



Property Summary

Building SF:	Approx. 9,977 SF
Lot Size:	Approx. 1.02 Ac
Price:	\$1,900,000



Property Overview

Step into nearly 10,000 SF of opportunity in this 2022-renovated restaurant property, currently home to The Branding Iron. Fully renovated and thoughtfully designed, this expansive space includes three distinct dining areas, a private dining room, outdoor patio, and seating for approx. 160 guests.

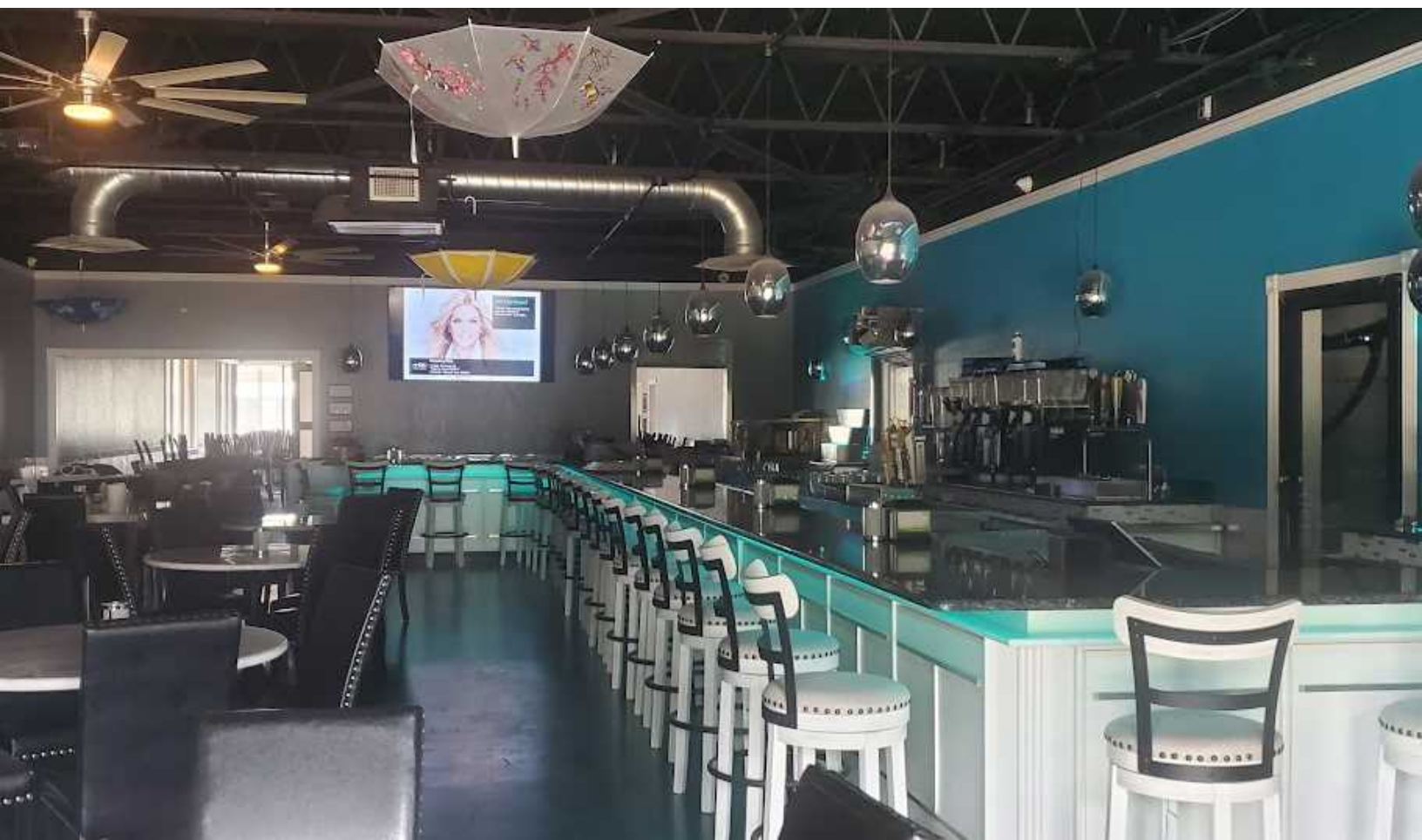
At its heart is a 50-ft custom bar, outfitted with a 10-tap Bottoms Up system, 16 traditional taps, frozen drink machines, and cocktail-ready juice dispensers. The commercial-grade kitchen is a chef's dream, featuring a 40-ft custom vent hood, multiple ovens, fryers, steamers, cold prep stations, and a walk-in cooler/freezer.

