



CURRY UP NOW - INDIAN RESTAURANT BUSINESS SALE

SEC ROCK ROSE AVE & CHERRY SAGE
3100 Esperanza Crossing, Suite 130 Austin, TX 78758



**BUSINESS
FOR SALE**

STORE SIZE
2,650 SF

PRICE
\$600,000 + Inventory

Christopher Hernandez
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512.617.0363

Emilie Niekdam
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512.617.0343

PROPERTY HIGHLIGHTS

- 6+ Years Remaining in Primary Term
- One, 5-Yr Option Remaining
- \$1M+ in Sales
- Inventory and FF&E Included
- Located on Rock Rose Ave at The Domain
- 122,247 population in a 3-Mile Radius



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



122,247
POPULATION
3-MILE RADIUS



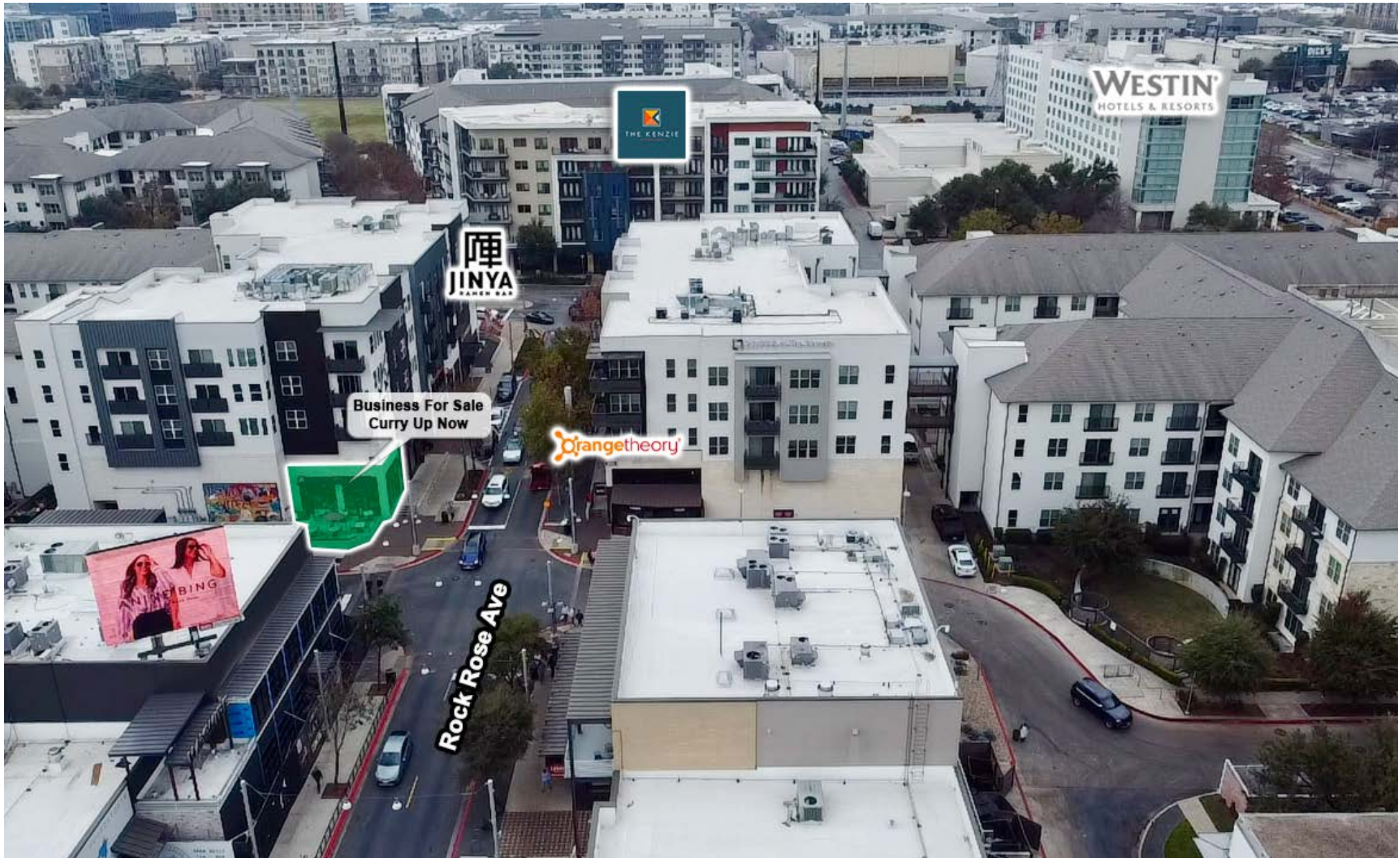
\$131,867.00
AVG HH INCOME
3-MILE RADIUS



