

Multi-Purpose Space +/- 3600 Sqft On +/- 4.34 Acres FOR SALE OR LEASE

SPICEWOOD, TX



OFFERING MEMORANDUM

KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734

PRESENTED BY:

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SPICEWOOD, TX

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$915,000
NUMBER OF UNITS:	1
CAP RATE:	9.18% (Pro Forma)
NOI:	\$84,000 (Pro Forma)
AVAILABLE SF:	
LOT SIZE:	4.34 Acres
BUILDING SIZE:	3,600 SF
ZONING:	None
MARKET:	Austin
SUBMARKET:	SouthWest
TRAFFIC COUNT:	1,691
PRICE / SF:	\$254.17

PROPERTY OVERVIEW

Imagine the possibility of a blank canvas and you're the artist. Nestled in the Texas Hill country, just minutes away from the Briarcliff marina and Apis restaurant is a 3600 sqft multi-purpose space sitting on approximately 4.34 acres that's just waiting for you to make it your own! Perfectly located near the south shore of Lake Travis, a playground for water sports that offers boating, sailing, wake boarding, fishing and diving just to name a few. Ideally positioned for growth, while still offering a "laid back" lifestyle of Spicewood.

PROPERTY HIGHLIGHTS

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Property located in Spicewood, Texas. Traveling North on Texas State Hwy 71, turn right onto Pace Bend Road. At approximately 2 miles you will see the Exxon station on the left, the property is on the adjacent lot after the Exxon. Cross street with Pace Bend Rd is Old Tatum Rd. Just 18min from Lakeway/Bee Cave, 25min to Marble Falls, 35min to Johnson City, 33min to Dripping Springs, and 4min from Briarcliff Marina.

Property Details

SALE PRICE

\$915,000

LOCATION INFORMATION

Building Name	Multi-Purpose Space +/- 3600 sqft on +/- 4.34 Acres FOR SALE or LEASE
Street Address	906 S Pace Bend Rd
City, State, Zip	Spicewood, TX 78669
County/Township	Travis/Spicewood
Market	Austin
Submarket	SouthWest
Cross Streets	Old Tatum Rd and Pace Bend Road
Side Of Street	Northwest
Road Type	Private
Market Type	Small
Nearest Highway	Tx St Hwy 71W
Nearest Airport	ABIA

BUILDING INFORMATION

Building Size	3,600 SF
NOI	\$84,000 (Pro Forma)
Cap Rate	9.18% (Pro Forma)
Price / SF	\$254.17
Year Built	1980
Tenancy	Single
Number Of Floors	1
Load Factor	Yes
Construction Status	Existing
Framing	Steel
Condition	Good
Roof	Metal
Free Standing	Yes
Walls	Interior: 2x4 studs w/ sound batts & 5/8' gypsum. Exterior: 2x6 studs w/ sound batts & 5/8' gypsum.
Foundation	Concrete Slab

PROPERTY DETAILS

Property Type	Multi-Purpose Space on +/- 4.34 acres
Property Subtype	Specialty Center
Zoning	None
Lot Size	4.34 Acres
APN#	05560301070000
Submarket	SouthWest
Lot Frontage	208
Lot Depth	772
Corner Property	Yes
Traffic Count	1,691
Traffic Count Street	Old Tatum Rd
Traffic Count Frontage	208

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	2
Landscaping	Natural
Plumbing Description	Septic System
Utilities Description	Three Phase Power
	City of Briarcliff Water
	Two Separate Electric Meters
	Two Separate Water Meters