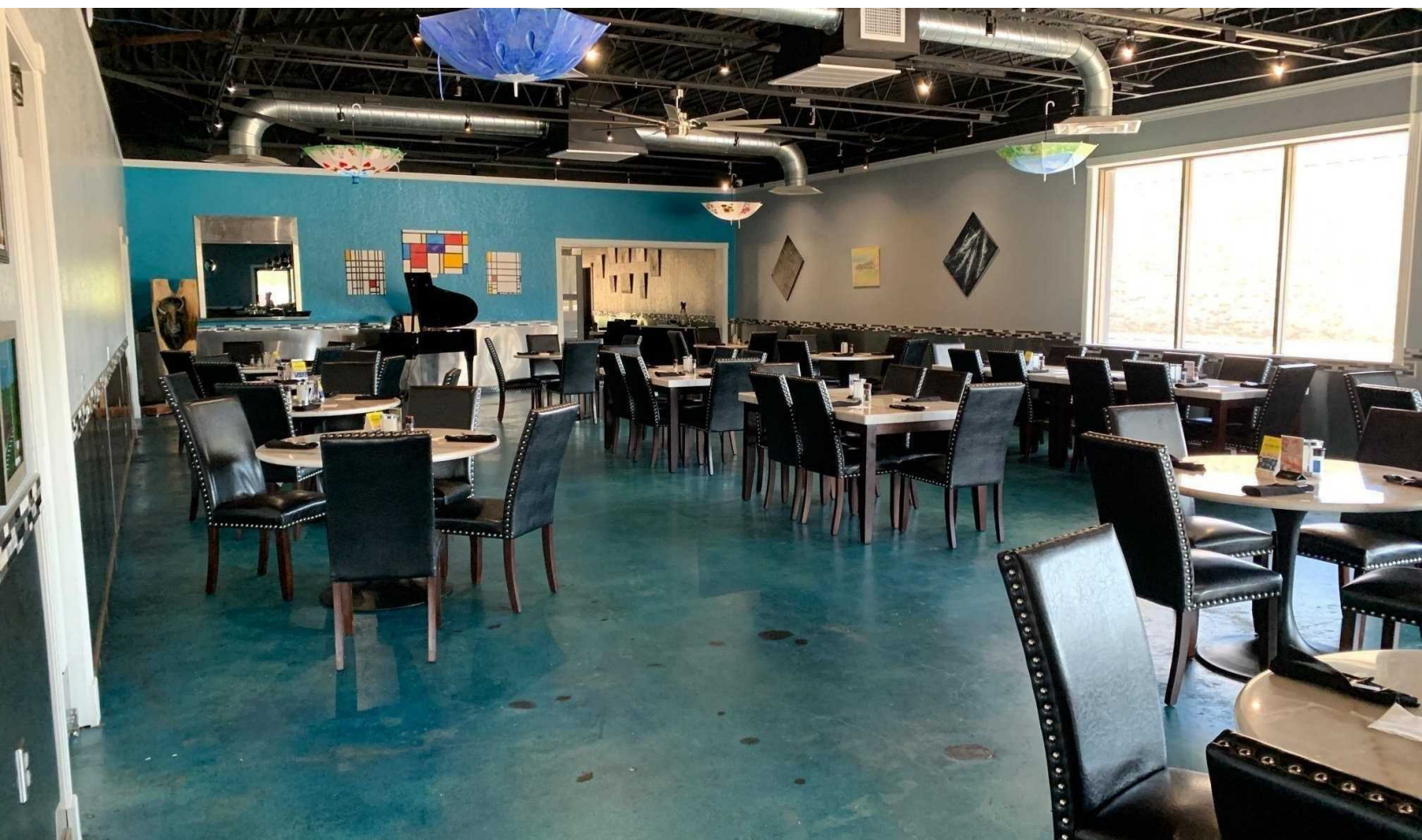
Modern restrooms with motion-activated lighting, 20 Toast POS tablets, and ample cold storage complete this fully equipped hospitality venue. Originally envisioned as a live-music steakhouse, it's equally suited for a brunch hotspot, craft cocktail bar, or destination event space.

