

Pricing Reduced



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AUTOMOTIVE BUSINESS & REAL ESTATE FOR SALE

16299 FM RD 1325 B, AUSTIN, TX 78728

16299 FARM TO MARKET RD 1325 B

AUSTIN, TX 78728

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	9,708 SF
Lot Size:	25,500 SF
Renovated:	2022 Austin 2
Zoning:	Mile ETJ

PROPERTY OVERVIEW

Established high-end automotive service business for sale along with real estate in high density area. The business was established in 2003 and has experienced consistent positive sales growth each year. Average gross revenues of \$1,054,300 over the past three years, with steady growth each year. The real estate consists of two parcels of 12,750 SF each, with a 6,108 SF, 10 bay, automotive service facility and a 3,600 SF, 9 unit, self storage building. The automotive service facility is extremely nice, and was remodeled in 2022 which added 4 additional bays for a total of 7 HVAC'd bays, 3 unconditioned bays, a reception/ waiting area, and a parts room. The self storage building is made up of six (6) +/- 13'x30' units, and three (3) +/- 15'x30' units, which are all leased on month to month leases.

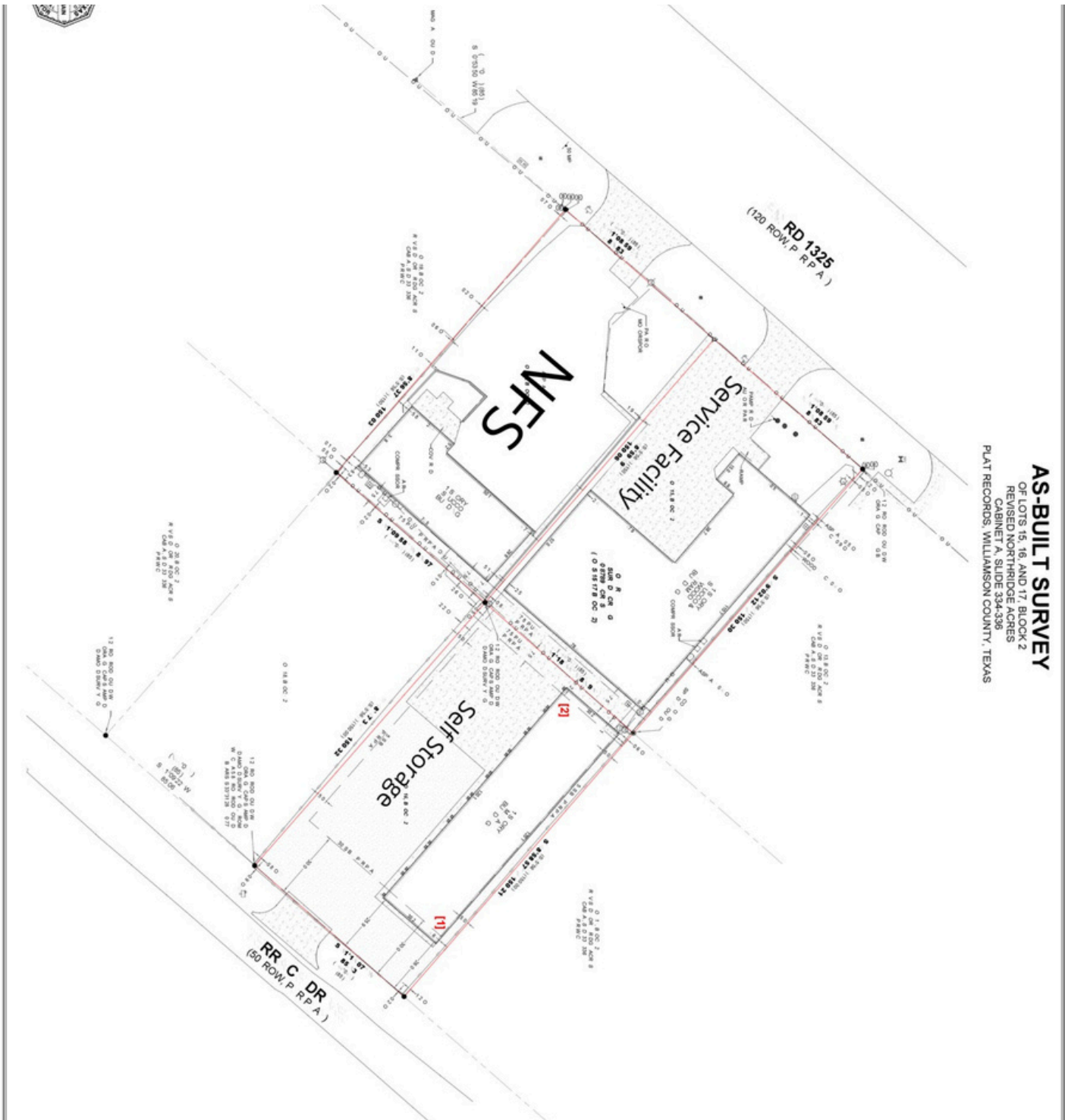
PROPERTY HIGHLIGHTS

- Established automotive BUSINESS AND REAL ESTATE for sale
- Located in 2 mile Austin ETJ High density area with over 250,000 people within a 5 mile radius and almost 800,000 within 10 miles
- Great access to IH-35, Toll 45, and Mopac
- High end customer base with a focus on European vehicles.
- Two parcels totaling 25,500 SF (12,750 SF each)
- 6,108 SF building automotive shop with ten (10) bays with lifts
- Fully Leased 3,600 SF self storage building with nine (9) units
- Real estate can not be purchased without purchasing business

