

# Second Generation Restaurant/Bar Old Town Leander - For Sale



COMMERCIAL  
MARKET EXCHANGE

105 W. Willis Street. | Leander | Tx 78641



PRICE REDUCTION

**MATT DELAHOUSAYE**

matt@cmeatx.com // 512.585.5313



CMEATX.COM

**BAILEY MORSE**

bailey@cmeatx // 512.630.9888



# EXECUTIVE SUMMARY

105 W. Willis Street. | Leander | Tx 78641

## OFFERING SUMMARY

Sale Price:.....	Price Reduced
Zoning:.....	T5
Bldg. Size (SF):.....	4,101
Lot Size (SF):.....	8,675 & +/- 4,443

## PROPERTY OVERVIEW

Located in the heart of Old Town Leander, 105 W. Willis Street is a standalone, fully equipped, second-generation **4,101 SF bar and restaurant** on .199 acres featuring a full kitchen, bar buildout, large dining area, and inviting outdoor patio. The property sits in Leander's downtown district "Old Town Leander", surrounded by new development, local shops, and community activity. The adjacent .102 acre parcel at 202 N. Brushy Street is also available for purchase, offering excellent potential for building or patio expansion. With Leander's consistent population growth, rising household incomes, and strong dining demand from young families and professionals, this property is ideally positioned for a thriving restaurant, bar, or entertainment concept. Take advantage of this rare standalone turn-key restaurant opportunity.

## PROPERTY HIGHLIGHTS

- Turnkey 4,010 SF restaurant/bar with existing kitchen and patio
- Fully equipped bar/ restaurant recently closed.
- All FF&E to convey
- Located in the heart of revitalized Old Town Leander
- Adjacent property (202 N. Brushy St.) is available offering expansion opportunity
- Strong local demographics supporting restaurant demand
- Leander consistently ranks as one of the nation's fastest growing Cities
- Excellent visibility and walkable downtown setting

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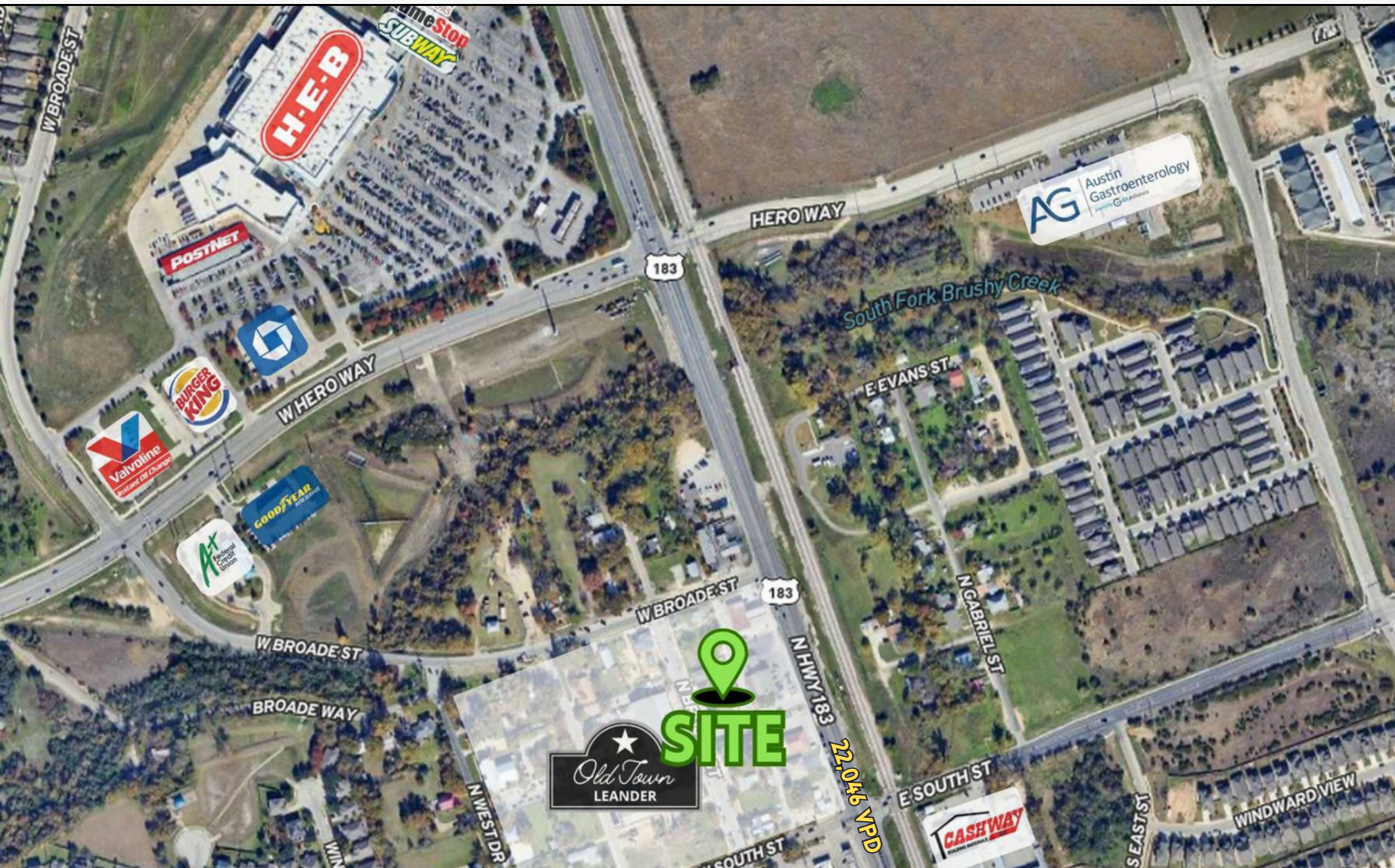
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# AERIAL RETAIL MAP

