



CONFIDENTIAL OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided.

Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.





PRICE
\$1,550,000



CAP RATE
6.1%



OCCUPANCY
100%

PROPERTY KEY INFORMATION

PROPERTY ADDRESS	5317 Nuckols Crossing Road, Austin, TX 787744
LOCATION	SE corner of E. Stassney Lane and Nuckols Crossing Road
COUNTY	Travis (PID: 776792)
GROSS LEASEABLE AREA	3,000 SQ. FT.
LOT SIZE	.96 Acre (41,817 SQ. FT.)
YEAR BUILT	2017
OCCUPANCY	100%
LEASE TYPE	NNN
# OF TENANTS	2
Legal Description	LOT 2C WILLIAMSON CREEK COMMERCIAL 2 (per Travis County CAD)





www.dominos.com

- Founded in 1960
- Over 14,000 locations in more than 85 countries.
- Delivering more than 1.5 million pizza's each day



www.smoketokescbd.com

- 11 locations in Austin & San Antonio

Smoke Tokes seeks to offer a unique experience to its patrons by stocking the most comprehensive CBD & tobacco products available for its discerning consumers and creating an intimate and comforting environment for the specialty and recreational tobacco customer.

INVESTMENT HIGHLIGHTS

- 100% leased – 2 tenant – NNN investment
- Site was selected and specifically built for Domino's
- This Domino's store is a top performer, consistently ranking in the top 35% of all Domino's stores in the United States
- Smoke and Toke lease specifies 3% annual base rent increases
- Strong 2.3% projected annual area population growth through 2028
- More than 110k residents with avg. household income over \$97k within 3 miles & more than 297k residents with avg. household income over \$118k within 5 miles

OPERATING EXPENSES 2022		
NNN CATEGORIES	TOTAL	PSF
CAM		
Lawn Service	\$3,456	\$1.15
Accounting Fee	\$600	\$0.20
Tax Advisor	\$300	\$0.10
Property Management	\$5,117	\$1.71
Water/ Waste Water	\$7,864	\$2.62
TOTAL CAM	\$17,337	\$5.78
Real Estate Tax (2023)	\$13,200	\$4.40
Insurance	\$4,014	\$1.34
TOTAL	\$34,551	\$11.52

INCOME	
BASE RENT	\$89,379
NNN REIMBURSEMENTS	\$34,551
ADMINISTRATION FEE	\$5,148
TOTAL INCOME	\$129,078
OPERATING EXPENSES	
REAL ESTATE TAX	\$13,200
INSURANCE	\$4,014
CAM	\$17,337
TOTAL OPERATING EXPENSES	\$34,551
NET OPERATING INCOME (NOI)	
	\$94,527

TENANT	SF	START	END DATE	BASE RENT RATE PSF/YR	BASE RENT ANNUAL	NOTES
DOMINO'S PIZZA	2,000 SF	April 16, 2017	April 30, 2027	\$30.50	\$61,000	<ul style="list-style-type: none"> • 120 Month Term • Lease Rate <ul style="list-style-type: none"> - Months 1 - 36 \$4,583.33/mo (\$27.50 PSF) - Months 37 - 120 \$5,083.33/month
SMOKE AND TOKE	1,000 SF	Jan 1, 2021	Jan 31, 2026	\$28.38	\$28,379.08	<ul style="list-style-type: none"> • 61 Month Term • Lease Rate <ul style="list-style-type: none"> - Months 1 - \$0 - Months 2-13 \$26.75 PSF • Base Rent Increases: 3% annually
TOTAL	3,000 SF				\$89,379.08	

