

RESTAURANT FOR SALE

# TOUCAN JIM'S

5814 TEXAS 27, CENTER POINT, TX 78010



FOR SALE

**KW COMMERCIAL CITY VIEW**

15510 Vance Jackson Road  
San Antonio, TX 78249



Each Office Independently Owned and Operated

**PRESENTED BY:**

**STEVE WILHELMY, CCIM**

Director, Broker Associate  
O: (210) 627-4660  
C: (210) 627-4660  
Steve.Wilhelmy@KWCommercial.com

**NATASHA SYMINGTON**

Associate  
O: 210-782-1339  
thetosh@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY

5814 TEXAS 27



## OFFERING SUMMARY

PRICE:	\$1,500,000
BUILDING SF:	1,690
PRICE / SF:	
OCCUPANCY:	
NOI:	
CAP RATE:	
AVAILABLE SF:	0
LOT SIZE:	1.28 Acres
SIGNAGE:	
FRONTAGE:	285'
YEAR BUILT:	1960
RENOVATED:	2009
PARKING:	
PARKING RATIO:	

## PROPERTY OVERVIEW

Discover your own slice of island bliss with Toucan Jim's, a renowned restaurant celebrated on the Texas Bucket List TV show. This unique dining establishment offers a tropical ambiance, perfect for savoring a variety of dishes and a selection of both alcoholic and non-alcoholic beverages. The restaurant has so much to start with and potential to make it even better. From the massive outdoor seating area with private alcoves and a stage for live music to the full bar and outdoor satellite bar to the full kitchen, a new owner operator will be able to capitalize on the existing business and build it to something even more.

The bonus with this property is the two manufactured houses on site that could generate rental income. That portion of the site could also be used to expand the restaurant.

## PROPERTY HIGHLIGHTS

- Turnkey operating restaurant
- Huge outdoor seating area
- Live music stage
- 285' of frontage on TX-27
- Connected to city sewer and water
- Under utilized gift shop area
- Bonus rental income from mobile homes next to restaurant

# PROPERTY PHOTOS

5814 TEXAS 27



# PROPERTY PHOTOS

5814 TEXAS 27





Google

Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Maxar Technologies

Boundary

# LOCATION MAPS

5814 TEXAS 27





# 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:
  - 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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
<b>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Tony Zamora Jr.	537135	Legal@Kwcityview.com	210.696.9996
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Steve Wilhelmy	760963	Steve.Wilhelmy@KWCommercial.com	210-627-4660
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer/Tenant/Seller/Landlord Initials

Date