

NEW PRICE!



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Restaurant / Retail Pad Site FOR SALE

11617 RESEARCH BLVD. AUSTIN, TX 78759

RESEARCH BLVD RETAIL / RESTAURANT PAD SITE

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Take advantage of this rare opportunity to own a high-visibility retail pad site located on bustling Research Boulevard (US-183) in the heart of North Austin. This 1.7 acre commercial parcel boasts excellent frontage and exposure to one of the city's most heavily trafficked corridors, making it ideal for a wide range of retail, dining, or service-based concepts. Formerly home to the popular Bone Daddy's restaurant, the site is already known to local patrons and benefits from shared access with adjacent restaurants, and existing parking and water detention, as well as additional shared parking. The former 7,661 SF restaurant building has been demolished, leaving the pad site ready for a new building to be constructed. The property sits within a thriving commercial node surrounded by national retailers, office complexes, and dense residential neighborhoods, offering exceptional daytime and evening traffic. Capitalize on this rare opportunity to secure a phenomenal location on Research Blvd. for your retail business.

PROPERTY HIGHLIGHTS

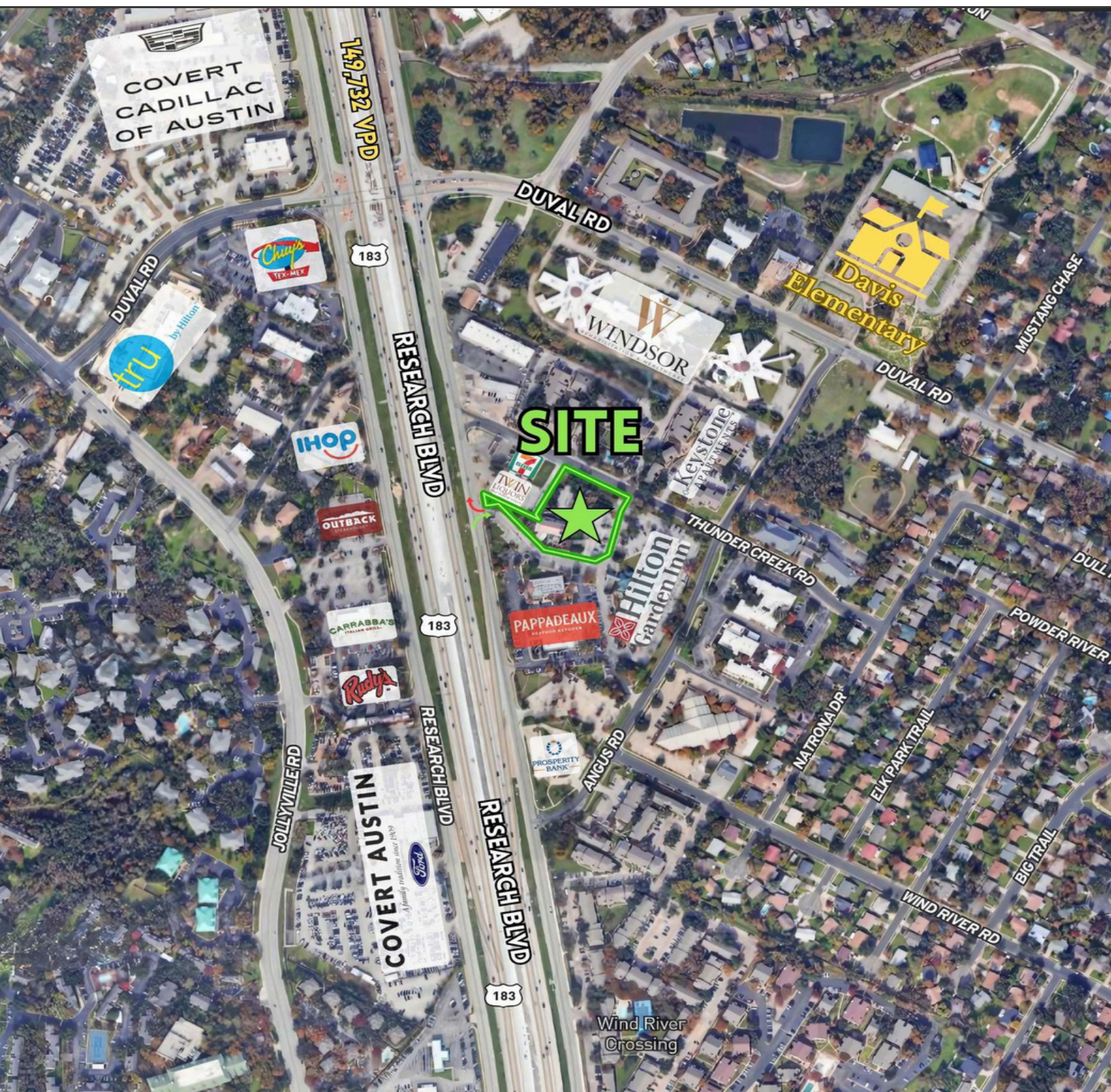
- Prime retail pad site with direct US-183 frontage and visibility
- Unified Development Agreement in place
- Shared Parking and Access
- Former restaurant location with existing parking lot and water detention
- Surrounded by major retailers and strong residential demographics
- High traffic counts and excellent accessibility
- Zoned GR-CO

