



The Mediterranean Restaurant

Condo Unit for Sale

Pflugerville, TX

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Executive Summary

- 4,925 SF Mediterranean Restaurant Condo Unit (REAL ESTATE ONLY)
- Asking Price: \$2,265,500 (\$460/SF)
- Brand-New 10-Year NNN Lease in Place
- Tenant Business Not Included – Real Estate Asset Sale Only
- Year 1 Pro Forma Net Operating Income (NOI): \$147,750
- Cap Rate (Year 1): ~6.5%
- Attractive Passive Income Profile



MAMA-BROS

BARBER SHOP

Mediterranean
Restaurant

Property Overview

Property Type: Retail Restaurant Condo

Location: The Pearls at Wells Branch Pkwy, Pflugerville / Austin MSA

Building Condition: New Construction Shell / Turnover to Tenant Per Lease

Parking: Shared Surface Lot Parking

Visibility: Strong along Wells Branch Pkwy with consistent daily traffic flows

Trade Area: Established residential neighborhoods + proximity to major employers



Lease Summary

Tenant: ATX801 LLC (Mediterranean Restaurant)

Lease Type: NNN

Lease Term: 10 Years

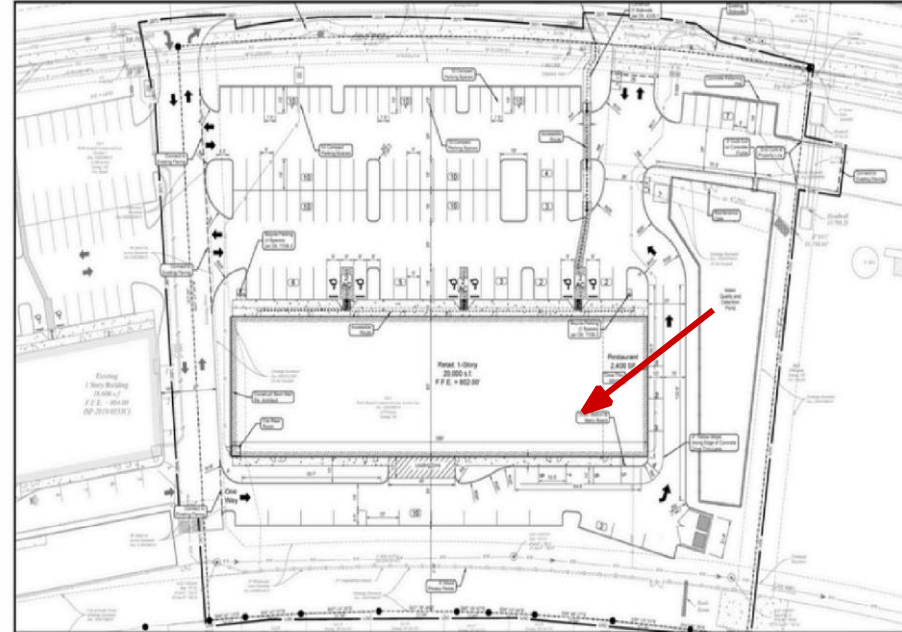
Rent Commencement: 01/16/2026

Base Rent: \$30/SF

Annual Rent Escalations: Scheduled

NNN Charges: ~\$12/SF

SITE PLAN



Financial Summary

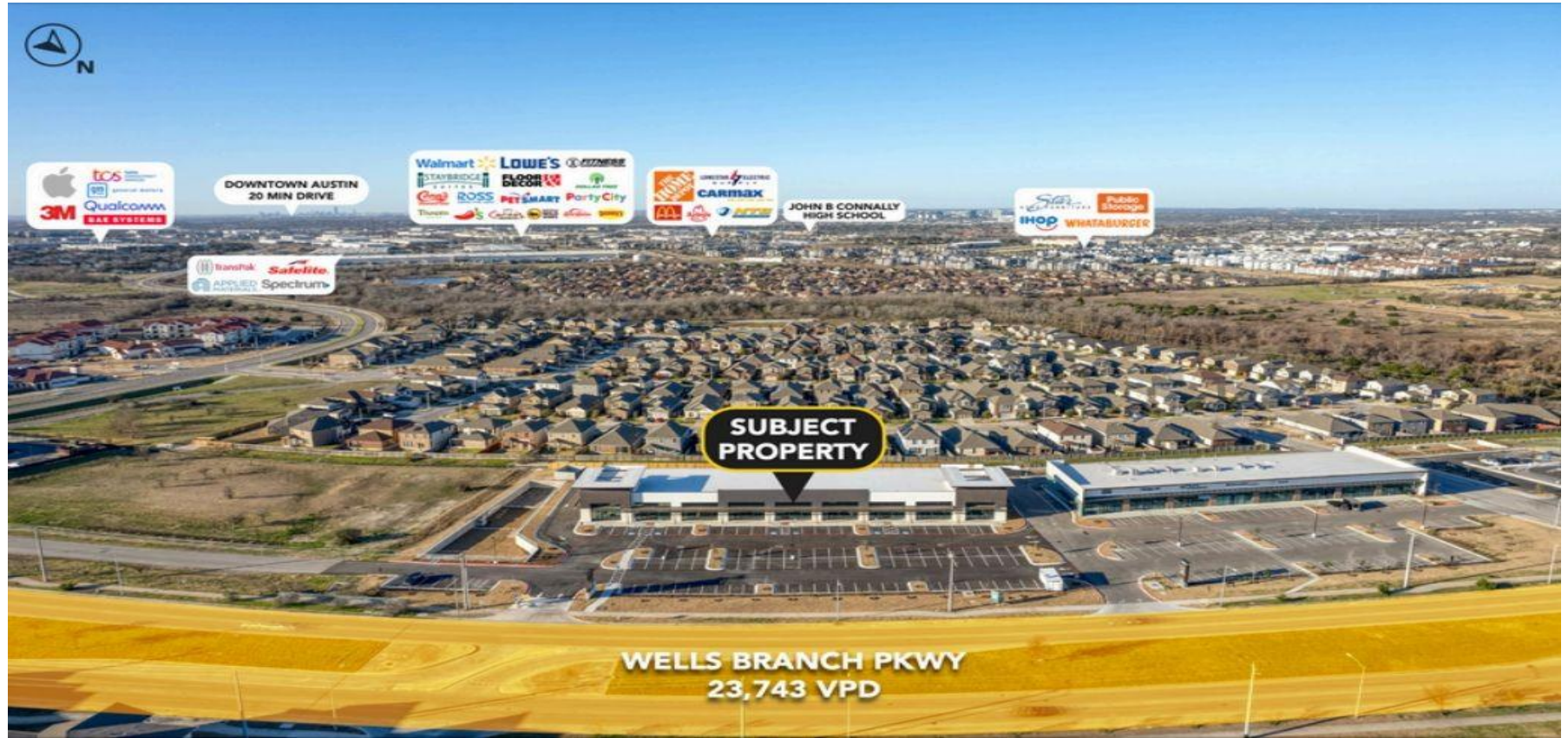
Metric	Value
Purchase Price	\$2,265,500
Square Footage	4,925 SF
Year 1 Pro Forma NOI	\$147,750
Cap Rate	~6.5%
Lease Term Remaining	10 Years
Lease Type	NNN (Landlord Passive Income)

Location Highlights

	1 MILE	3 MILES	5 MILES
POPULATION			
2022 CENSUS POPULATION	11,403	113,397	251,699
2022 POPULATION DENSITY PER SQ MILE	3,758	4,168	3,192
2017 CENSUS POPULATION	10,449	106,033	220,321
HOUSEHOLD & GROWTH			
2022 HOUSEHOLDS	4,885	46,060	104,981
2022 FAMILY HOUSEHOLDS	2,497 (51.1%)	27,884 (60.5%)	61,193 (58.3%)
2022 PERSONS PER HOUSEHOLD	2.33	2.46	2.4
INCOME			
2022 AVERAGE HOUSEHOLD INCOME	\$87,457.99	\$99,673.43	\$102,989.01
2022 MEDIAN HOUSEHOLD INCOME	\$74,255.52	\$81,696.3	\$84,498.1
2022 PER CAPITA INCOME	\$38,406.57	\$40,811.94	\$43,274.42
HOUSING			
2022 MEDIAN HOUSE VALUE	\$317,016.15	\$307,638.25	\$322,576.04