109,911
DAYTIME POPULATION
3-MILE RADIUS

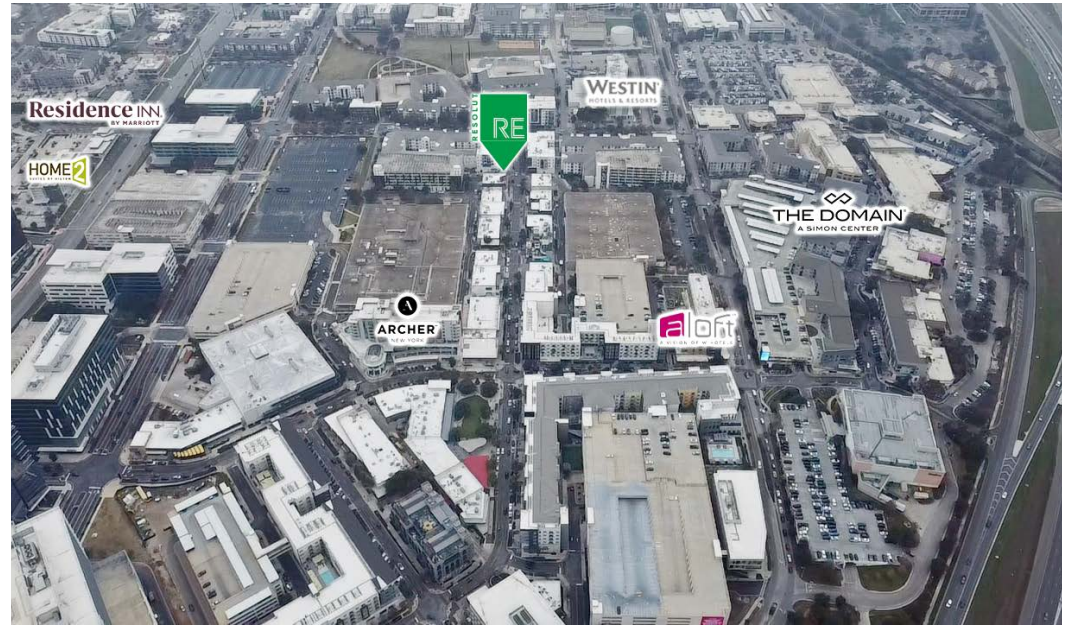


TRAFFIC COUNTS
Domain Dr: 159,597 VPD
(Costar (2022))



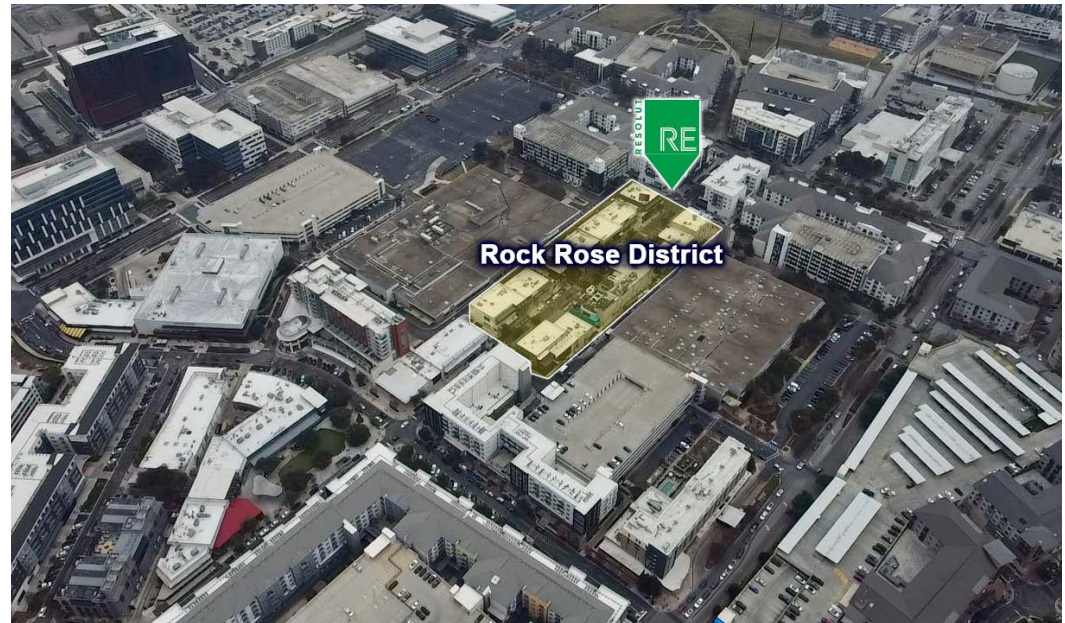
The Domain: Austin's Premier Destination