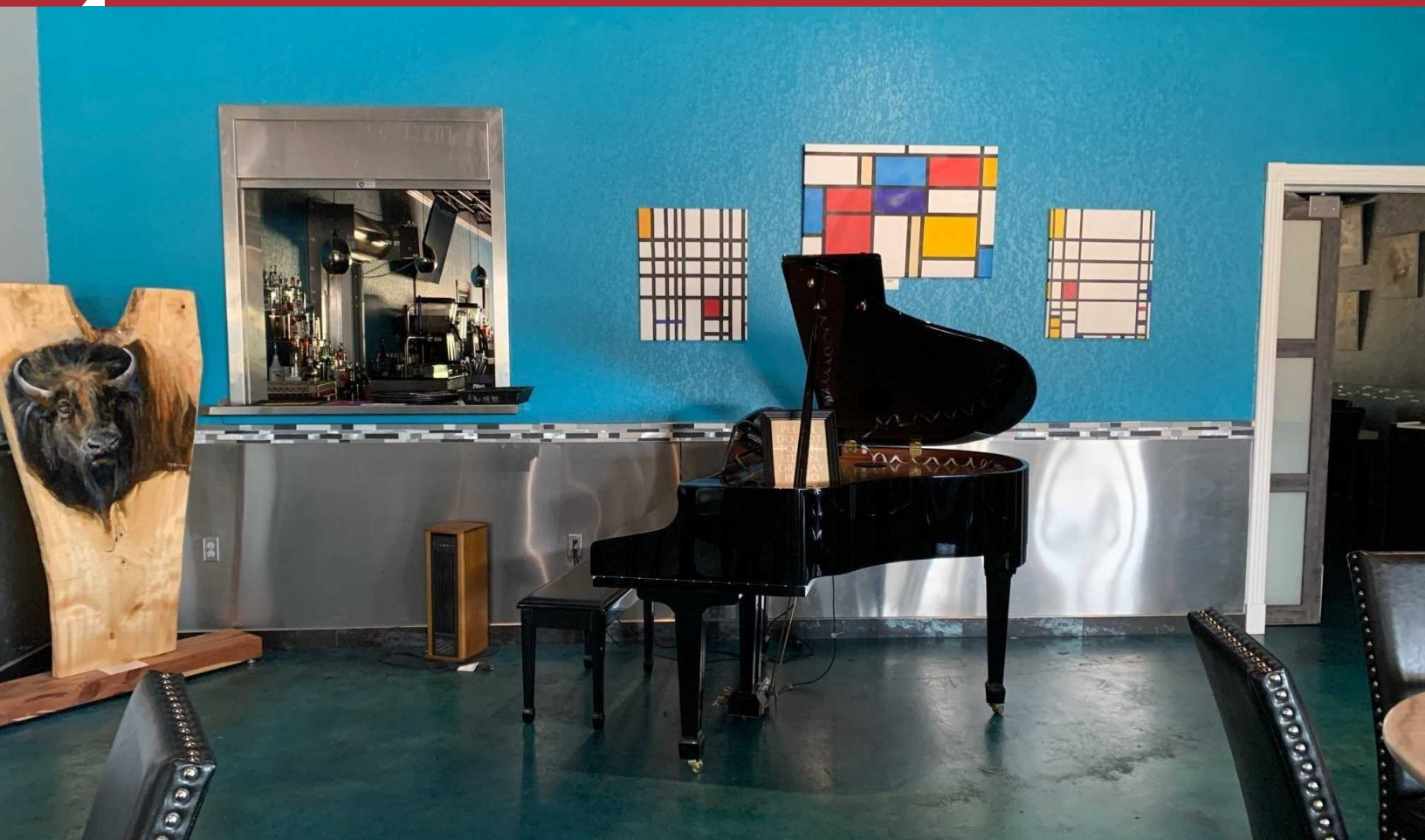
Located in the heart of Atlanta, TX, this property is more than a restaurant—it's a stage for your vision.

Location Overview

Located on Highway 59 directly next to Travel Inn & Suites in Atlanta, TX.



