



QUALIFIED BID DEADLINE **MARCH 11** .....

# Turnkey Restaurant & Entertainment Venue on 3.3± AC

Formerly Cork & Barrel

4000 E. Palm Valley Blvd., Round Rock, TX

## HIGHLIGHTS

- On-site brewing equipment with production permit of 80 barrels of beer per month (2-cycles / month for 4 setups)
- Second-floor office & event space with access to an exterior terrace
- Site features a 14-seat speakeasy with a maximum building-wide guest capacity of 350±
- Expansive outdoor amenities include a pavilion, shaded deck & paddock, a covered outdoor stage & outdoor seating

## DETAILS

**U.S. Bankruptcy Court**  
**Western District of Texas Austin Division**  
**Case No. 25-11889-smr**  
**In re: Northern Ireland Enterprises, LLC**

Built in 2021, this dining and entertainment venue was formerly occupied by Cork & Barrel, an award-winning restaurant in the Austin metro area. Situated on 3.3± AC, the property features 10,466± SF of interior space and is complemented by expansive outdoor amenities, including a pavilion, shaded deck and paddock and a covered outdoor stage, all designed to support high-volume dining, live entertainment and private events.

Combining the charm of a traditional Irish pub with a modern Austin sensibility, this award-winning property received the 2022 Austin Business Journal Award for Best Design & Architecture, reflecting exceptional construction quality and a purpose-driven design focused on guest experience and flexible functionality.

The stunning architecture, irreplaceable outdoor amenities and location within a rapidly expanding Central Texas market position this asset as a compelling opportunity for owner-operators, investors and hospitality groups seeking a truly differentiated property.



	<b>Building Size</b>	13,959± SF
	<b>Year Built</b>	2021
	<b>Land Size</b>	3.3± AC
	<b>Parking</b>	142± Spaces
	<b>Seating</b>	350±
	<b>Zoning</b>	PUD; Planned Unit Development

855.755.2300  
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**FF&E Available Along with Select On-Site Historical Artifacts**

**All Kitchen Equipment Including:**

- Replica Titanic boiler wood/gas pizza oven
- 6-tier meat smoker
- 3-walk in fridge/freezers
- On-site brewing equipment
- 24 beer taps (2 sets inside & 1 set outside)

