



HIGH SALES INDIAN RESTAURANT FOR SALE

SEC FM 620 & LAKE CREEK PKWY
12233 Ranch Rd 620 N #205, Austin, TX 78750



**BUSINESS
FOR SALE**

AVAILABLE
4,423 SF

PRICE
\$375,000

NOI
>\$330,000

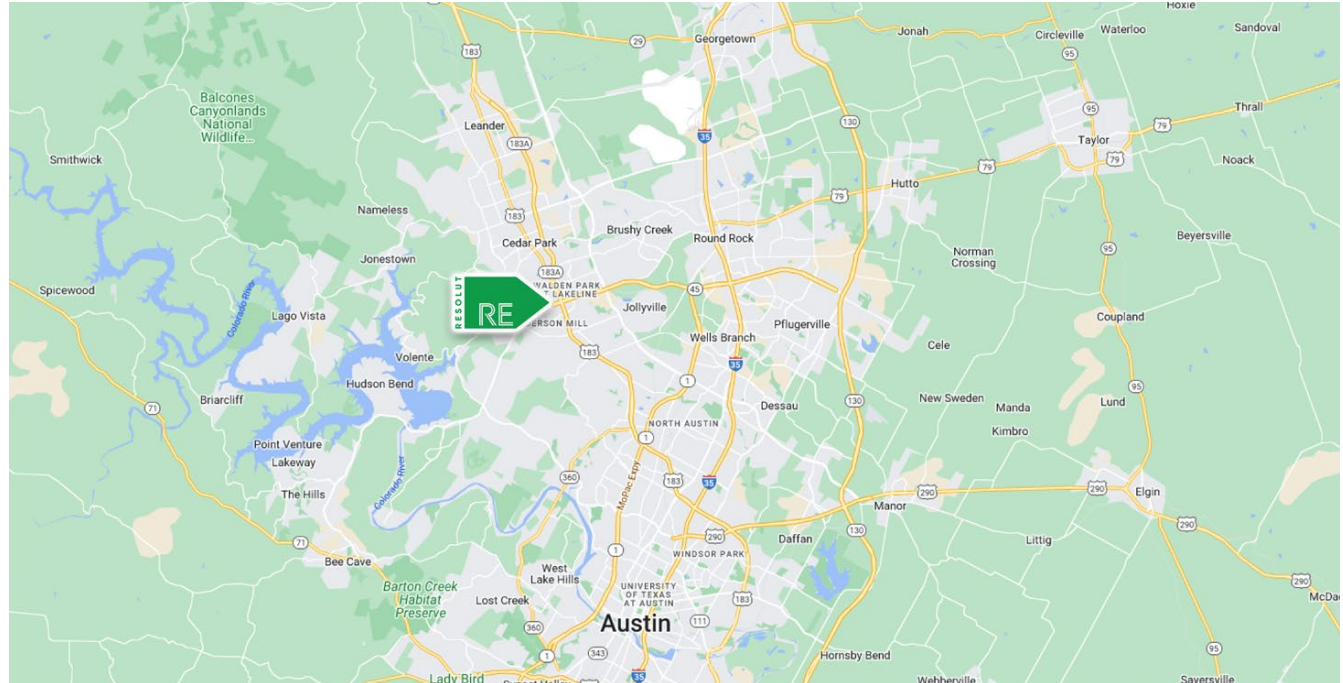
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PROPERTY HIGHLIGHTS

- Over \$2M in annual sales from national brand
- Brand new interior buildout with Full Kitchen, Full Bar, and all FF&E included in price
- 150 feet of Building frontage, very high visibility on the end cap
- Excellent Parking and signage opportunity
- Below market rental rate for 2nd Gen Restaurant, with options to renew into 2038!
- Annual NOI for the business is over \$330,000
- Seller Financing Available
- NVIDIA Corporate Office within 2 miles



AREA TRAFFIC GENERATORS



Matt Stone

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DEMOGRAPHIC SNAPSHOT 2025



133,911
POPULATION
3-MILE RADIUS



\$120,557
AVG HH INCOME
3-MILE RADIUS



41,148
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
RR-620: 39,125 VPD
Hwy-183: 115,175 VPD
(Costar 2024)

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LAKELINE PLAZA

Office DEPOT PETSMART OLD NAVY
 Orangetheory FITNESS popshelf GameStop
 SKECHERS OUTLET UPTOWN CHEAPSKATE five BELOW

LAKELINE MALL A SIMON MALL

Dillard's macy's
 JCPenney BALLY HOUSE
 Bath & Body Works VICTORIA'S SECRET

139,135 VPD

Schools:
 Purple Sage Elementary 455 students
 Noel Grisham Middle School 608 students
 Westwood High School 2,791 students
 Forest North Elementary 272 students

Businesses:
 MART KOHL'S HomeGoods TARGET
 H-E-B Michaels ALAMO petco BARNES & NOBLE savers HAVERTYS TJ-maxx Total Wine & More BEST BUY
 NVIDIA sam's club Texas Children's IHOP LOWE'S Walmart
 O'Reilly FITNESS CONNECTION Burlington Pinedale Southwestern SPEC'S

Roads:
 Lakeline Blvd
 Lakeline Mall Dr
 Highway 183
 Highway 45 TOLL
 Highway 620

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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.

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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
 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

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