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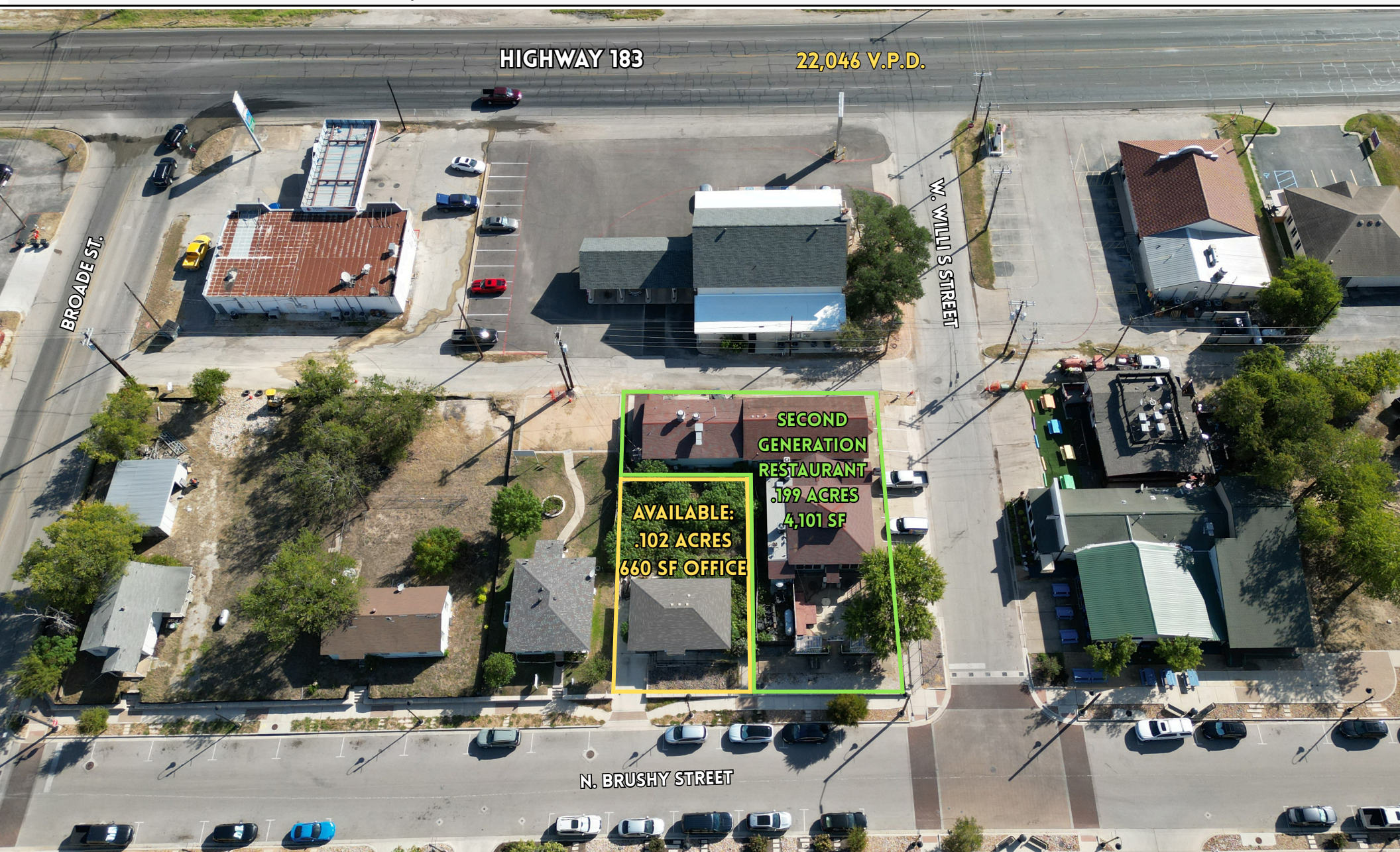