Complete Highlights



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Complete Highlights

SALE HIGHLIGHTS

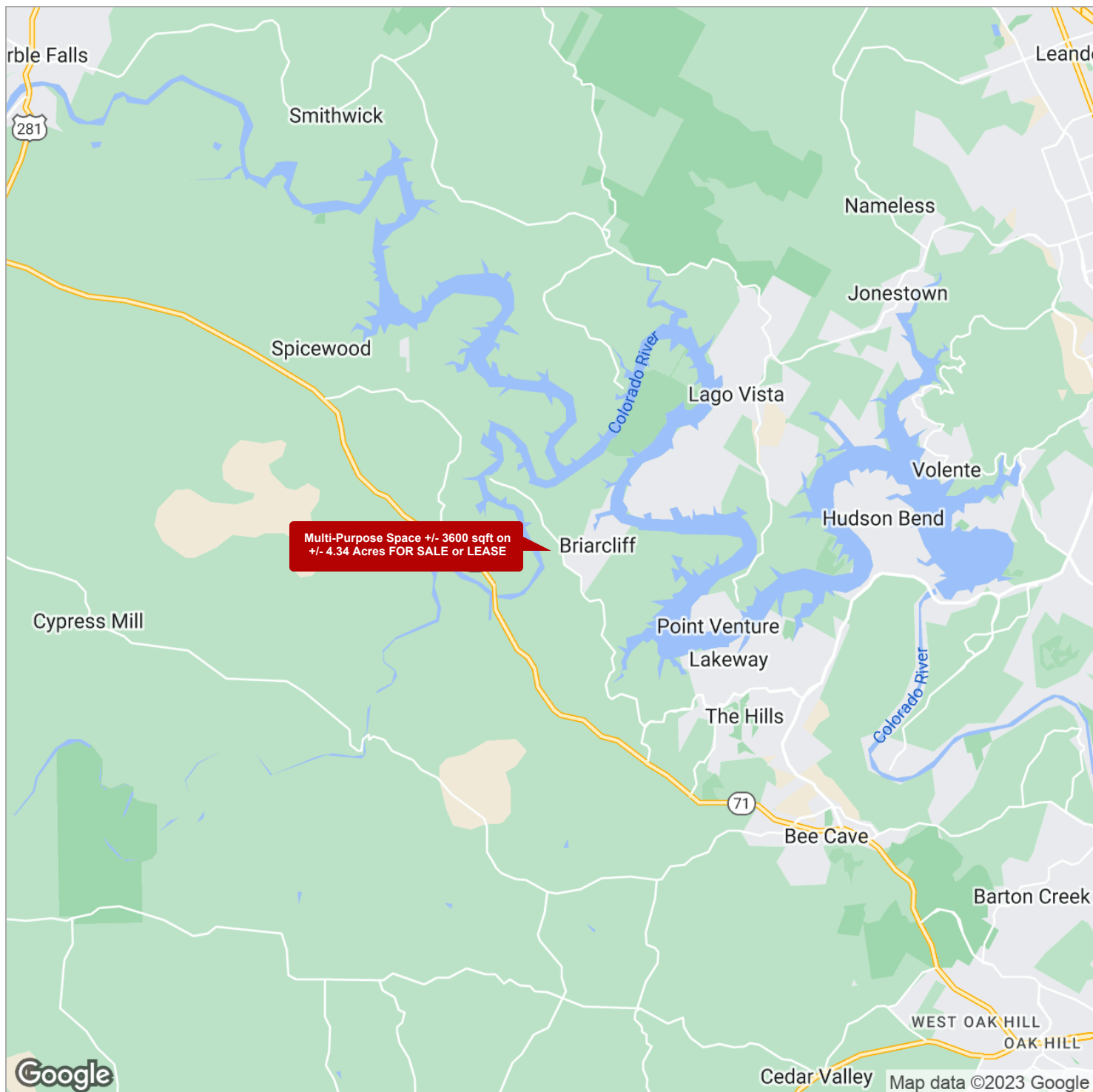
- -Level property, shaded, plenty of parking, beautiful sunsets
- -Rustic and cozy, relaxed hill Country hangout
- -A hidden jewel on the outskirts of Lake Travis that is family and pet friendly
- -Fire pits and food trucks
- -Room for boat and/or RV storage
- -Three Phase Power – Two Separate Electric Meters
- -City of Briarcliff Water - Two Separate Water Meters
- -On-site water storage for fire control by Fire Department - Approximately 19,000 gallons.
- -8 ft security fence with barbed wire on back lot



Additional Photos



Regional Map



Aerial Map



Financial Summary

INVESTMENT OVERVIEW

**4.34 +/- ACRES IN BEAUTIFUL TEXAS HILL COUNTRY WITH 3600 SF
+/- MULTI-PURPOSE SPACE AND OUTDOOR ACTIVITY AREA**

Price	\$915,000
Price per SF	\$254.17
CAP Rate	9.2% (Pro Forma)
Cash-on-Cash Return (yr 1)	-
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

**4.34 +/- ACRES IN BEAUTIFUL TEXAS HILL COUNTRY WITH 3600 SF
+/- MULTI-PURPOSE SPACE AND OUTDOOR ACTIVITY AREA**

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$84,000 (Pro Forma)
Pre-Tax Cash Flow	-

