

# Income-Producing Asset

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  

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TEXAS REALTY



COMMERCIAL DIVISION<sup>SM</sup>

**Location:**

4323 South I-35 Frontage RD  
Austin, Tx 78744

**Size:** +/- 8,691 sqft

**Price:** \$4,250,000

**Zoning:** GR-NP



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TEXAS REALTY

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# ABOUT

**Opportunity to acquire a stabilized, single-tenant, income-producing asset in a high-visibility South Austin corridor.**

**This offering represents the acquisition of secure lease cash flow backed by a free-standing building on one of Austin's most heavily trafficked thoroughfares.**

## **Investment Highlights**

- **Year One CAP Rate: 5.22%**
- **Annual Rent Increases: 3%**
- **Average CAP Rate Over Initial Term: ~5.54%**
- **Asset Type: Free-Standing Retail Building**
- **Traffic Exposure: ±135,000 vehicles per day (IH-35)**
- **Location: Prime South IH-35 frontage**



## ***Cash Flow Profile:***

The investment delivers predictable income growth through structured 3% annual escalations, providing built-in yield enhancement over the lease term. The steady increase in rental income supports long-term value preservation and improved overall return metrics compared to flat-rent structures.

## ***Real Estate Fundamentals***

- Direct frontage and visibility along IH-35
- High daily traffic counts ( $\pm 135,000$  VPD)
- Strong surrounding retail and residential density
- Positioned within one of Austin's primary growth corridors

## ***Investment Thesis:***

While cap rates in today's market may trend higher, this asset reflects a stability premium driven by:

- Prime freeway frontage
- Strong tenant visibility and access
- Structured rent growth
- Desirable Austin MSA location

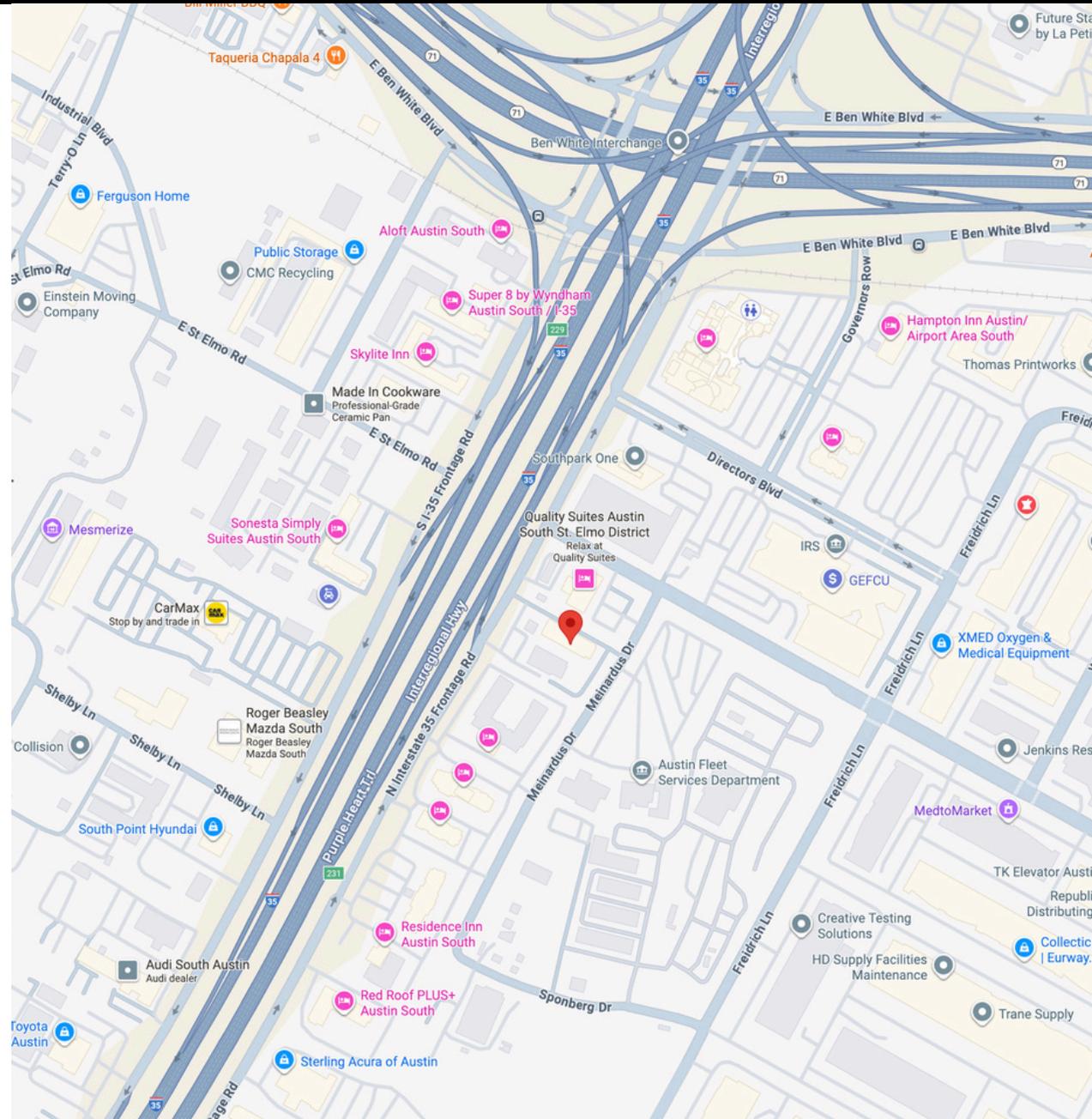
***This offering is not the sale of a restaurant business, but the acquisition of durable, escalating cash flow secured by strategically located real estate.***