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# SITE AERIAL - Available Adjacent Property

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HIGHWAY 183

22,046 V.P.D.

BROADE ST.

W. WILLIS STREET

SECOND  
GENERATION  
RESTAURANT  
.199 ACRES  
4,101 SF

AVAILABLE:  
.102 ACRES  
660 SF OFFICE

N. BRUSHY STREET

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# EXTERIOR PHOTOS

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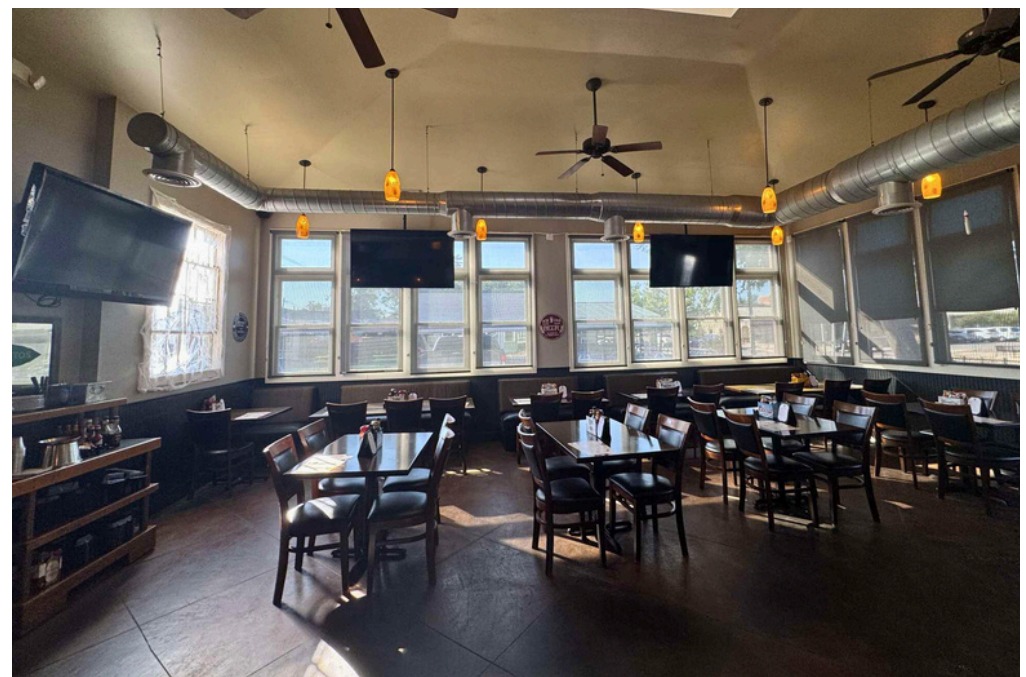
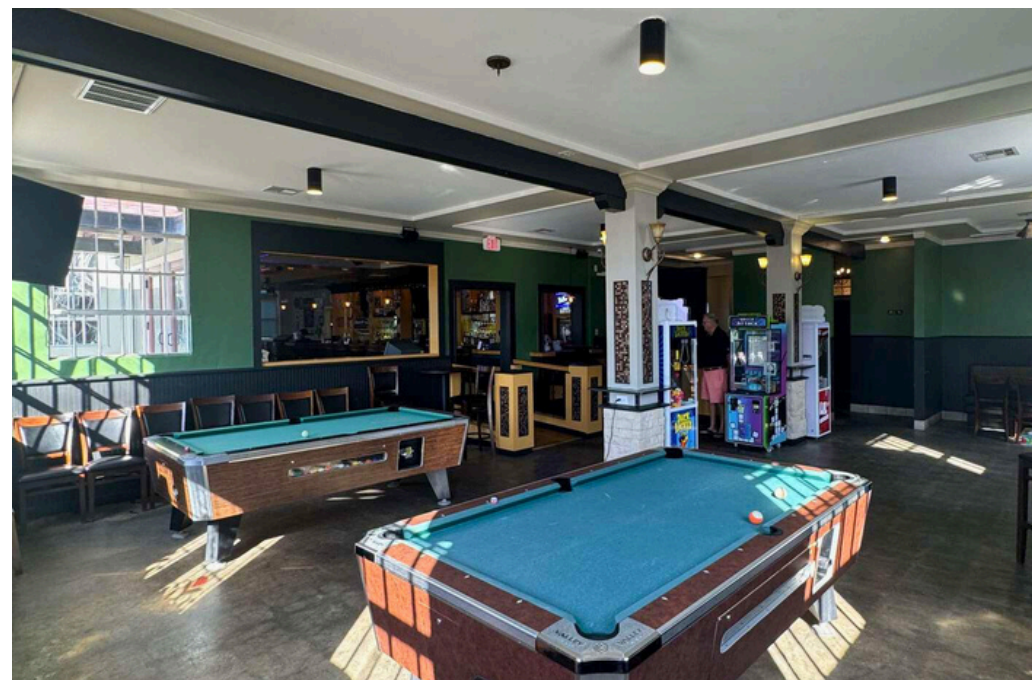
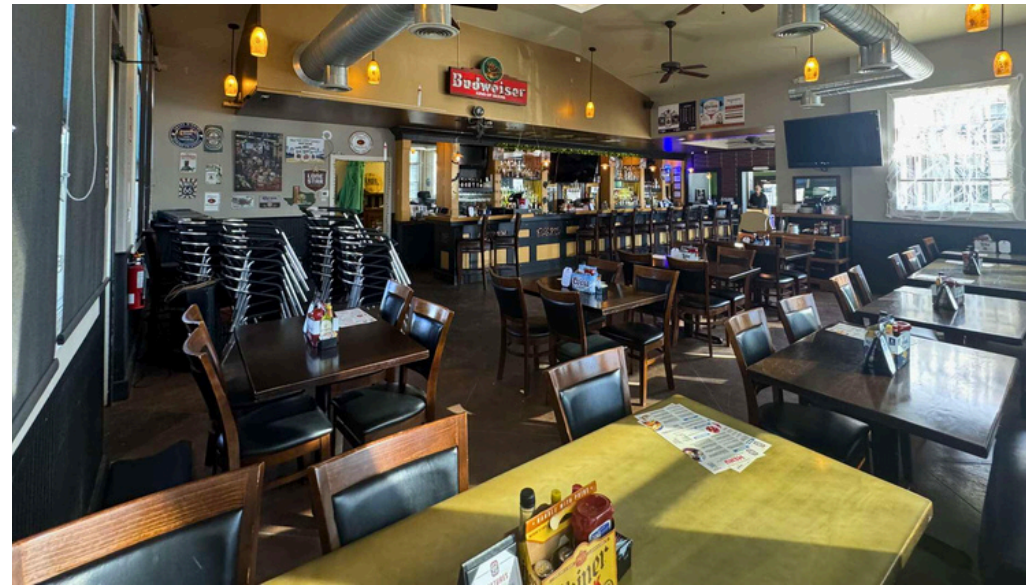


