

PROPERTY
FOR SALE

MOUTON'S
SOUTHERN BISTRO
FOR SALE

WWW.CMEATX.COM

LEANDER SECOND GENERATION RESTAURANT

309 NORTH US HIGHWAY 183, LEANDER, TX 78641

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PROPERTY SUMMARY



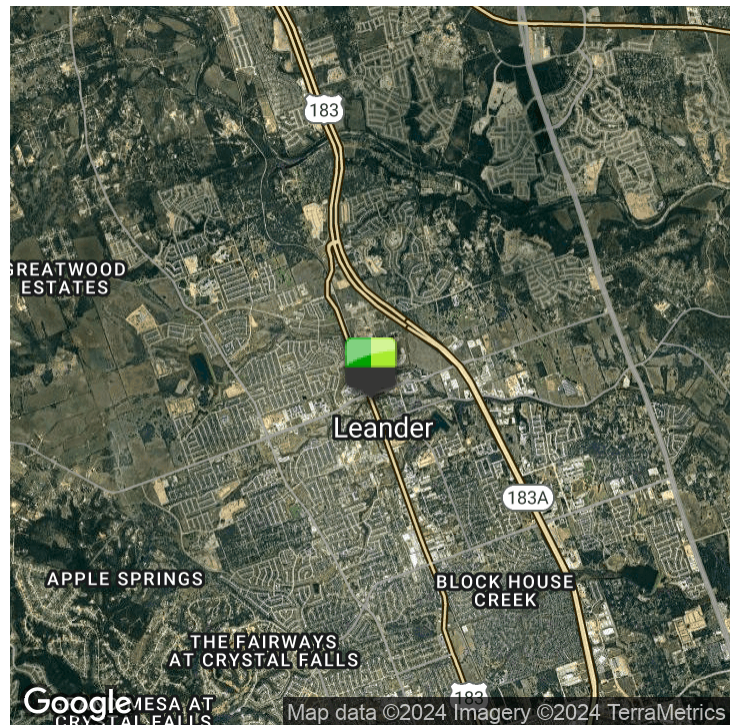
PROPERTY DESCRIPTION

Introducing a rare opportunity to purchase a second generation restaurant on Highway 183 in Leander. The existing restaurant building is approximately 2,625 SF plus an outdoor dining area and sits on 1.118 acres. The seller also has fully permitted construction plans for a 3,400 SF free standing restaurant with a 1,298 SF patio area to replace the existing building.

The property offers excellent visibility and access from Leander's main arterial roadway, Highway 183.

PROPERTY HIGHLIGHTS

- Second Generation Restaurant For Sale
- Highway 183 Frontage
- +/- 2,625 SF on 1.118 acres
- General Commercial Zoning
- All equipment to convey with sale
- Fully Permitted Shovel Ready Project for 3,400 SF Standalone Restaurant with 1,298 SF Patio
- Plug and Play Restaurant Opportunity



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SITE OVERVIEW / RETAIL MAP



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EXISTING RESTAURANT



4 | **BAILEY MORSE** // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888
MATT DELAHOUSAYE // BROKER // MATT@CMEATX.COM // 512.585.5313