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SITE PLANS



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MAP & DEMOGRAPHICS REPORT



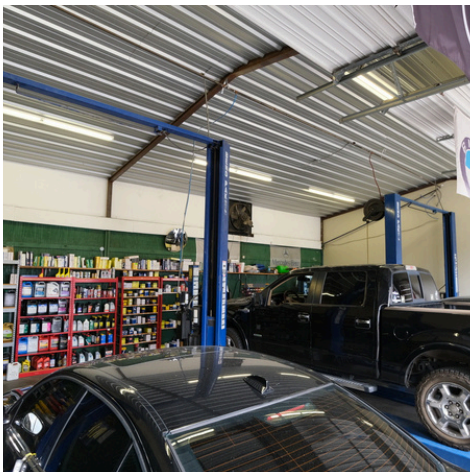
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,617	258,681	793,206
Average Age	33.4	35.7	35.8
Average Age (Male)	33.8	34.3	34.7
Average Age (Female)	32.3	37.5	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,760	101,795	308,336
# of Persons per HH	2.0	2.5	2.6
Average HH Income	\$70,525	\$90,626	\$98,237
Average House Value	\$123,517	\$237,816	\$277,726

2020 American Community Survey (ACS)

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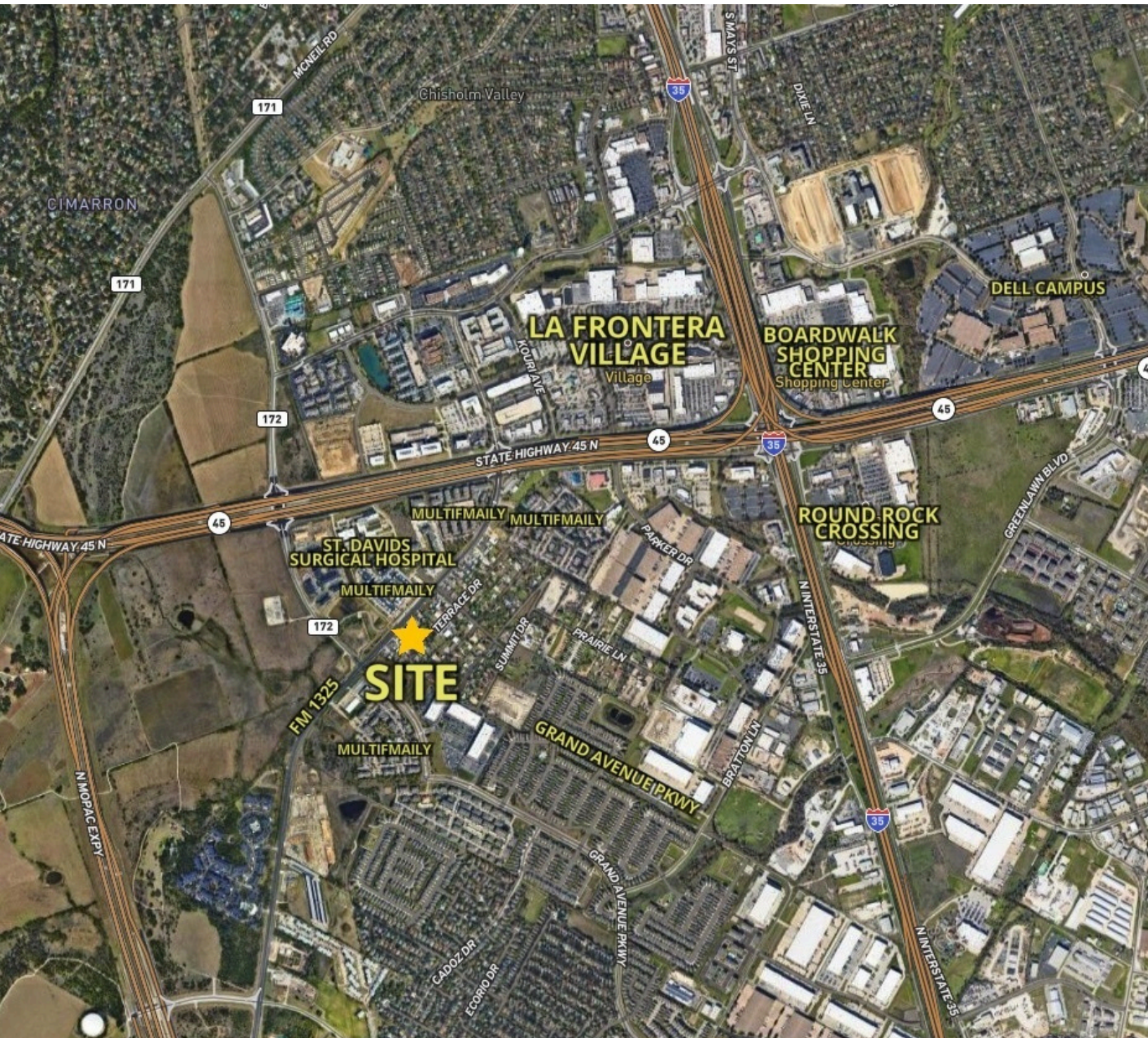
ADDITIONAL PHOTOS



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AERIAL MAP





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with the client on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 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 interest 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.

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Bailey Morse	776559	Bailey@cmeatx.com	(512)630-9888
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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Bailey Morse

Information available at www.trec.texas.gov

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