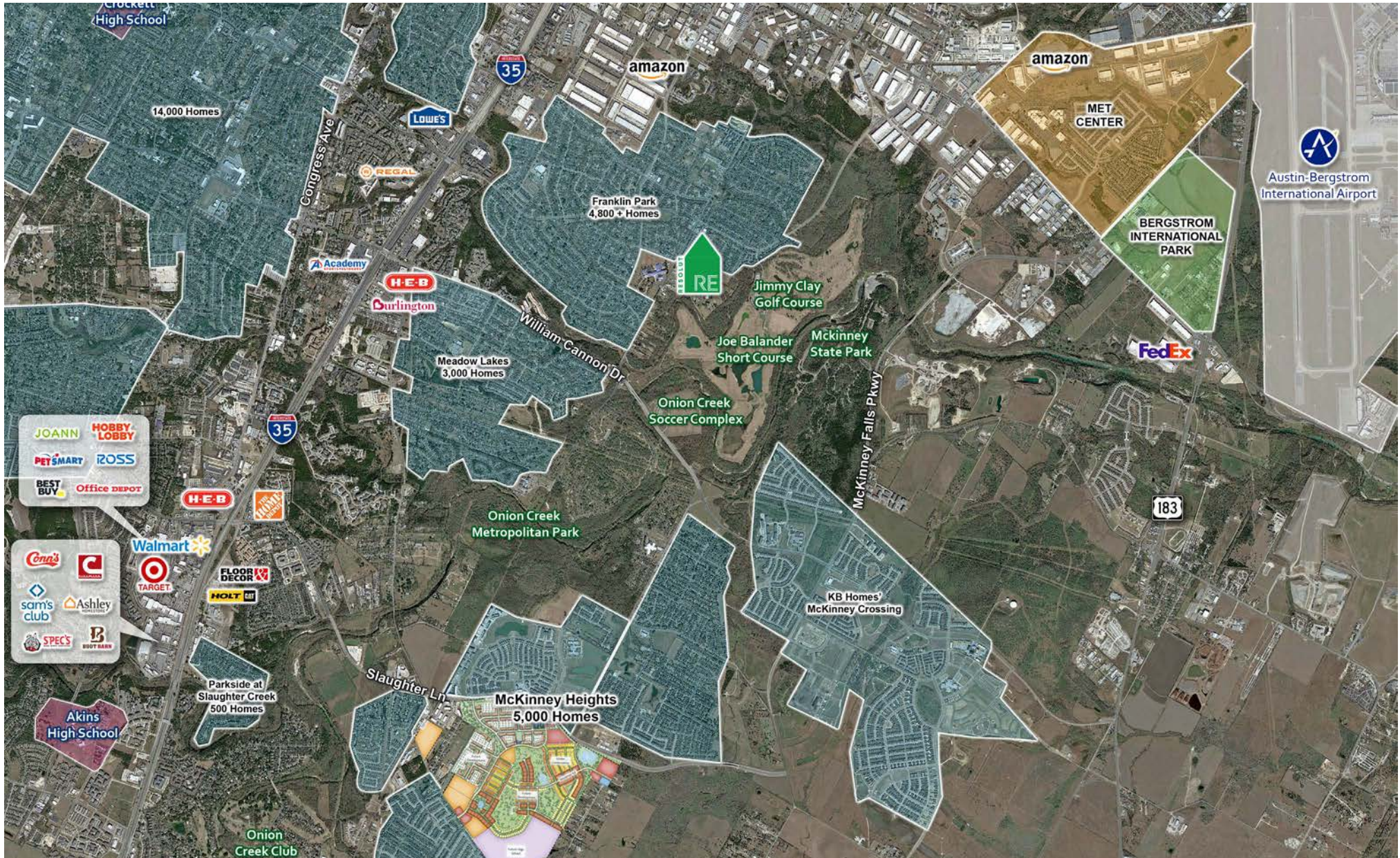


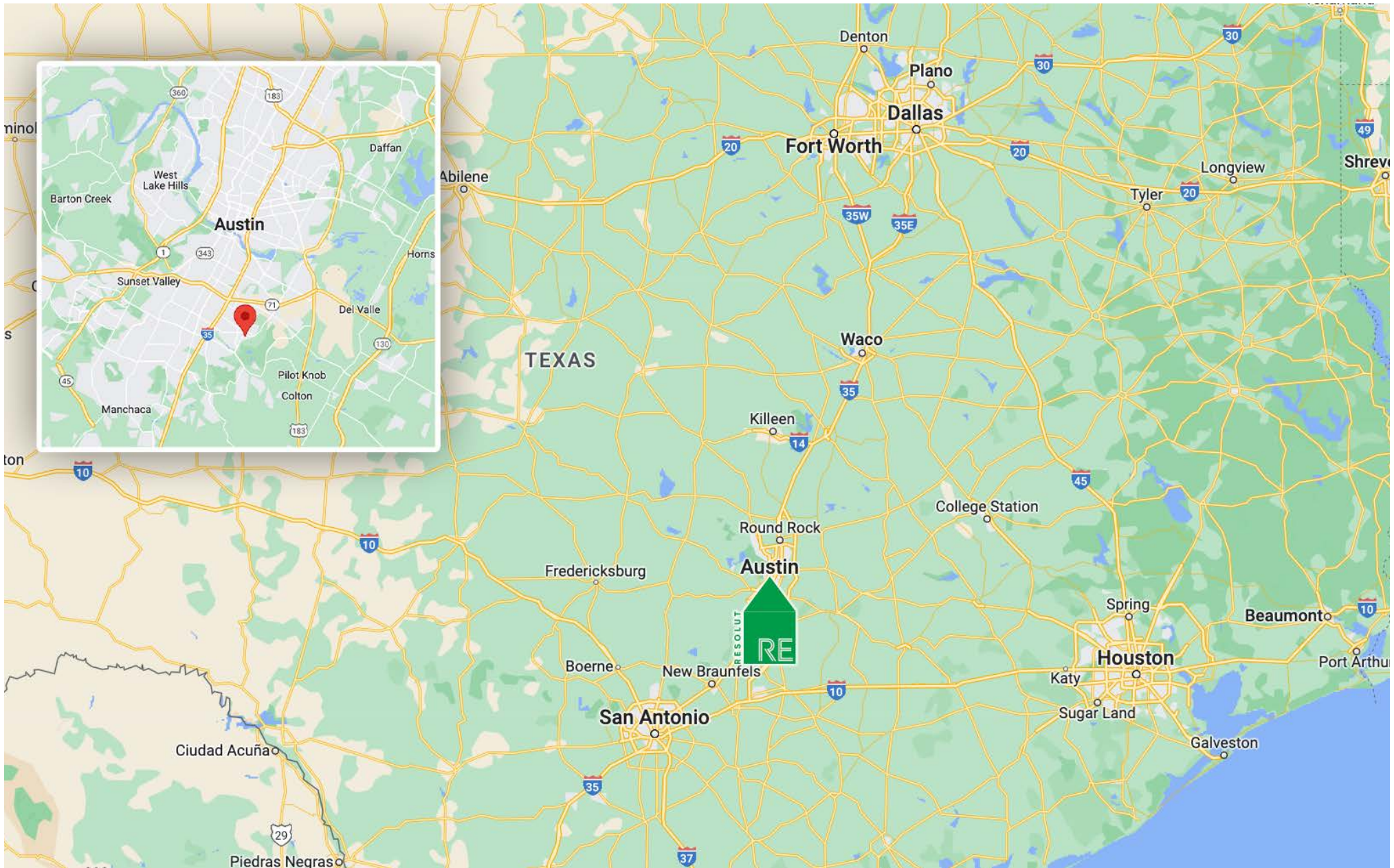


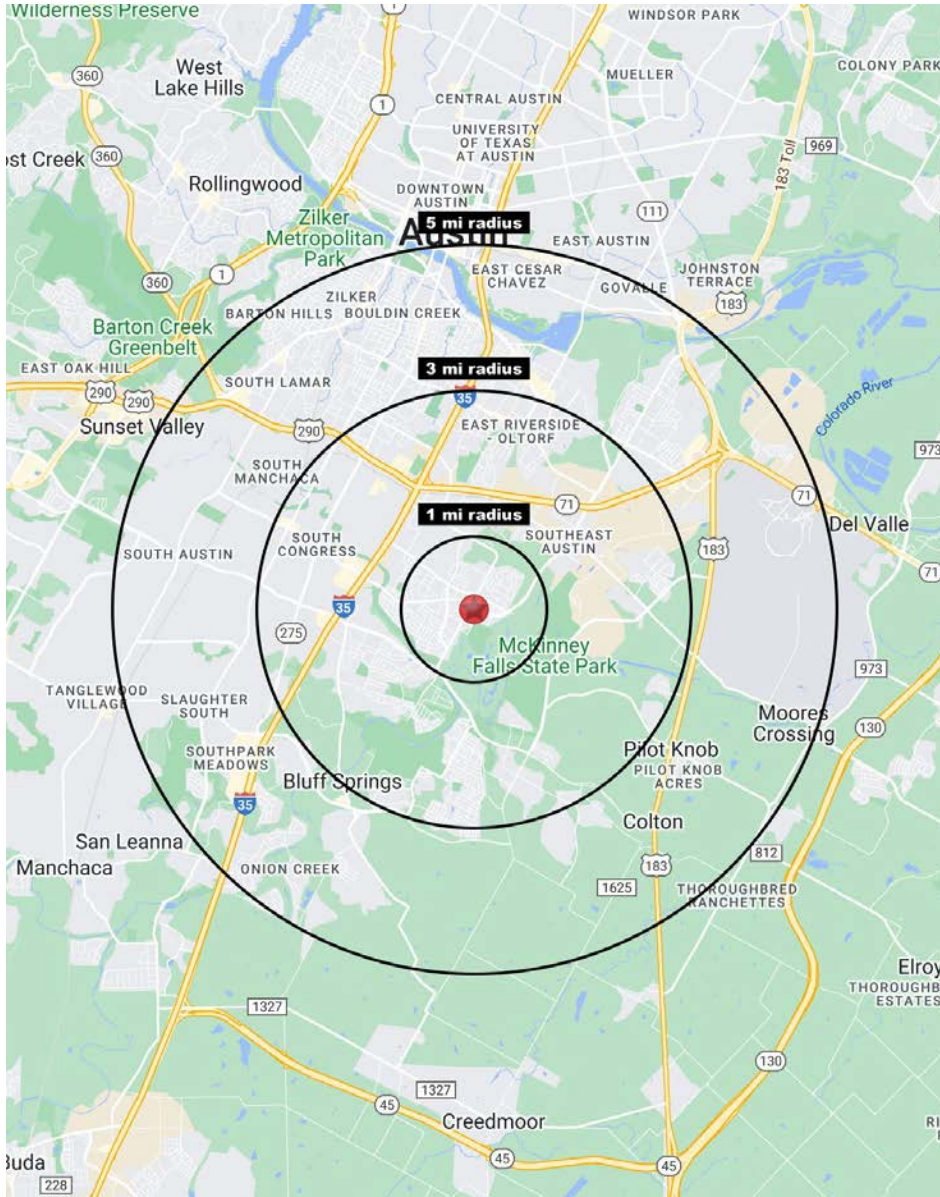




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5317 Nuckols Crossing Rd Austin, TX 78744	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	17,987	110,686	277,960
Projected Population (2028)	22,273	123,638	309,731
Census Population (2020)	16,373	106,053	266,338
Census Population (2010)	15,690	89,009	213,581
Projected Annual Growth (2023-2028)	4,286 4.8%	12,952 2.3%	31,771 2.3%
Historical Annual Growth (2020-2023)	1,614 -	4,633 1.5%	11,622 1.5%
Historical Annual Growth (2010-2020)	683 0.4%	17,044 1.9%	52,756 2.5%
Estimated Population Density (2023)	5,728 <i>psm</i>	3,915 <i>psm</i>	3,540 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	4,804	41,251	116,131
Projected Households (2028)	6,021	46,586	131,893
Census Households (2020)	4,360	39,142	110,281
Census Households (2010)	4,034	31,719	85,444
Projected Annual Growth (2023-2028)	1,218 5.1%	5,335 2.6%	15,762 2.7%
Historical Annual Change (2010-2023)	770 1.5%	9,532 2.3%	30,687 2.8%
Average Household Income			