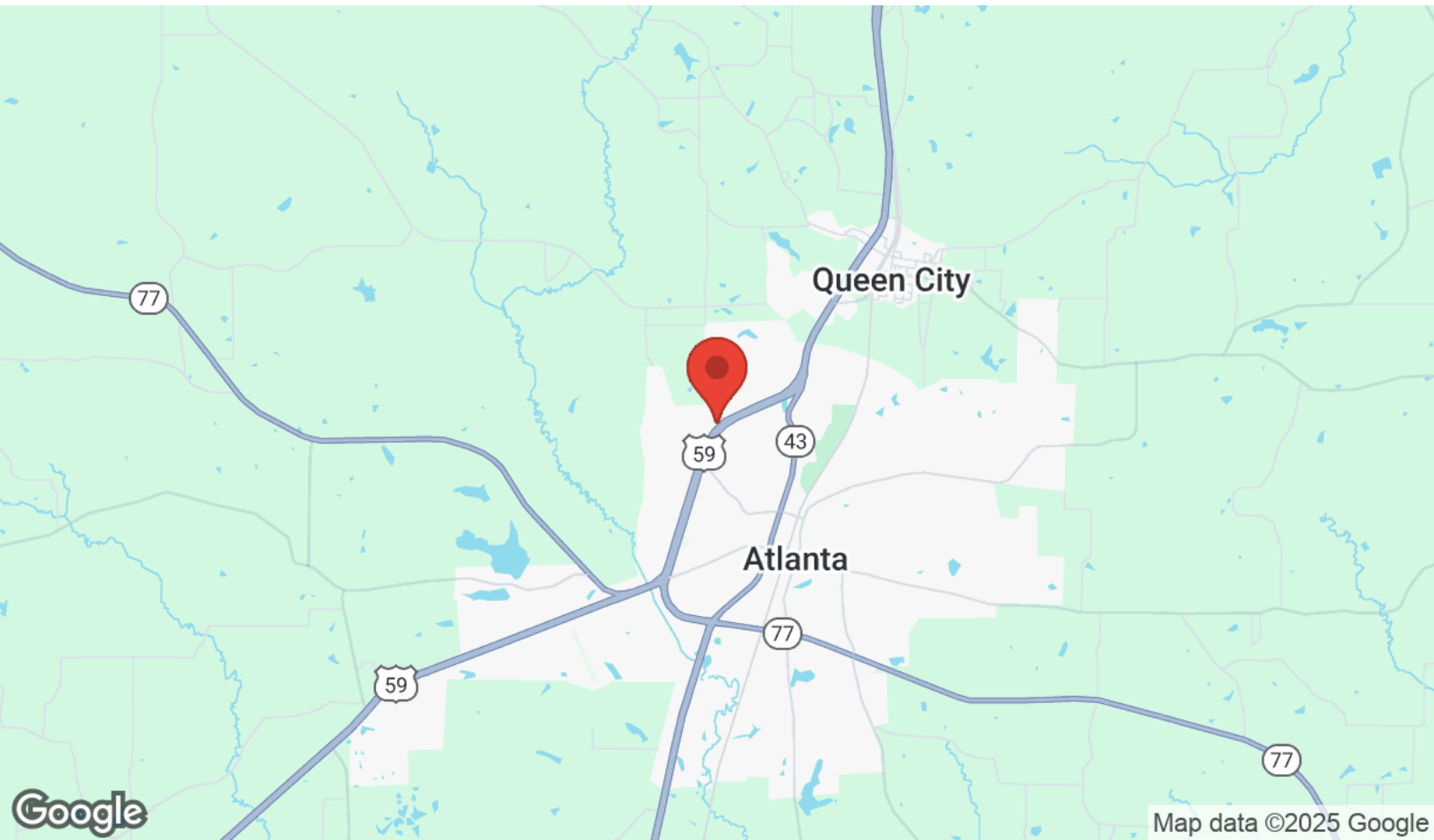