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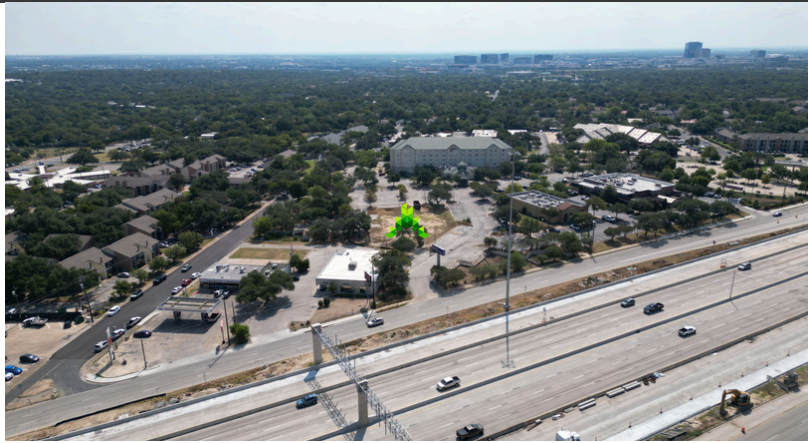
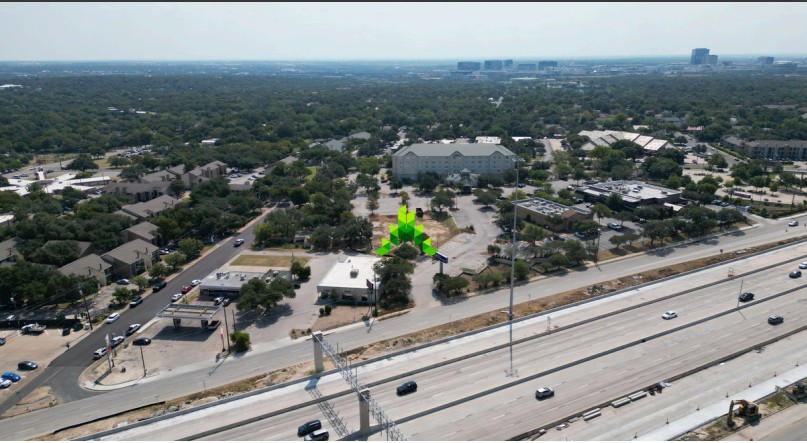
AERIAL RETAIL MAP



