

**±8,730 SQFT OF RESTAURANT SPACE**  
**IN KERRVILLE, TX**  
**2132 SIDNEY BAKER ST, 78028**

**Location, Location, Location**

Immaculate ±8,730 sq. ft. stand-alone single-story restaurant located on ±2.21 acres in Kerrville, TX. This sale/lease opportunity offers an owner/user a turn-key restaurant asset including all FF&E except for a few personal items. Originally built in 2022. The subject property is strategically located at the intersection of I-10 & Sidney Baker with excellent access off Sidney Baker Street and great visibility from I-10. The City of Kerrville is situated along the scenic Guadalupe River. Residents and visitors enjoy hiking the Kerrville River Trail, the many water activities on the Guadalupe River, Jelly Stone Park, and the picturesque Hill Country landscape vistas. Kerrville is located within 50 miles of San Antonio, TX (1.5 million population). Kerrville has historically been one of the wealthiest small towns in America, with a large population of young professionals and retirees.

(The 5D Name and branding rights are not for sale just the real estate at this location. The taxidermy table, all taxidermy, and all 5D signage will not convey with sale. There is no lease in place and current tenant will vacate the premises after the property is sold or there is a lease secured.)

- Turnkey Restaurant
- All FF&E Included With Sale
- Prime Location
- Interstate Visibility



BUYER'S AGENT COMPENSATION: 3%

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