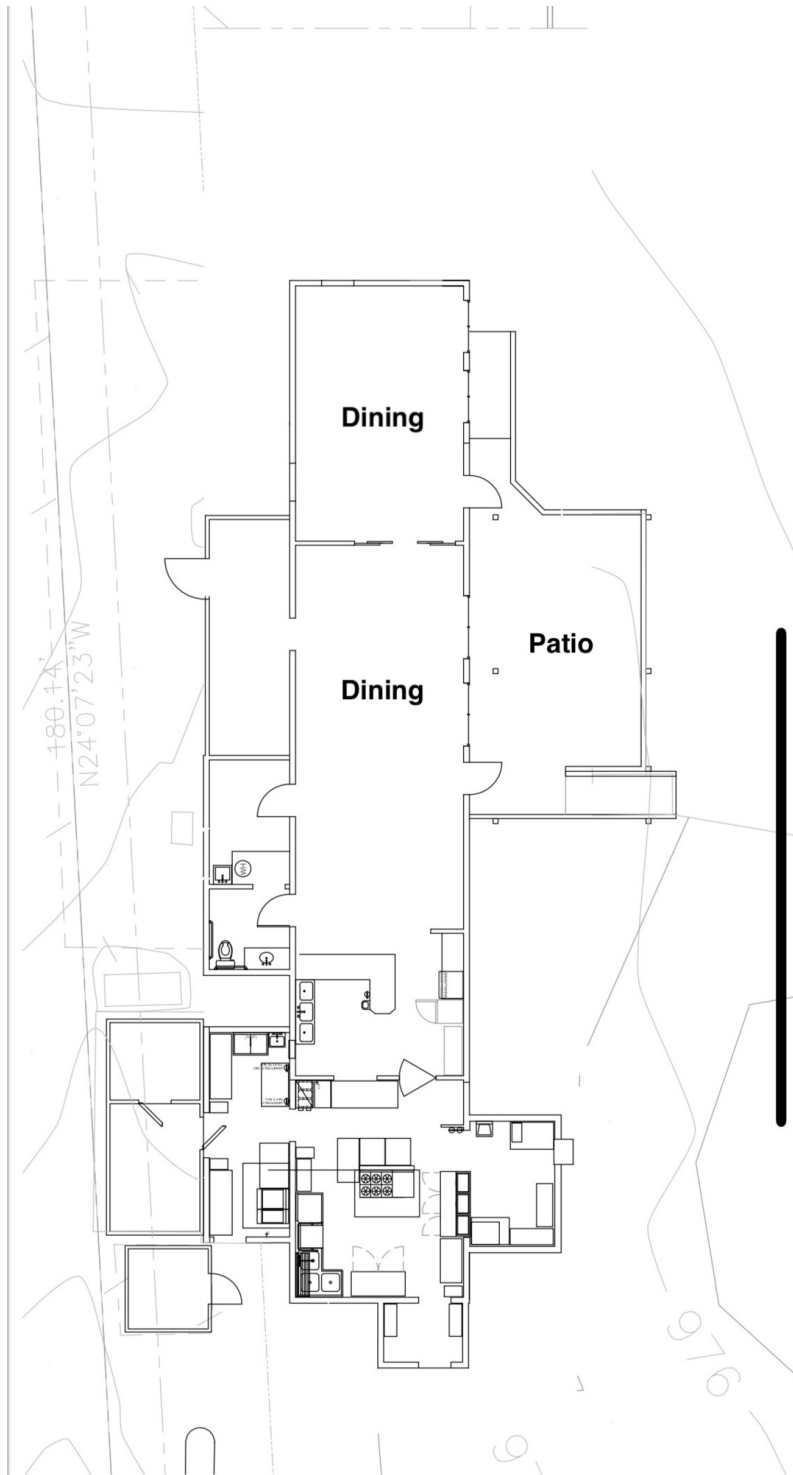
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



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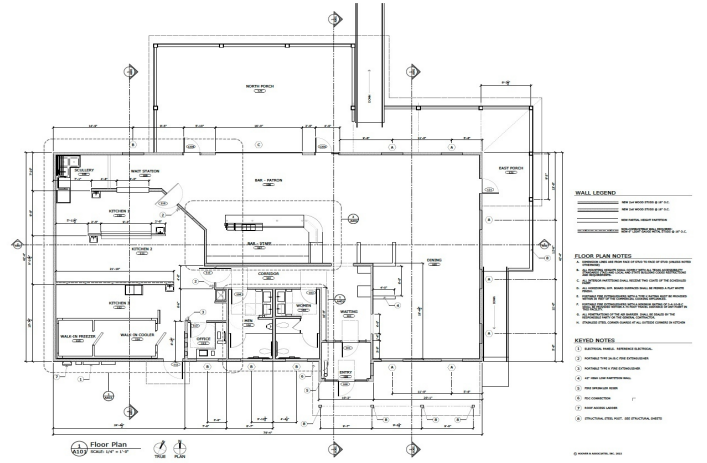
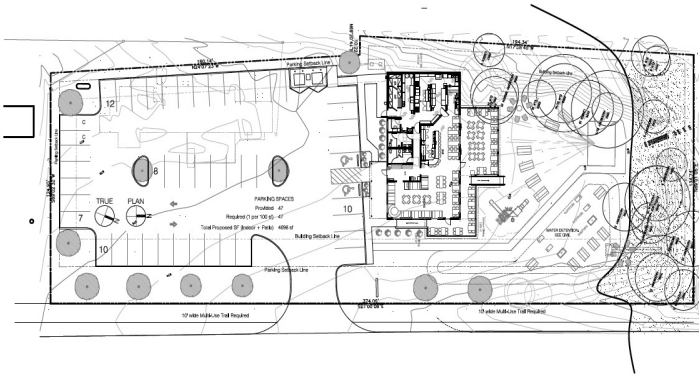
EXISTING FLOOR PLAN



LEANDER SECOND GENERATION RESTAURANT

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PROPOSED BUILDING DETAILS



HOOVER & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
1407 W. 46th Street
Austin, TX 78756
P: 481-2626 F: 481-2655

Proposed Site Plan New Building
SCALE: 1" = 30'-0" when legal size 8x14
Drawing is not intended for construction or for regulatory approval.

