



13205 RESEARCH

13205 Research Blvd., Austin, TX 78729

\$1,600,000 Retail in North Austin For Sale



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GOLD EAGLE INVESTMENTS
COMMERCIAL REAL ESTATE SPECIALISTS



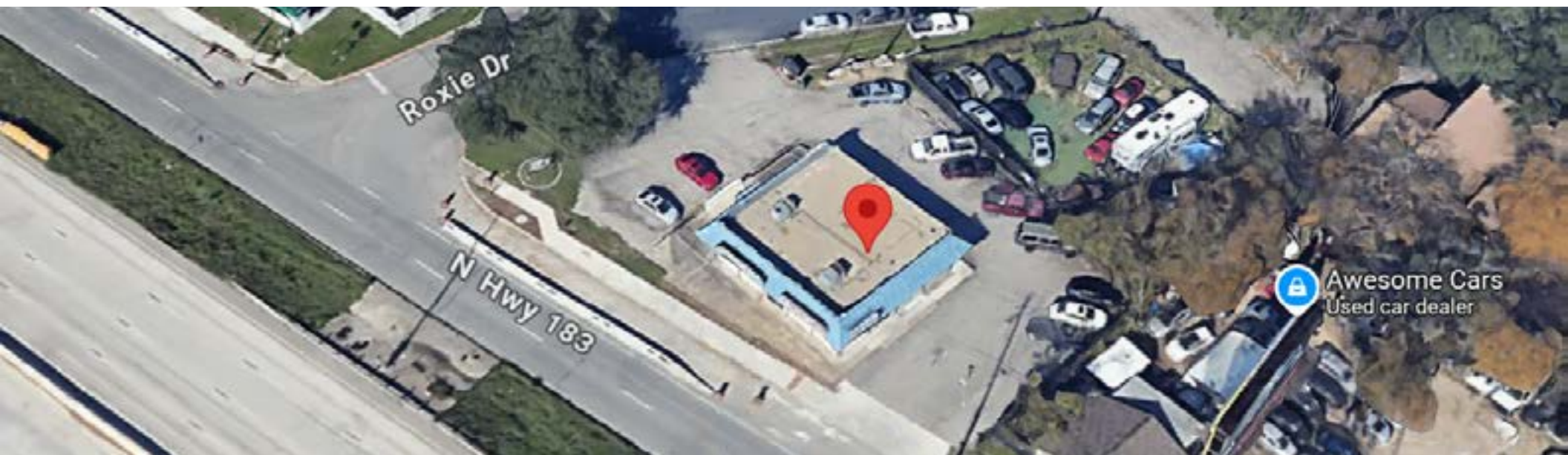
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OFFERING

Key Features:

- 7.65% Cap Rate
- Fully leased retail with long-term stable tenants.
- Very visible location on a corner lot, with 180 feet of frontage along Research Blvd.
- Estimated daily traffic count of 1,400+ vehicles per day on Roxie Ln., and 18,000+ vehicles per day on the northbound access road of Research Blvd.
- The property was totally remodeled in 2010, owner says "top to Bottom except outside walls".



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PROPERTY DETAILS

Location	13205 RESEARCH BLVD, AUSTIN, TX 78750 Williamson County
Legal	S4122 - Miller Randall Sub, Lot 1 PT, ACRES 0.4851
Site Area	0.485 Acres (21,131 SF)
Zoning	Commercial (CS-1-CO Retail Use)
YOC	1978
NRA	2,300 Sq. Ft.
Parking	18 Surface Spaces (7.83/1,000 SF)
Frontage/Access	180' on Research Blvd. (_ Curb Cuts) 143' on Roxie Dr. (_ Curb Cuts)
Construction	Wood Frame Aluminum Windows Commercial Metal Exterior Doors
Interior	Ceilings are Acoustic Drop In Vinyl Base and Trim Molding Drywall Finish Ceramic Tile Central HVAC