Estimated Average Household Income (2023)	\$82,179	\$97,067	\$118,478
Projected Average Household Income (2028)	\$69,356	\$91,215	\$110,499
Census Average Household Income (2010)	\$44,793	\$41,741	\$51,414
Census Average Household Income (2000)	\$45,275	\$40,733	\$45,252
Projected Annual Change (2023-2028)	-\$12,822 -3.1%	-\$5,851 -1.2%	-\$7,978 -1.3%
Historical Annual Change (2000-2023)	\$36,904 3.5%	\$56,333 6.0%	\$73,225 7.0%
Median Household Income			
Estimated Median Household Income (2023)	\$75,548	\$74,251	\$88,539
Projected Median Household Income (2028)	\$75,064	\$74,284	\$89,153
Census Median Household Income (2010)	\$40,452	\$36,867	\$42,659
Census Median Household Income (2000)	\$37,955	\$34,320	\$36,978
Projected Annual Change (2023-2028)	-\$484 -0.1%	\$33 -	\$614 0.1%
Historical Annual Change (2000-2023)	\$37,593 4.3%	\$39,931 5.1%	\$51,561 6.1%
Per Capita Income			
Estimated Per Capita Income (2023)	\$22,142	\$36,458	\$49,783
Projected Per Capita Income (2028)	\$18,907	\$34,623	\$47,308
Census Per Capita Income (2010)	\$11,521	\$14,876	\$20,571
Census Per Capita Income (2000)	\$11,382	\$14,783	\$17,647
Projected Annual Change (2023-2028)	-\$3,235 -2.9%	-\$1,835 -1.0%	-\$2,475 -1.0%
Historical Annual Change (2000-2023)	\$10,760 4.1%	\$21,675 6.4%	\$32,136 7.9%
Estimated Average Household Net Worth (2023)	\$376,372	\$448,834	\$603,928

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ALAN RUST, CCIM
PRINCIPLE
INVESTMENT SALES
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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.



AUSTIN AGUILAR
COMMERCIAL ADVISOR
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Austin joined RESOLUT RE in 2021 as a Research Associate, and has been mentored by some of the best brokers in the region. He quickly secured a position as a full-time commercial advisor. As a native to the city of Austin, Austin is able to use his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs.

Austin graduated in 2021 with a BBA in Finance and a MBA from the McCoy College of Business at Texas State University. He is also an active member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](https://www.resolutre.com)

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