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# INTERIOR PHOTOS

Second Generation Restaurant/Bar | 105 W. Willis Street. | Leander | Tx 78641



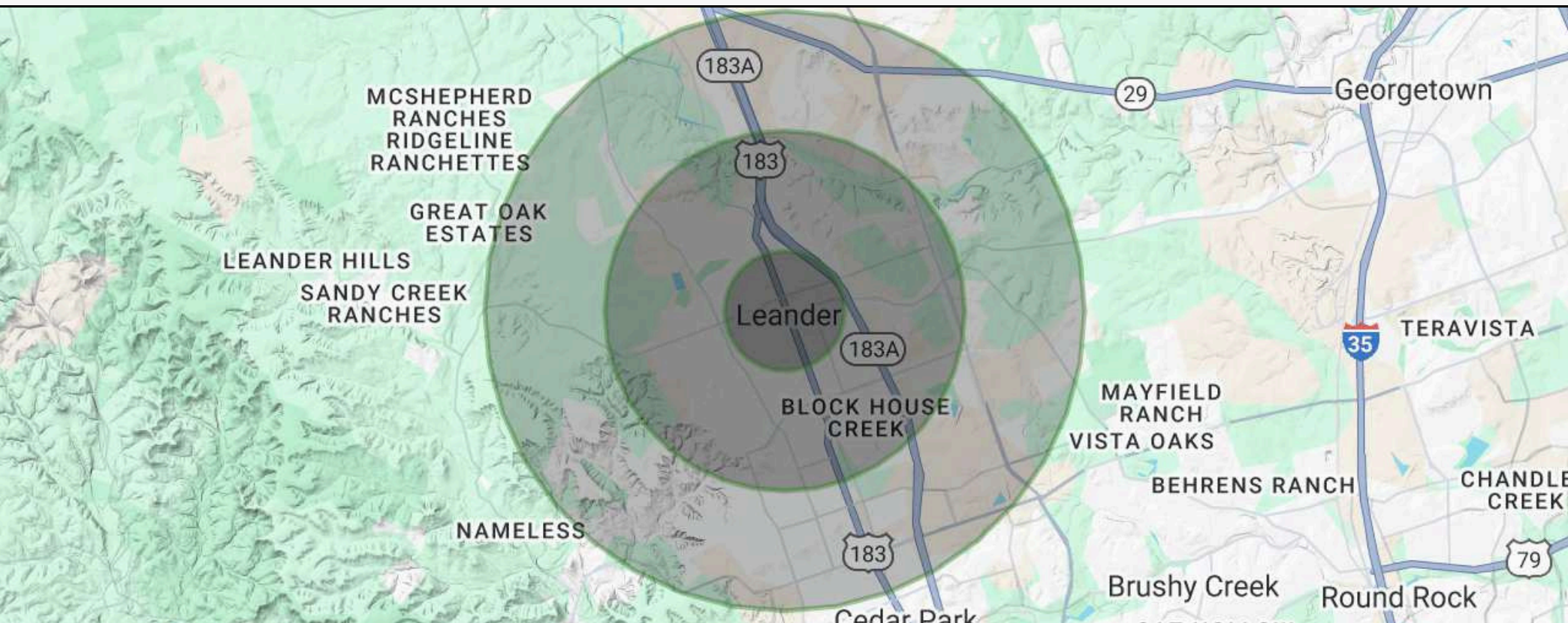
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# AREA DEMOGRAPHICS

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,816	62,121	132,133
Average Age Average	36	36	37
Age (Male) Average	35	35	36
Age (Female)	37	37	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,445	21,434	45,756
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$117,660	\$134,428	\$145,697
Average House Value	\$414,067	\$482,490	\$523,599

*Demographics data derived from AlphaMap*

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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.

#### Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

#### Matt Delahoussaye

Designated Broker of Firm

#### Jennifer Bernstein

Licensed Supervisor of Sales Agent/  
Associate

#### Bailey Morse

Sales Agent/Associate's Name

**9003840**

License No.

**535200**

License No.

**603557**

License No.

**776559**

License No.

**infocmeatx.com**

Email

**matt@cmeatx.com**

Email

**jennifer@cmeatx.com**

Email

**Bailey@cmeatx.com**

Email

**(512)774-9520**

Phone

**(512)535-5313**

Phone

**(512)774-9520**

Phone

**(512)630-9888**

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date