

For Sale



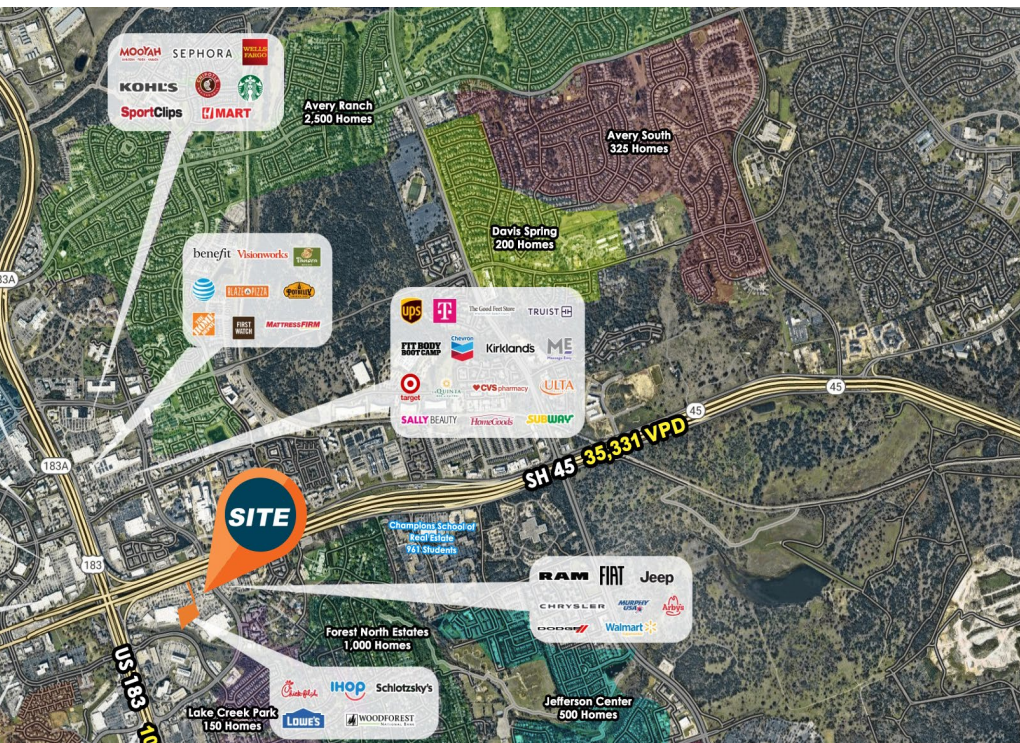
Hunington

Hunington Properties, Inc.
3773 Richmond Ave., Ste. 800, Houston, Texas 77046
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TACO PALENQUE

13201 N FM 620
Austin, TX 78729

NET LEASE INVESTMENT OPPORTUNITY



TACO PALENQUE

13201 N FM 620, Austin, TX 78729



EXECUTIVE SUMMARY

Sale Price	\$3,547,826.00
NOI	\$204,000.00
Lease Term Remaining	19 years (20-year original term)
Building SF	3,260 SF
Lot Size	0.984 +/- acres
Year Built/Renovated	- / 2023



PROPERTY HIGHLIGHTS

- Long-term corporate guarantee backed by a successful operator with strong sales history.
- Absolute NNN lease with no landlord responsibilities.
- 19 years remaining on a 20-year term providing a secure income stream through 2044.
- High-performing tenant that's a recognized regional brand with steady growth.



DEMOGRAPHICS

Population (2025)	2 mi. - 55,172 3 mi. - 107,503 5 mi. - 219,538
Average HHI	2 mi. - \$134,714 3 mi. - \$156,709 5 mi. - \$168,732
Traffic Counts	N FM 620: 25,293 vpd US 183: 51,832 vpd



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Lease Abstract

TACO PALENQUE	
Address	13201 N FM 620, Austin, TX 78729
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$3,547,826.00
NOI	\$204,000.00
Cap Rate	5.75%
Primary Term	20 Years
Rent Increases	12% Every 5 Years
Lease Commencement	11/2024
Lease Expiration	10/2044
Renewal Options	Four (4), 5-Year
Building Size (Sq Ft)	3,260
Land Size (Acres)	+/- 0.984
Year Built/ Renovated	- / 2023

Taco Palenque serves authentic Mexican cuisine rooted in family heritage, from flame-grilled fajitas and breakfast tacos to signature Tex-Mex dishes like parrilladas and pirata tacos, all paired with homemade salsas and a self-serve condiment bar. Known for its warm, fast-casual dining, the brand blends tradition with quality, boasts a strong presence across South Texas and Mexico, and supports growth with an active digital platform for ordering and engagement.