FINANCING DATA

**4.34 +/- ACRES IN BEAUTIFUL TEXAS HILL COUNTRY WITH 3600 SF
+/- MULTI-PURPOSE SPACE AND OUTDOOR ACTIVITY AREA**

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY**4.34 +/- ACRES IN BEAUTIFUL TEXAS HILL COUNTRY WITH 3600 SF +/- MULTI-PURPOSE SPACE AND OUTDOOR ACTIVITY AREA**

Gross Income

-

EXPENSE SUMMARY**4.34 +/- ACRES IN BEAUTIFUL TEXAS HILL COUNTRY WITH 3600 SF +/- MULTI-PURPOSE SPACE AND OUTDOOR ACTIVITY AREA**

Gross Expenses

-

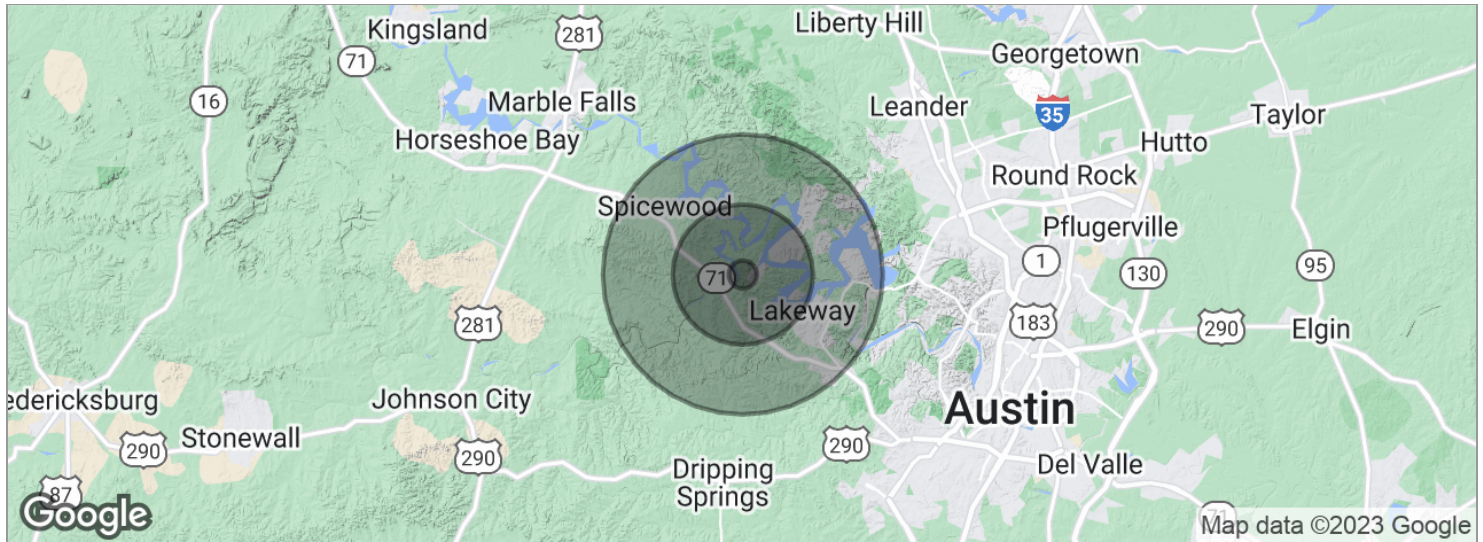
Net Operating Income

\$84,000

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	MONTHLY RENT
Crystal Creek Distillery		3,500	May 1, 2017	April 30, 2019	\$3,500	\$3,500
Back 3.34 +/- acres		145,490			\$1,500	\$1,500
Frontage 1 +/- acre		43,560			\$2,000	\$2,000
Totals/Averages		192,550			\$7,000	\$7,000

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	367	10,426	49,877
Median age	45.9	45.2	43.9
Median age (male)	43.9	43.6	42.8
Median age (Female)	47.6	46.7	45.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	152	4,258	20,077
# of persons per HH	2.4	2.4	2.5
Average HH income	\$119,802	\$105,201	\$108,768
Average house value		\$348,469	\$392,889

* Demographic data derived from 2020 ACS - US Census