# LOCATION

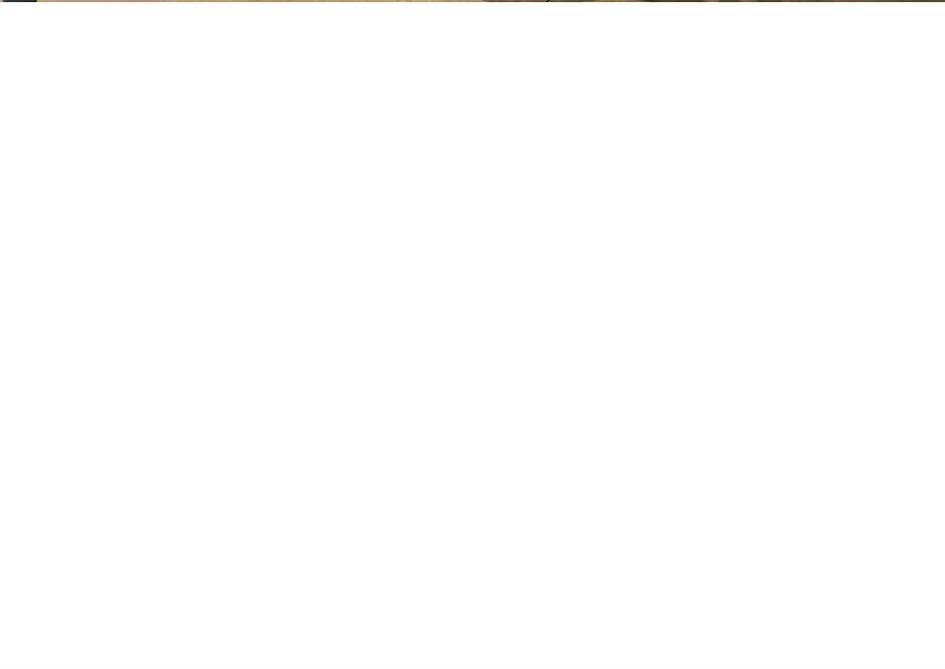
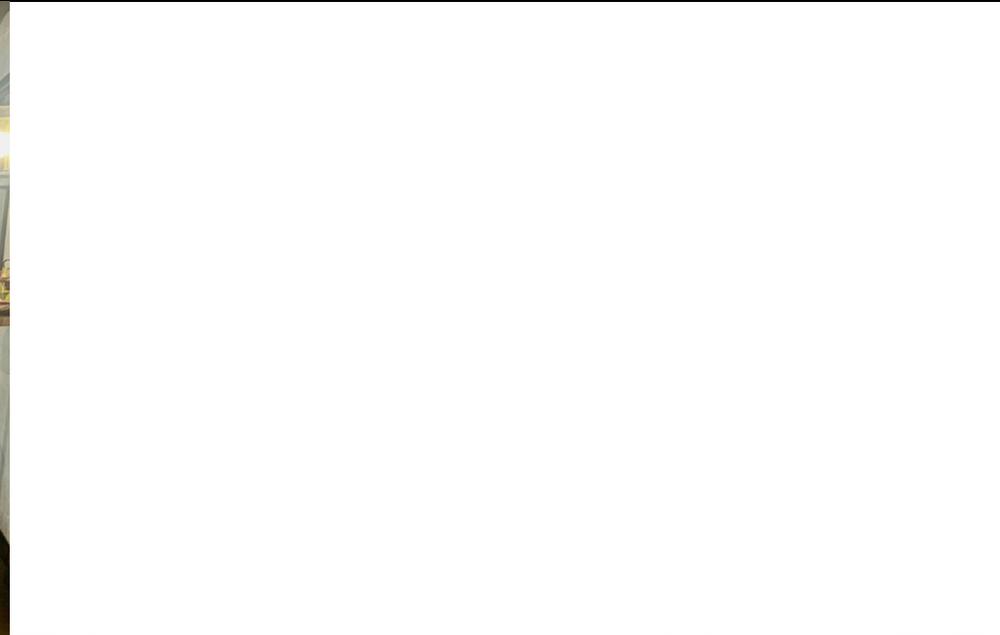
**Prime Location Situated in the heart of Austin, the Restaurant and bar offer a prime location with high foot traffic and excellent visibility. This bustling area is known for its lively atmosphere, attracting both locals and tourists alike.**

**Driving IH-35 South, exit East. Stassney Ln. and go left at the light. Take the next left onto Feed Road.**

**End at the restaurant on your right**



# Bar Area and lounge off bar



# Main Dining Area



# Outside Patio Area



# Large Kitchen Area 36" x 20"



# Small Kitchen Area



# Storage and Walk-in Freezer



# All Kitchen Equipment Included.

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**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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Berkshire Hathaway HomeServices Texas Realty			
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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Rick Jenkins	282050	rjenkins@bhhstx.com	512-801-8832
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Katie Sharp	494391	ksharp@bhhstx.com	512-483-6000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_ IABS 1-2

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov) TXR 2501  
Northland Office 3303 Northland Drive Suite 100 Austin, TX 78731 512.483.6000 Mark Mellon-Werch



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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Katie Sharp	494391	ksharp@bhhstx.com	512-483-6000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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