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PROPERTY LOCATION



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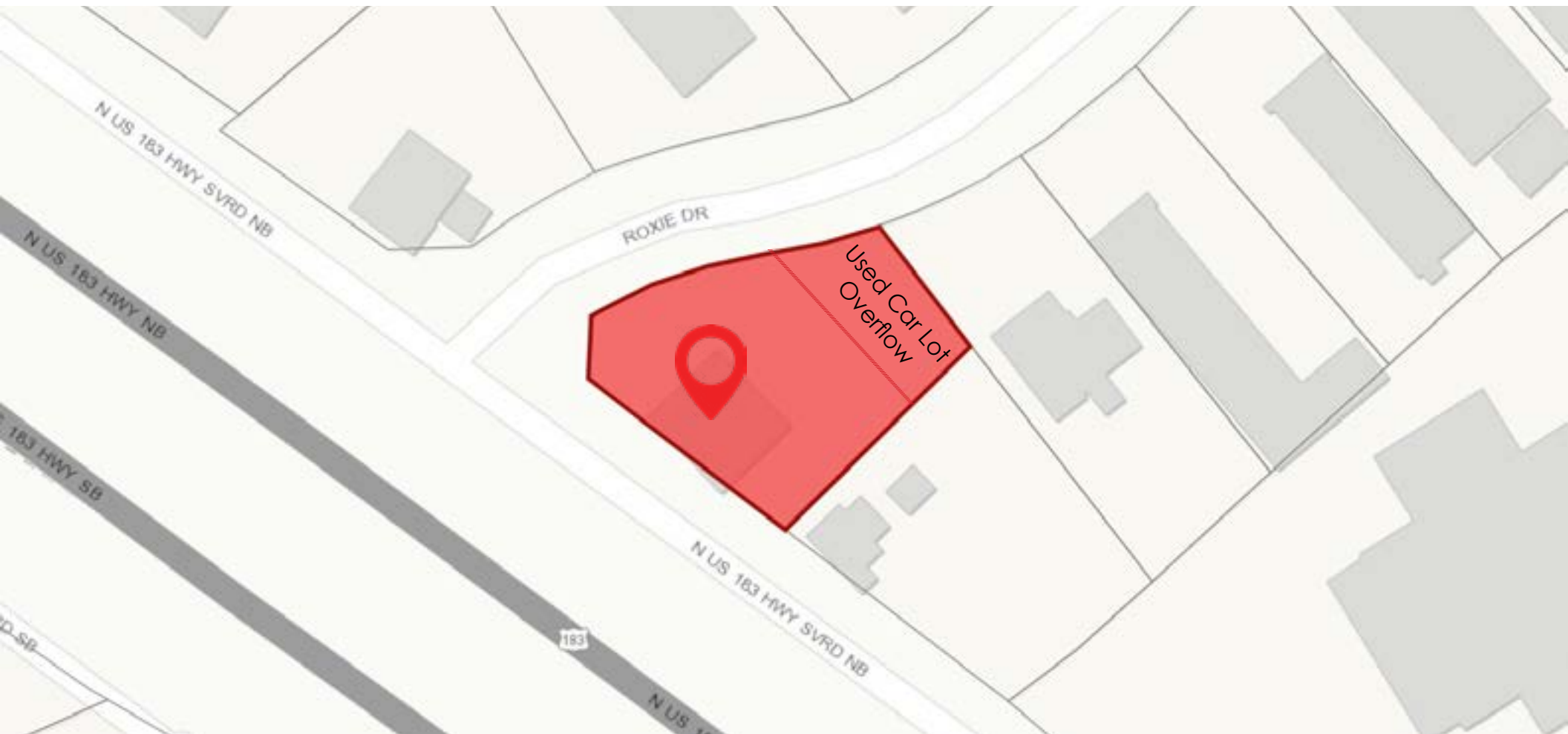
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PROPERTY PLAT AND MAP



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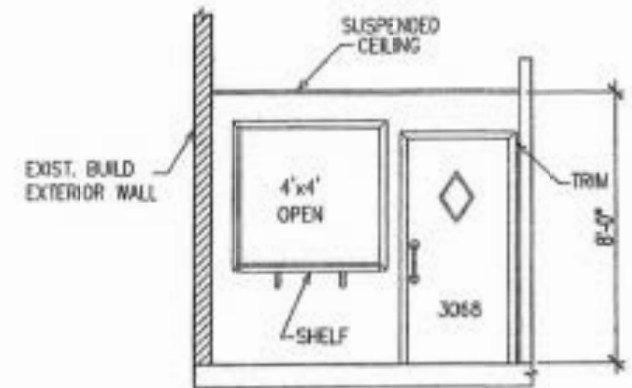


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Floor plan of the first floor showing various rooms and dimensions:

- DRESSING ROOM 3:** 8'2" x 8'3"
- DRESSING ROOM 2:** 7'1" x 13'4"
- DRESSING ROOM 1:** 5'3" x 7'1"
- ELECTRONICS ROOM 4:** 7'1" x 11'10"
- RETAIL AREA:** 15'2" x 12'4 1/2"
- STORAGE AREA:** 16'3" x 37'4 1/2"
- BREAK AREA:** 10'4" x 10'4"
- FOYER:** 15'2" x 11'10"
- ROOMS AND FEATURES:**
 - 3068 (multiple locations)
 - 3069
 - 306A
 - NEW 10 GAL. WATER HEATER
 - R.R. (multiple locations)
 - SEE ADA ACCESSIBILITY DETAILS
 - SEE ELEV. A
 - CASHIER



CASHIER WINDOW ELEV.