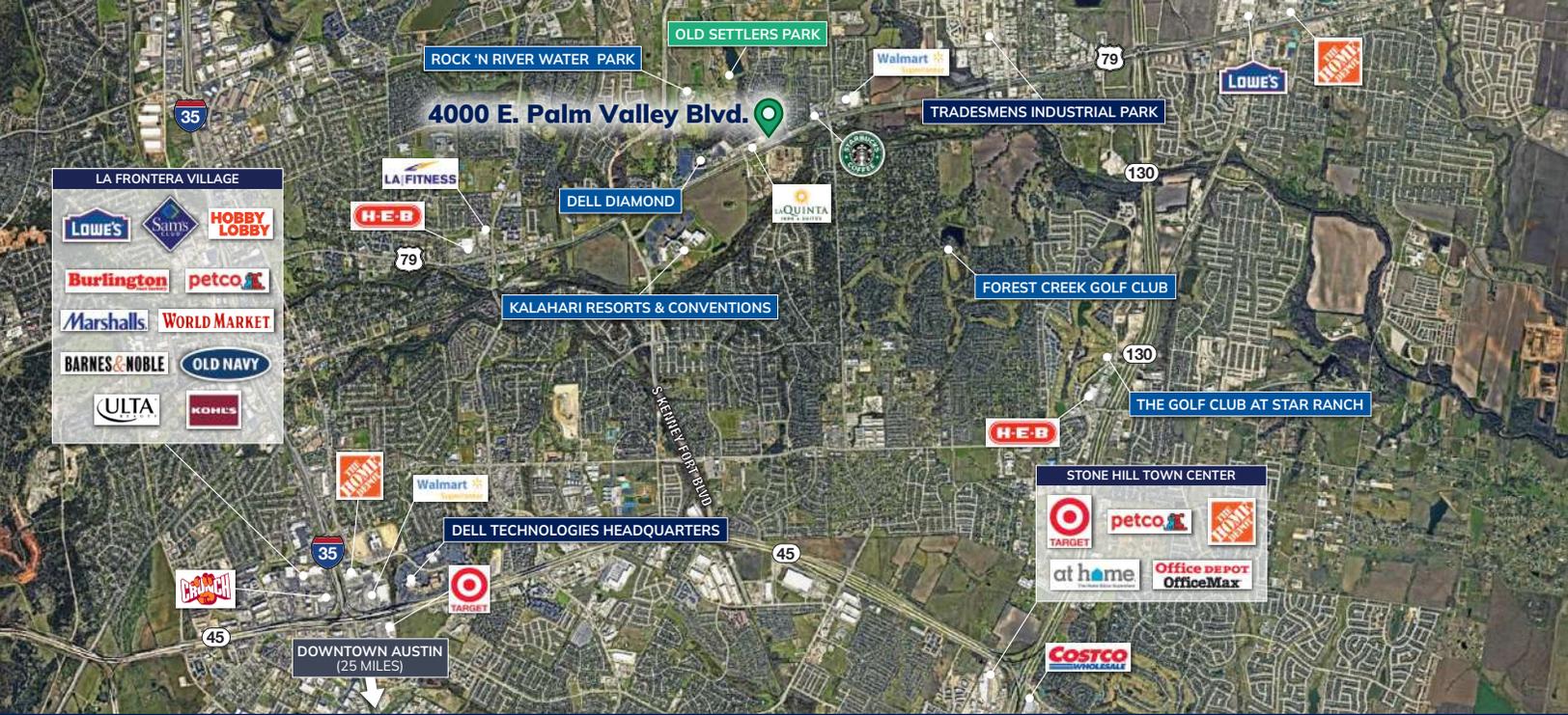
**Exterior Amenities Include:**

- 1,024± SF pavilion
- 1,559± SF shaded deck
- 410± SF shaded paddock
- 500± SF covered stage
- Outdoor projector TV
- Outdoor MCS misting system
- Fully-fenced rear exterior yard & creek side rear of property

**Additional Items Include:**

- 3/4" casters
- 30"x96" custom work table - wood top, drawer, cabinet base open/front
- 9" casters
- Cooking suite
- Custom floor
- Dunnage & keg storage rack
- Glass froster
- Ice bin with bottle wells
- Plantery mixer
- Plastic shelving units
- Sandwich/salad prep refrigerator
- Under bar mixology sink unit





 4000 E. Palm Valley Blvd., Round Rock, TX

### LOCAL INFORMATION

Located along E. Palm Valley Boulevard (FM 1431) with convenient access to Interstate 35, the property sits in the heart of Round Rock, Texas, a rapidly growing suburb within the Austin–Round Rock–Georgetown MSA. The area benefits from strong traffic exposure, expanding residential development and proximity to major employers including Dell Technologies and regional healthcare and tech hubs. Surrounded by retail, entertainment and recreational destinations, Round Rock offers a vibrant, business-friendly environment that supports sustained demand for restaurant, event and experiential hospitality uses.

### AREA DEMOGRAPHICS

	YEAR(S)	3-MILE	5-MILE	10-MILE
Population	2025	83,476	223,323	581,343
Pop. Growth	2025-30	1.30%	1.60%	1.50%
Average HHI	2025	\$153,386	\$147,550	\$151,082

### SALE INFORMATION

#### BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

February 11, 18 & 25  
By Appointment Only

#### BID SUBMISSIONS

March 11 – Qualified Bidder Notification  
March 17 - Auction/Best & Final Offers

#### BID SUBMISSIONS

Bids should be submitted on provided Asset Purchase Agreement bid document, outlining the purchase price, earnest money deposit and closing timeline. All offers must be submitted to Michael Kneifel at [mkneifel@hilcoglobal.com](mailto:mkneifel@hilcoglobal.com) and Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com).

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

**Michael Kneifel**  
847.201.2322  
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**HilcoRealEstateSales.com**



Subject to approval by U.S. Bankruptcy Court, Western District of Texas Austin Division, Case No. 25-11889-smr, In re: Northern Ireland Enterprises, LLC. Hilco Global in cooperation with Broker Paul A. Lynn & Assoc., LLC TREC #9000489, Paul A. Lynn, TX Broker, Lic. #0244902. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.





# 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:
  - 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.

**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.

Paul A. Lynn & Associates, LLC	9000489	paullynnccim@gmail.com	713-825-1771
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Paul A. Lynn, CCIM	244902	paullynnccim@gmail.com	713-825-1771
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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