The Domain is Austin's ultimate hub for fashion, luxury, dining, and entertainment, offering over 100 stores and restaurants in a stunning park-like setting. This vibrant mixed-use development combines upscale shopping, eclectic dining, residential living, and Class A office spaces, making it the go-to destination for locals and visitors alike. Retail highlights include high-end boutiques such as Louis Vuitton, Gucci, Tiffany & Co., David Yurman, and Austin's only Neiman Marcus, alongside popular retailers like Zara, H&M, Aritzia, and American Eagle Outfitters. Dining options range from True Food Kitchen and North Italia to Gloria's Latin Cuisine and Plank Provisions, ensuring a diverse culinary experience. Anchored by Neiman Marcus, Macy's, Dillard's, and Dick's Sporting Goods, The Domain also features more than 800 residential units, four on-site hotels—including The Westin Austin and The Archer Hotel—and ample Class A office space. With its exceptional amenities, central location, and unmatched retail and dining selection, The Domain is Austin's premier place to shop, dine, live, and work.



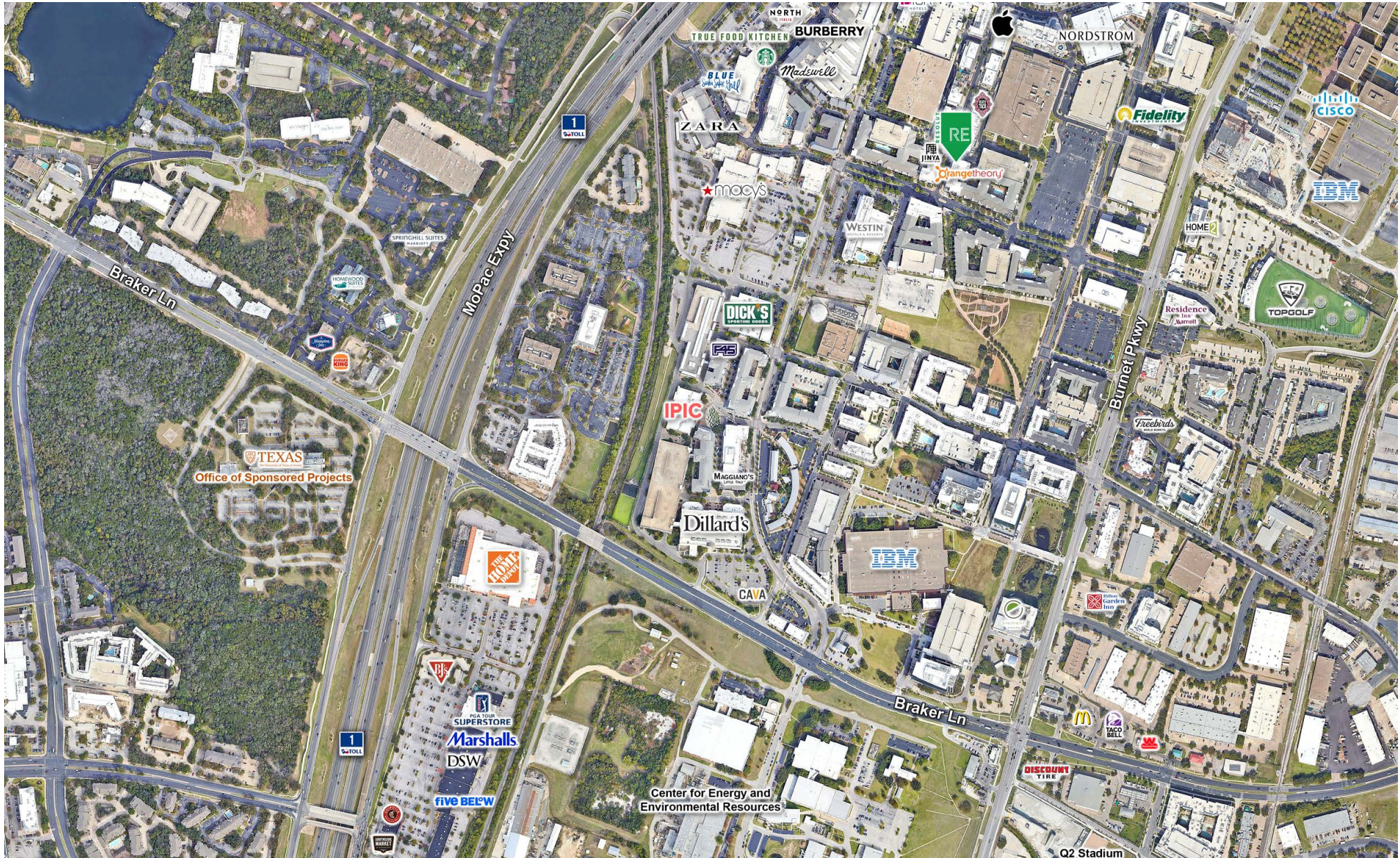
Rock Rose on Domain NORTHSIDE

Domain NORTHSIDE features the vibrant Rock Rose entertainment district, a standout destination in Texas. This lively area is home to some of Austin's most popular local spots, including The Dogwood, Wonder Bar, Lavaca Street Bar, and Kung-Fu Saloon, alongside delicious dining options like Jinya Ramen, Velvet Taco, and Jeni's Splendid Ice Creams. With its art-filled streetscape and dynamic atmosphere, Rock Rose captures the charm and energy of a bustling downtown, all conveniently located in the heart of North Austin.

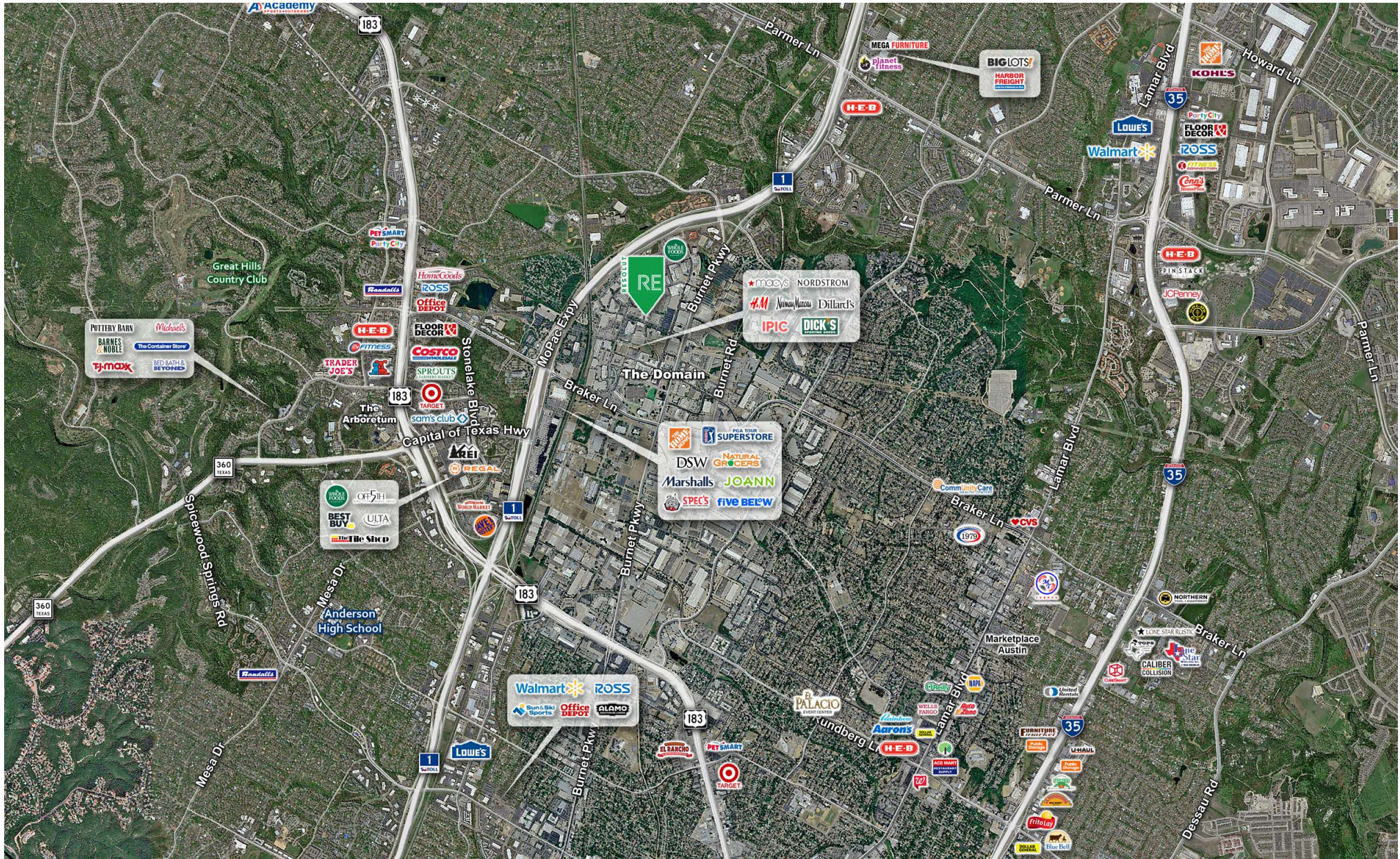


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 _____