SCALE: 1/8" = 1'-0"



NOTE:
METAL BUSHING ON FRONT OF ENDS WILL BE
REPLACED WITH DIFF. COLOR

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RENT ROLL

Tenant	Suite	Sq. Ft.	Lease Start	Lease Exp.	Rent Per Sq. Ft.	Monthly Base Rent	Lease Type
The Doll House	Suite A	1441	2/1/2024	1/31/2029	\$43.68	\$5,245.24	NNN
Smoking Burnouts	Suite B	900	11/1/2023	10/31/2028	\$42.67	\$3,200.00	NNN
A&A Twins Auto	Suite C	Parking Lot	8/1/2024	7/31/2026	Dirt Parking Lot for Auto Overflow	\$1,608.00	\$150.00*

*Flat fee for maintenance and improvements, Subject to change as needed Annually

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PROFIT/LOSS

INCOME

Annual NNN Rental Income	\$120,638.88
Additional Income	<u>\$1,800.00</u>
Total Income	\$122,438.88

EXPENSES *(All Triple Net)*

Garbage	\$1,695.72
Gas	\$1,953.65
Exterminator	\$428.76
Property Insurance	\$4552.00
Landscaping	\$1,200.00
Water & Electric	\$9,949.71
Property Tax	<u>\$20,495.66</u>
Total Expenses	\$ \$40,275.50

Net Operating Income: **\$122,438.88**

Asking Price: **\$1,600,000.00**

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ABOUT AUSTIN

Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated population. It offers reasonably priced housing, solid schools, charming, healthy and diverse neighborhoods, and big-city amenities at a small-town pace. This atmosphere is a major catalyst in the accelerated growth Austin has seen over the years. Located on the rim of the 32,000-square-mile Texas Hill Country, Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin.



Located in Central Texas within 200 miles of three of the 10 largest U.S. cities (Dallas, Houston and San Antonio), Austin is the 11th most-populous city and 35th largest Metropolitan Statistical Area (MSA) in the nation according to the U.S. Census Bureau. The Austin MSA includes Travis, Hays, Williamson, Bastrop and Caldwell Counties. The Austin MSA has an estimated population of 2,300,000 (Sept 2021), making it the fastest-growing metropolitan area in the country. The diversified economy is based on state government, education, technology, manufacturing, research and development, and software.

The University of Texas, and 26 other public and private universities and colleges with a combined enrollment of nearly 172,500 provide an ample supply of well-educated workers to area employers. Within 100 miles of Austin, an additional 95 four-year colleges and universities enroll over 430,000 students. Over 46% of Austin area residents age 25 and over hold a bachelor's degree (compared to the national average of 33%).



Austin is recognized for its laid-back lifestyle, natural beauty and is legendary for being the "Live Music Capital of the World." Austin draws musicians and producers from around the world and showcases their talent in clubs, restaurants, and music venues in the heart of the downtown entertainment districts and all around the Austin area, including the renowned SXSW and ACL festivals. The City boasts a professional symphony, ballet, opera and theater, and dozens of galleries showcasing local, regional and international artists. Recreational activities flourish in the area with more than 18,900 acres of city parks and greenspace, 30 miles of hiking and biking trails, 26 golf courses, three lakes within the city limits, more than 100 swimming holes, and nine wilderness areas. All of these features contribute to Austin's high quality of life, while attracting young professionals and creating a buoyant economy with tremendous growth potential.

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#1 Best State Capital to Live In
- WalletHub

#1 Fastest Growing Major Metro
- U.S. Census Bureau

#1 Best Place to Start a Business
- Inc.

#1 Best Business Climate - Business Facilities


#2 Best City for Young Professionals
- SmartAsset

#1 Highest New Home Construction Rate
- RubyHome Real Estate

#3 Best Metro for Stem Professionals
- WalletHub

#2 Best Large Metro Job Market
- Wall Street Journal

#3 Best Place to Live in The U.S.
- U.S. News & World



#1 Most Affordable Startup City
- Clever

#1 Best Job Market
- Wall Street Journal

#1 City Desired for Relocation
- money.co.uk


#5 Best city in the U.S. for Renters
- Forbes

#8 Safest Large City in The U.S.
- SafeWise

#9 Best Educated Major Metro U.S.
- Census Bureau

#2 University of Texas Best University
- U.S. News & World Report

#1 For Job Growth Since February 2020
- Opportunity Austin



#7 Development of Venture Capital Ecosystem
- Pitchbook

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Gold Eagle Investments</u>	_____
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Helen Jobes</u>	<u>331434</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>John Jobes</u>	<u>785844</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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