2022 OCCUPIED HOUSING UNITS	4,885 (94.8%)	46,060 (94.7%)	104,981 (94.8%)



Aerial Retail



Location Overview



PFLUGERVILLE, TEXAS

Pflugerville, Texas, located just north of Austin, is experiencing significant growth and presents a robust opportunity for real estate investment. With a population that has surged to over 65,000 residents, Pflugerville's market is bolstered by its strategic location within the Austin-Round Rock metropolitan area, which continues to attract major employers and a skilled workforce.

The city's median home value has appreciated by approximately 8% year-over-year, reaching \$340,000, reflecting strong demand in the housing sector. Additionally, Pflugerville boasts a diverse economic base, with a low unemployment rate of 3.2%, and a projected job growth rate of 45% over the next decade. The local real estate market benefits from a combination of affordable property prices compared to Austin, excellent school districts, and ongoing infrastructure developments, making it an attractive option for investors seeking stable returns and long-term capital appreciation.



AUSTIN MSA

Austin, Texas, stands out as one of the most dynamic real estate markets in the United States, driven by its booming economy and rapid population growth. With a current population surpassing 950,000, Austin has seen its housing market flourish, evidenced by a median home price of \$560,000, reflecting a 10% year-over-year increase. The city's robust job market, characterized by an unemployment rate of just 2.7%, is fueled by the presence of major tech companies and startups, earning it the nickname "Silicon Hills."

Over the next decade, Austin is projected to experience a job growth rate of 47%, further solidifying its position as an economic powerhouse. The city's vibrant cultural scene, top-ranked educational institutions, and ongoing infrastructure developments make it a highly attractive location for real estate investors seeking strong returns and long-term capital appreciation.

Listing Team

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