LEASE YEAR	ANNUAL RENT	CAP RATE
Year 2	\$204,000.00	5.75%
Year 3	\$204,000.00	5.75%
Year 4	\$204,000.00	5.75%
Year 5	\$204,000.00	5.75%
Year 6	\$228,480.00	6.40%
Year 7	\$228,480.00	6.40%
Year 8	\$228,480.00	6.40%
Year 9	\$228,480.00	6.40%
Year 10	\$228,480.00	6.40%
Year 11	\$255,897.00	7.21%
Year 12	\$255,897.00	7.21%
Year 13	\$255,897.00	7.21%
Year 14	\$255,897.00	7.21%
Year 15	\$255,897.00	7.21%
Year 16	\$286,593.00	8.07%
Year 17	\$286,593.00	8.07%
Year 18	\$286,593.00	8.07%
Year 19	\$286,593.00	8.07%
Year 20	\$286,593.00	8.07%

Property Photos

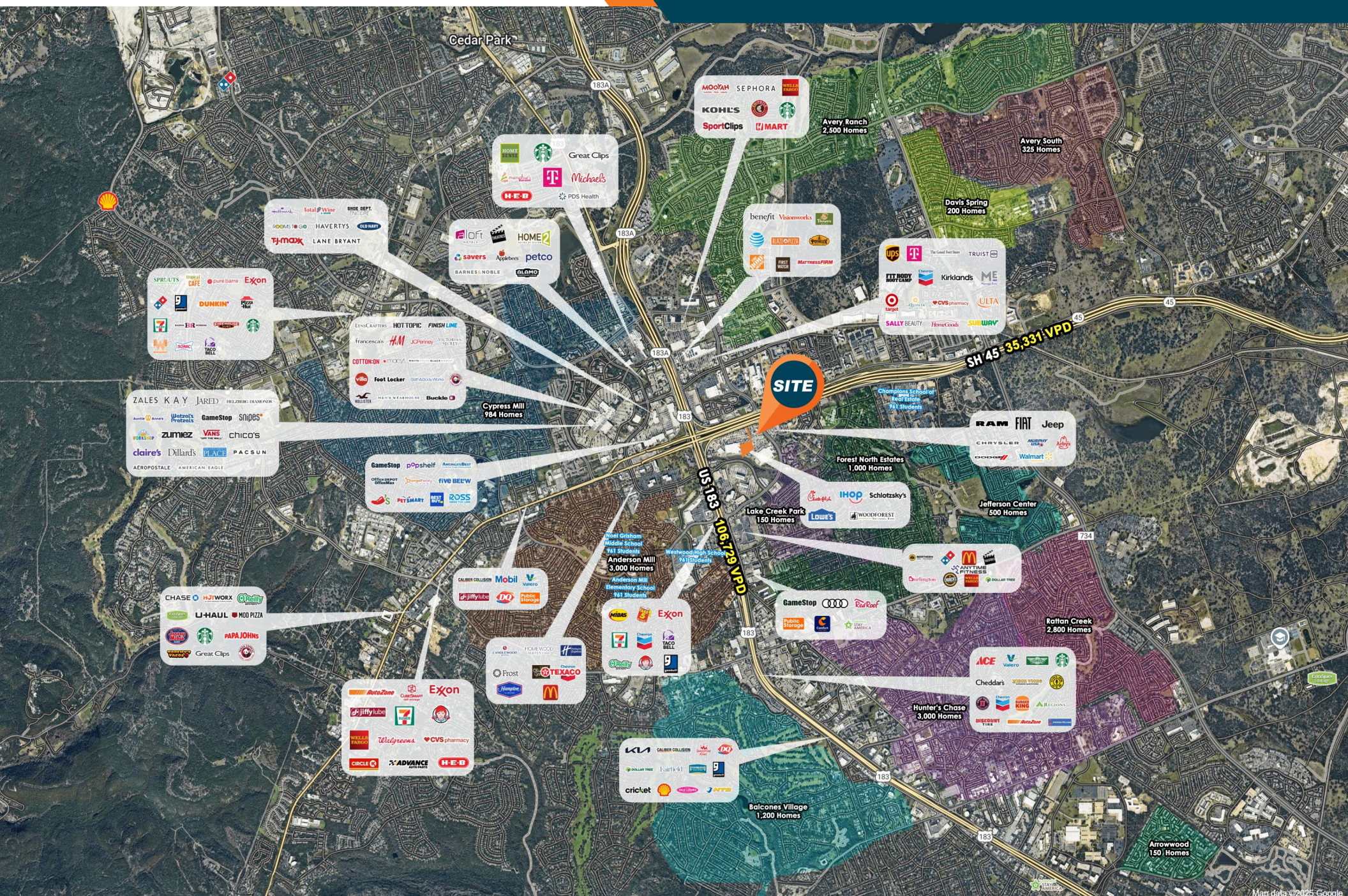








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Map data ©2025 Google

Austin Market Snapshot (Retail)



Approximately **2.2 Million people** reside in the five-county Austin metropolitan area, with 996,000 living in the city of Austin, making it the fourth-largest city in Texas.