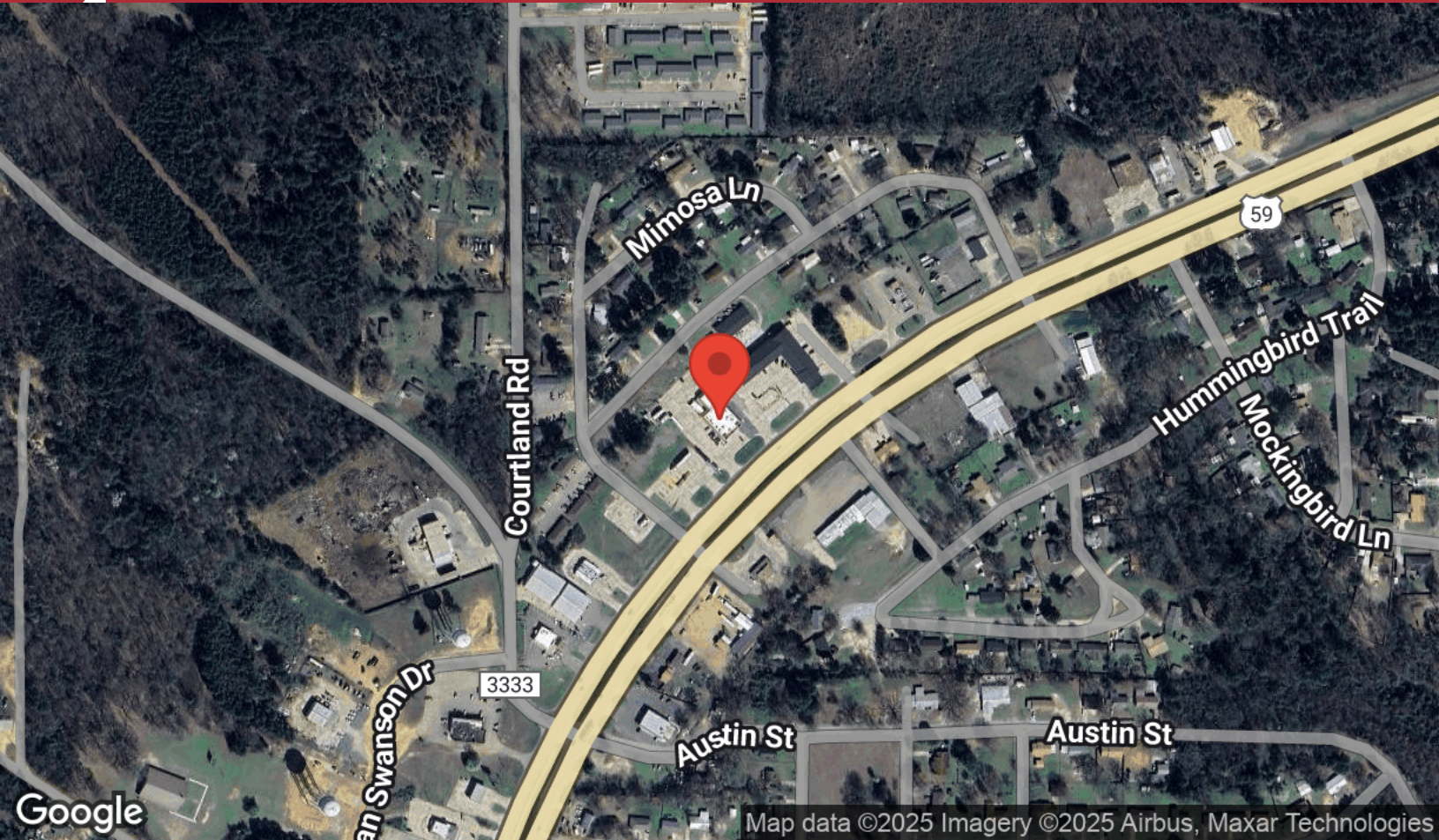




