue was formerly occupied by Cork & Barrel, an award-winning restaurant in the Austin metro area. Situated on 3.3± AC, the property features 10,466± SF of interior space and is complemented by expansive outdoor amenities, including a pavilion, shaded deck and paddock, and a covered outdoor stage, all designed to support high-volume dining, live entertainment and private events.

Combining the charm of a traditional Irish pub with a modern Austin sensibility, this award-winning property received the 2022 Austin Business Journal Award for Best Design & Architecture, reflecting exceptional construction quality and a purpose-driven design focused on guest experience and flexible functionality.

The stunning architecture, irreplaceable outdoor amenities and location within a rapidly expanding Central Texas market position this asset as a compelling opportunity for owner-operators, investors and hospitality groups seeking a truly differentiated property.



	Building Size	13,959± SF
	Year Built	2021
	Land Size	3.3± AC
	Parking	142± Spaces
	Seating	350±
	Zoning	PUD; Planned Unit Development

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FF&E Available Along with Select On-Site Historical Artifacts

All Kitchen Equipment Including:

- Replica Titanic boiler wood/gas pizza oven
- 6-tier meat smoker
- 3-walk in fridge/freezers
- On-site brewing equipment
- 24 beer taps (2 sets inside & 1 set outside)

Exterior Amenities Include:

- 1,024± SF pavilion
- 1,559± SF shaded deck
- 410± SF shaded paddock
- 500± SF covered stage
- Outdoor projector TV
- Outdoor MCS misting system
- Fully-fenced rear exterior yard & creek side rear of property

Additional Items Include:

- 3/4" casters
- 30X96 custom work table - wood top, drawer, cabinet base open/front
- 9" casters
- Cooking suite
- Custom floor
- Dunnage & keg storage rack
- Glass froster
- Ice bin with bottle wells
- Plantery mixer
- Plastic shelving units
- Sandwich/salad prep refrigerator
- Under bar mixology sink unit





 4000 E. Palm Valley Blvd., Round Rock, TX

LOCAL INFORMATION

Located along E. Palm Valley Boulevard (FM 1431) with convenient access to Interstate 35, the property sits in the heart of Round Rock, Texas, a rapidly growing suburb within the Austin–Round Rock–Georgetown MSA. The area benefits from strong traffic exposure, expanding residential development and proximity to major employers including Dell Technologies and regional healthcare and tech hubs. Surrounded by retail, entertainment and recreational destinations, Round Rock offers a vibrant, business-friendly environment that supports sustained demand for restaurant, event and experiential hospitality uses.

AREA DEMOGRAPHICS

	YEAR(S)	3-MILE	5-MILE	10-MILE
Population	2025	83,476	223,323	581,343
Pop. Growth	2025-30	1.30%	1.60%	1.50%
Average HHI	2025	\$153,386	\$147,550	\$151,082



Subject to approval by U.S. Bankruptcy Court, Western District of Texas Austin Division, Case No. 25-11889-smr, In re: Northern Ireland Enterprises, LLC. Hilco Global in cooperation with Broker Paul A. Lynn & Assoc., LLC TREC #9000489, Paul A. Lynn, TX Broker, Lic. #0244902. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

February 11, 18 & 25

By Appointment Only

BID SUBMISSIONS

March 11 – Qualified Bidder Notification

March 17 - Auction/Best & Final Offers

BID SUBMISSIONS

Bids should be submitted on provided Asset Purchase Agreement bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com and Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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