Mouton's Southern Bistro
309 N. US Highway 183
Leander, TX 78641
Scale: as noted
March 29, 2022



North Elevation
SCALE: 1/8" = 1'-0" when printed legal size 8x14
0 2 5 10 20 30 40
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South Elevation
SCALE: 1/8" = 1'-0" when printed legal size 8x14
0 2 5 10 20 30 40
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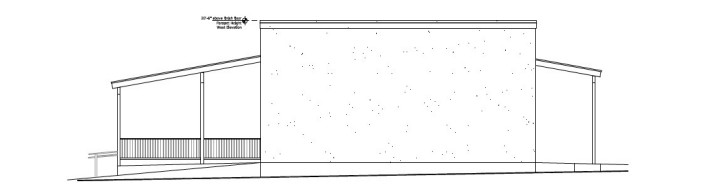
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East Elevation
SCALE: 1/8" = 1'-0" when printed legal size 8x14
0 2 5 10 20 30 40
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West Elevation
SCALE: 1/8" = 1'-0" when printed legal size 8x14
0 2 5 10 20 30 40
Drawing is not intended for construction or for regulatory approval.

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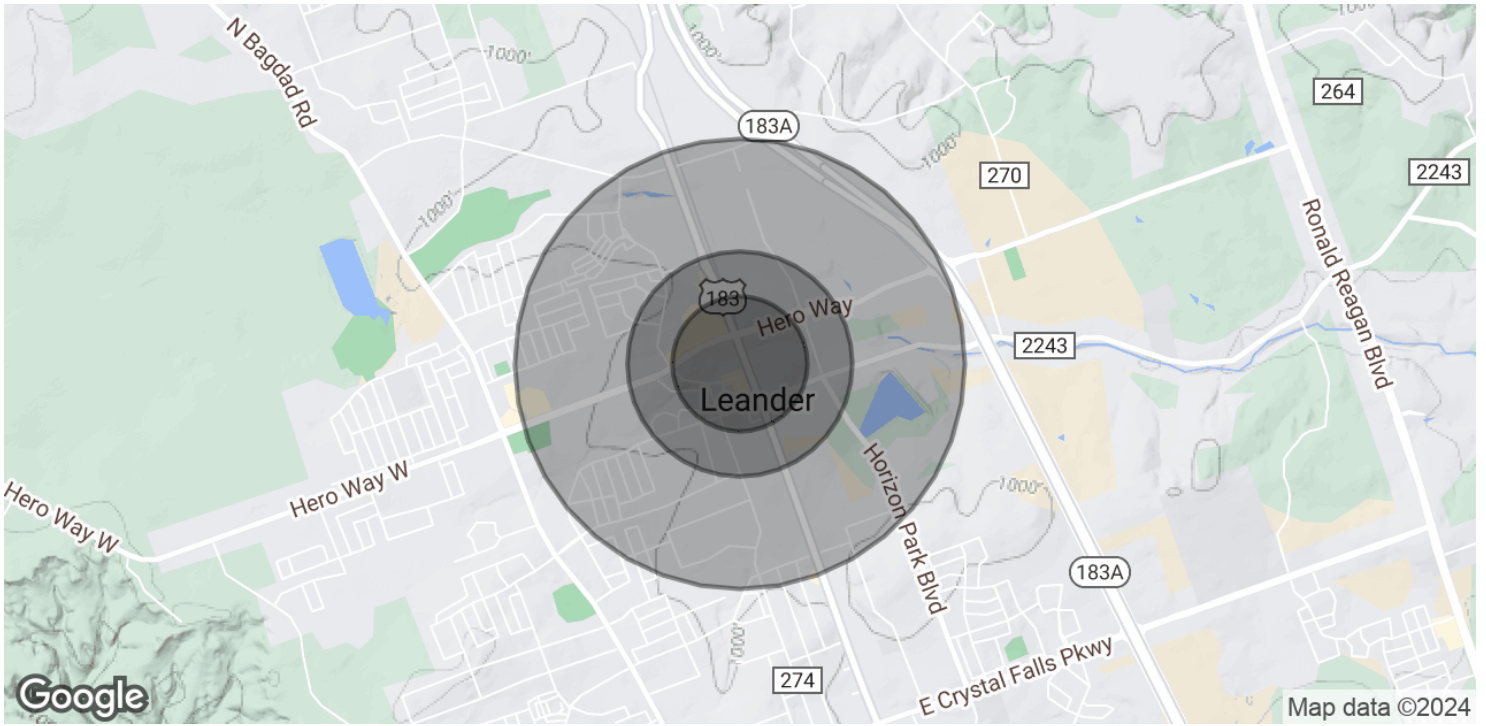
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	532	2,095	8,507
Average Age	36	36	36
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	755	3,062
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$117,210	\$120,680	\$122,649
Average House Value	\$419,224	\$418,638	\$415,014

Demographics data derived from AlphaMap



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.

Commercial Market Exchange LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
Jennifer Bernstein Licensed Supervisor of Sales Agent/ Associate	603557 License No.	jennifer@cmeatx.com Email	(512)774-9520 Phone
Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date