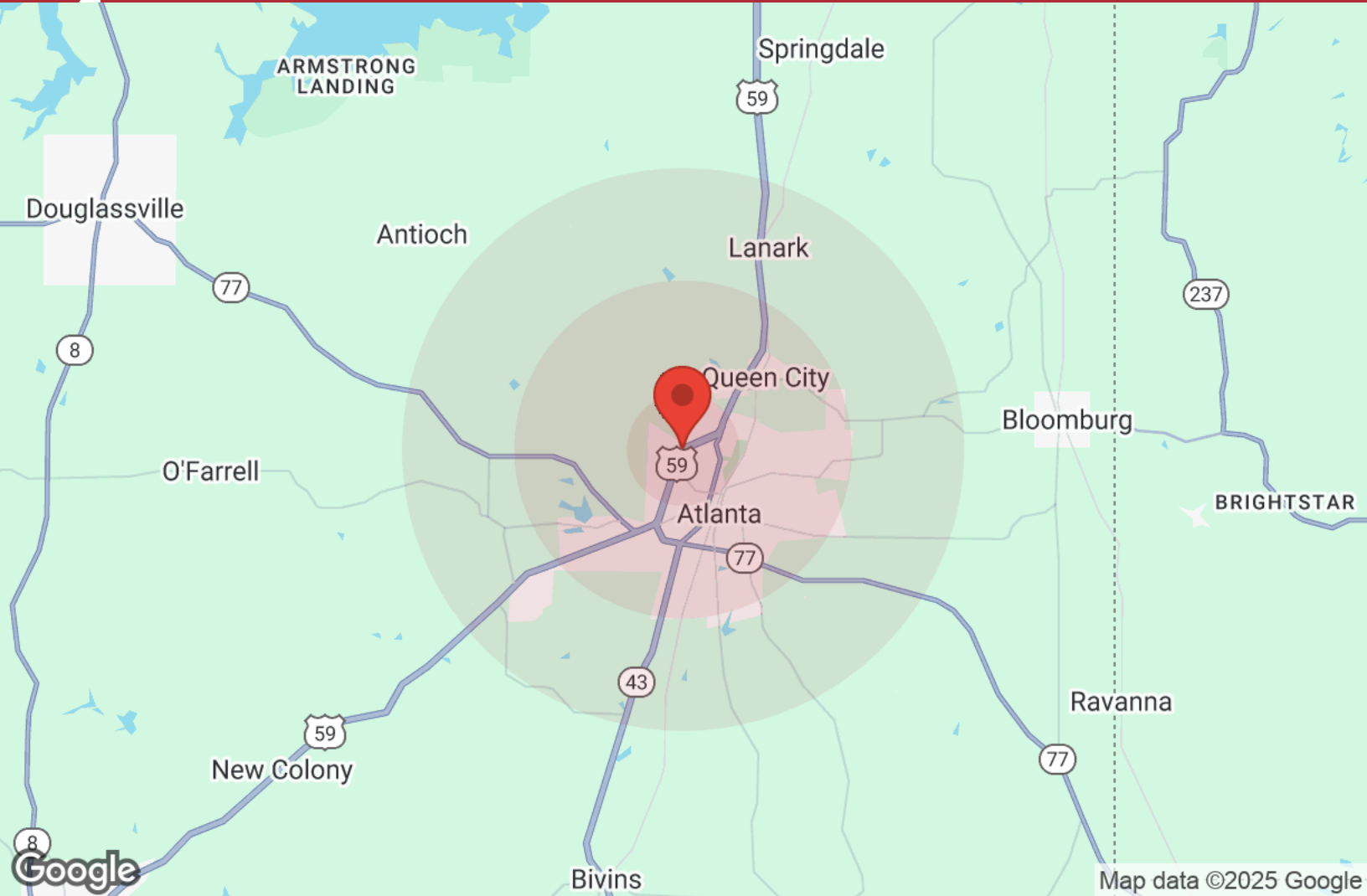












Population	1 Mile	3 Miles	5 Miles
Male	970	3,651	4,745
Female	973	3,797	4,925
Total Population	1,943	7,448	9,670

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	419	1,587	2,000
Ages 15-24	259	897	1,125
Ages 25-54	694	2,607	3,322
Ages 55-64	232	903	1,235
Ages 65+	339	1,454	1,989

Race	1 Mile	3 Miles	5 Miles
White	1,181	5,097	6,929
Black	593	1,668	1,901
Am In/AK Nat	4	15	21
Hawaiian	N/A	1	2
Hispanic	108	434	528
Asian	15	86	95
Multi-Racial	44	142	190
Other	N/A	4	5

Income	1 Mile	3 Miles	5 Miles
Median	\$63,720	\$62,565	\$66,140
< \$15,000	159	443	507
\$15,000-\$24,999	N/A	176	213
\$25,000-\$34,999	83	311	362
\$35,000-\$49,999	61	362	463
\$50,000-\$74,999	269	517	681
\$75,000-\$99,999	45	257	360
\$100,000-\$149,999	123	571	752
\$150,000-\$199,999	43	156	281
> \$200,000	18	163	241

Housing	1 Mile	3 Miles	5 Miles
Total Units	979	3,544	4,614
Occupied	802	2,957	3,859
Owner Occupied	467	1,855	2,601
Renter Occupied	335	1,102	1,258
Vacant	177	587	755

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Designated Broker of Firm	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kara Holden	744354	karaholden@amreal.com	903-490-3265
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1