About **80% of Texas's Population** resides within the Texas Triangle, which connects Dallas, Houston, and San Antonio, with Austin located at its heart.



Ranked as the **No. 2 Best Place to Live** in the U.S. for the third consecutive year.



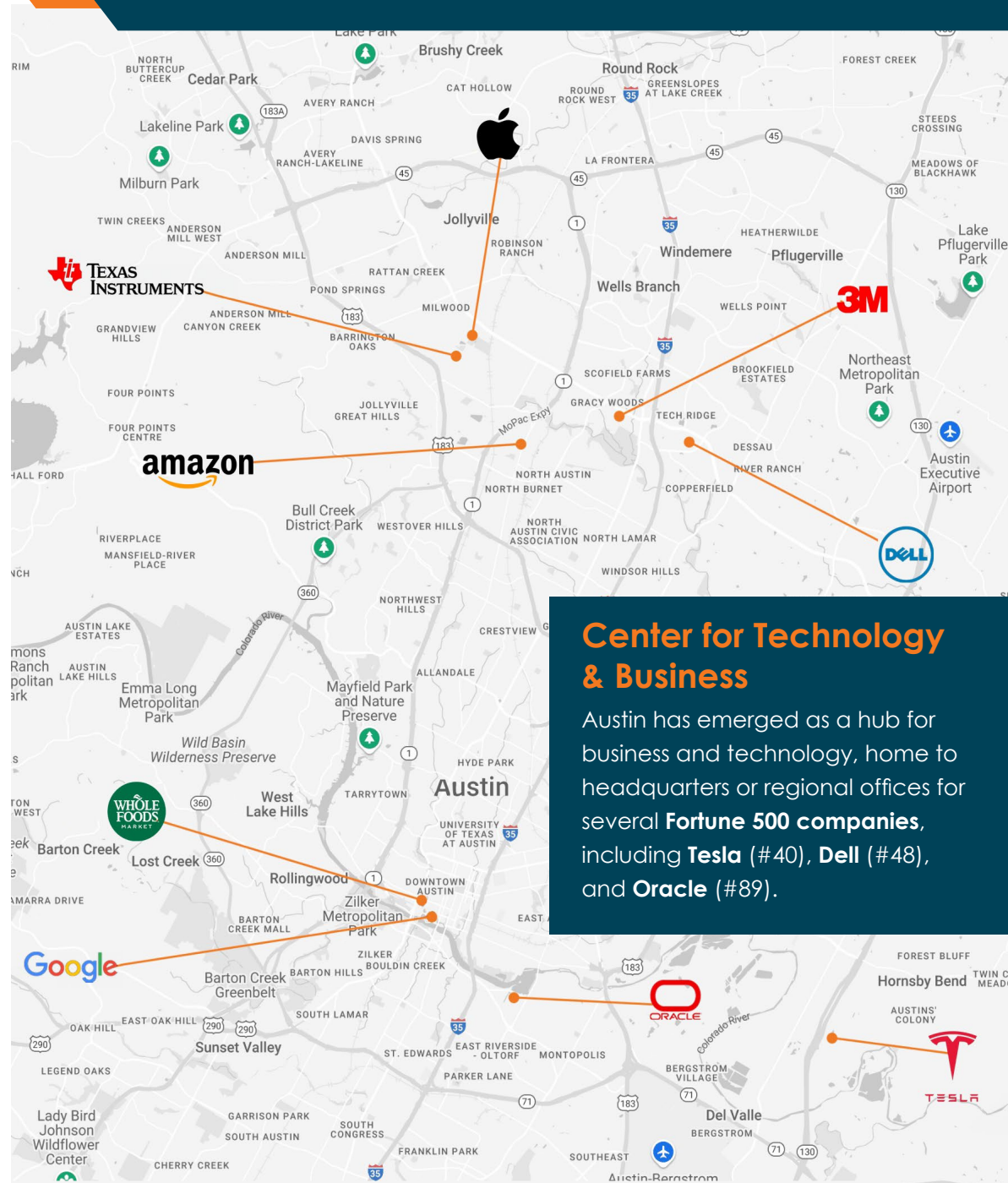
The Central Texas region boasts one of the **Nation's Most Educated Workforces**, with nearly 47% of adults holding a bachelor's degree compared to 33% nationally. Austin ranks in the top 10 largest metros and benefits from 70 colleges and universities with over 400,00 students within a 100-mile radius.



The **Tourism and Hospitality** industry supports an estimated 121,900 jobs and contributes approximately **\$7.4 billion** to Austin's economy.



Austin, Texas is renowned for its vibrant live music scene, boasting over 250 venues across the city. The **Music Industry** plays a vital role in the state's economic growth, generating **\$1.8 billion** in annual revenue.



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date