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AERIAL PHOTOS



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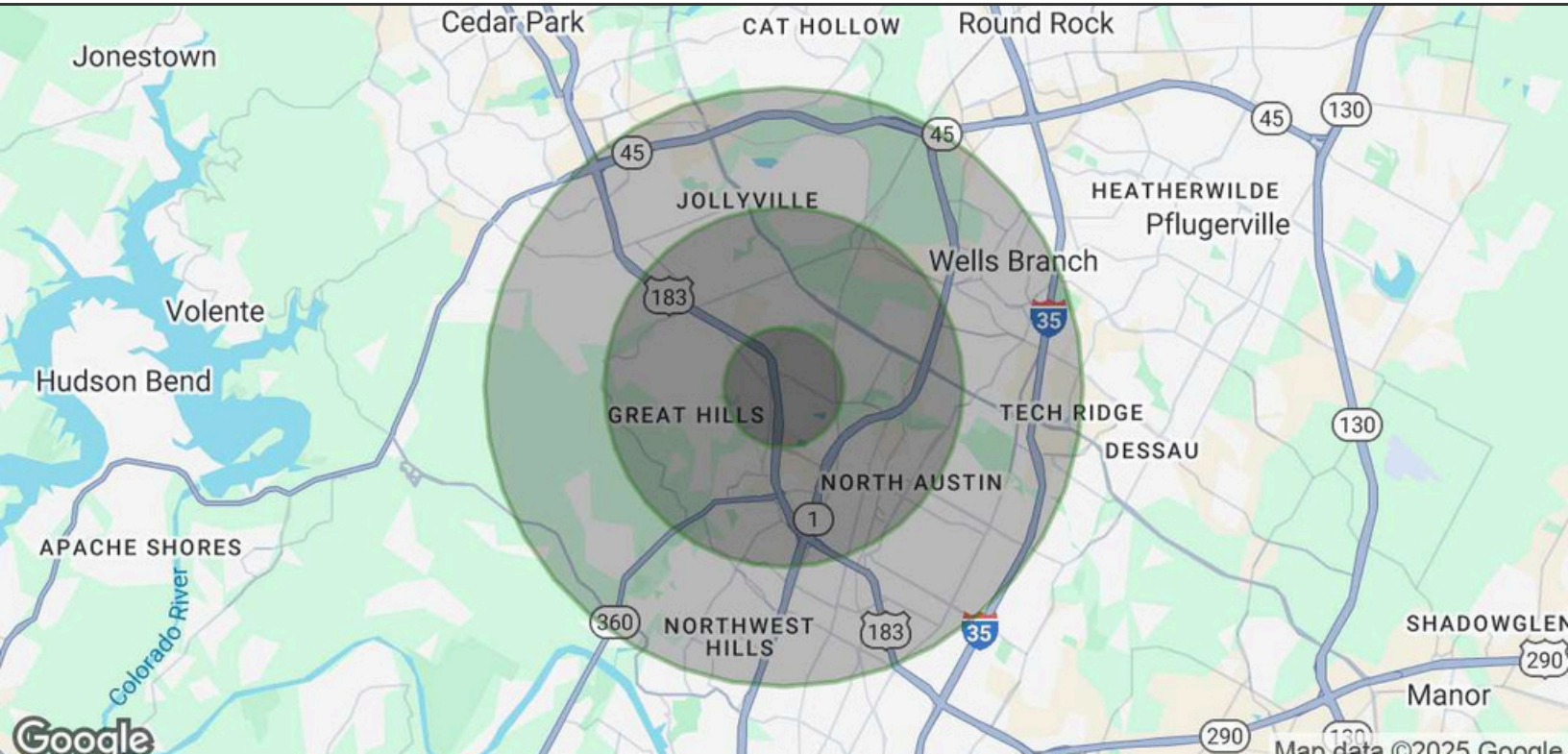
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DEMOGRAPHICS MAP & REPORT



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	13,389	100,648	301,581
Average Age	41	38	38
Average Age (Male)	40	38	37
Average Age (Female)	42	39	39
HOUSEHOLDS & INCOME			
Total Households	6,539	49,201	136,120
# of Persons per HH	2	2	2.2
Average HH Income	\$139,484	\$134,179	\$127,219
Average House Value	\$693,177	\$574,100	\$567,648

Demographics data derived from AlphaMap



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:

- **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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
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Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date