



FORMER LOGAN'S ROADHOUSE
701 East Stassney | Austin, TX 78745

FOR SALE/LEASE

AVAILABLE

**YOUR
NAME
HERE**



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Robby Eaves, CCIM
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512 682 1000
3737 Executive Center Dr., Suite 255
Austin, TX 78731
cipaustin.com

SUMMARY

For Sale/Lease: FORMER LOGAN'S ROADHOUSE

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PROPERTY HIGHLIGHTS:

- Excellent location with interstate exposure at the SWC of I-35 & Stassney Ln.
- Major retail at all four quadrants of the intersection reinforces this site's regional draw.
- 112 Parking Spaces

AVAILABLE SPACE:

7,967 SF
Freestanding Building
2nd Gen Restaurant

LAND SIZE:

2.07 Acres

YEAR BUILT:

2002

SALE PRICE:

\$2,500,000

RENTAL RATE:

\$28.00 PSF
Absolute Net
2016 Tax: \$59,199 (Estimate provide by TCAD and subject to change)
Landlord responsibility for roof & foundation only

ZONING:

[GR-MU-CO-NP](#)

TRAFFIC COUNTS:

I-35: 179,807 VPD
Stassney Ln: 29,300 VPD
(CoStar 2017)

AREA RETAILERS:



For More Information Contact:

Robby Eaves, CCIM

Principal

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Nick Nelson, CCIM

Senior Vice President

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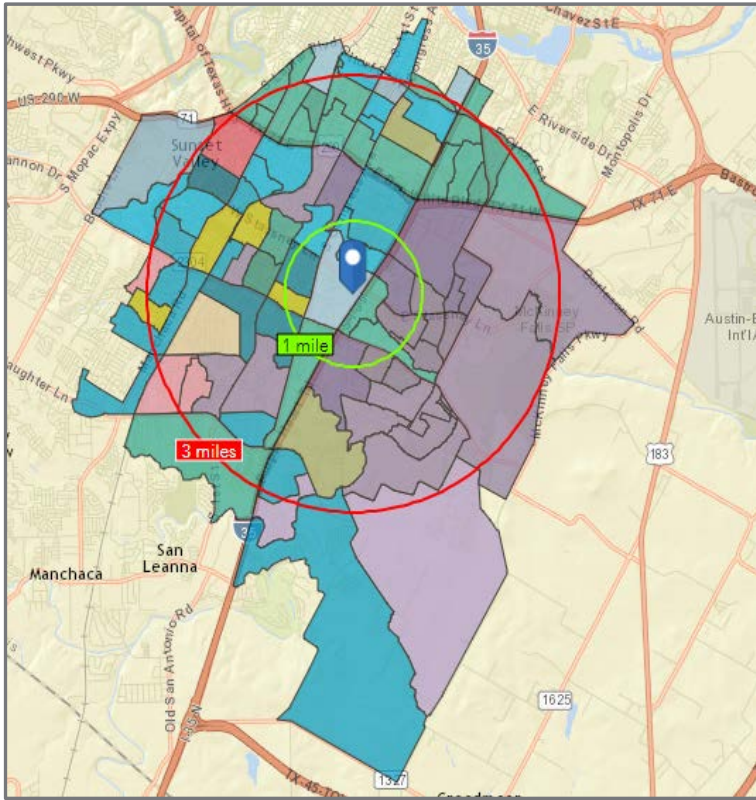
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TAPESTRY SEGMENTATION

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DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS		
TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)

Metro Renters	25.7%	25.7%
Young and Restless	24.7%	50.4%

3 MILE RADIUS		
TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)

Young and Restless	23.9%	23.9%
American Dreamers	12.7%	36.6%

7C American Dreamers

Household: Married Couples (32.1)

Housing: Single Family (\$50k)

Households: 1,771,368

Svcs/Admin
HS Diploma Only
White/Black

- Own feature-rich cell phones
- Spend money carefully; buy necessities
- Pay bills, socialize online
- Listen to urban or Hispanic radio
- Eat at Taco Bell, Wendy's, IHOP

11B Young and Restless

Household: Singles (29.6)

Housing: Multi-Unit Rentals (\$38k)

Households: 2,065,345

Svcs/Prof
College Degree
White/Black

- Text, redeem coupons from cell phone
- Bank online
- Go dancing; play pool; buy organic food
- Listen to blues, jazz, rap, hip-hop, dance music
- Buy from eBay

3B Metro Renters

Household: Singles (32.3)

Housing: Multi-Unit Rentals (\$59k)

Households: 1,801,600

Prof/Mgmt
College Degree
White

- Prefer environmentally safe products
- Spend wages on rent
- Practice yoga, Pilates; ski
- Active on Facebook, Twitter, YouTube, LinkedIn
- Take public transportation, taxis; walk; bike

DEMOGRAPHIC SNAPSHOT

	1 mile	2 miles	3 miles
2018 Population	22,143	72,534	139,348
Daytime Population	15,348	62,873	122,447
Average HH Income	\$54,896	\$56,043	\$60,960



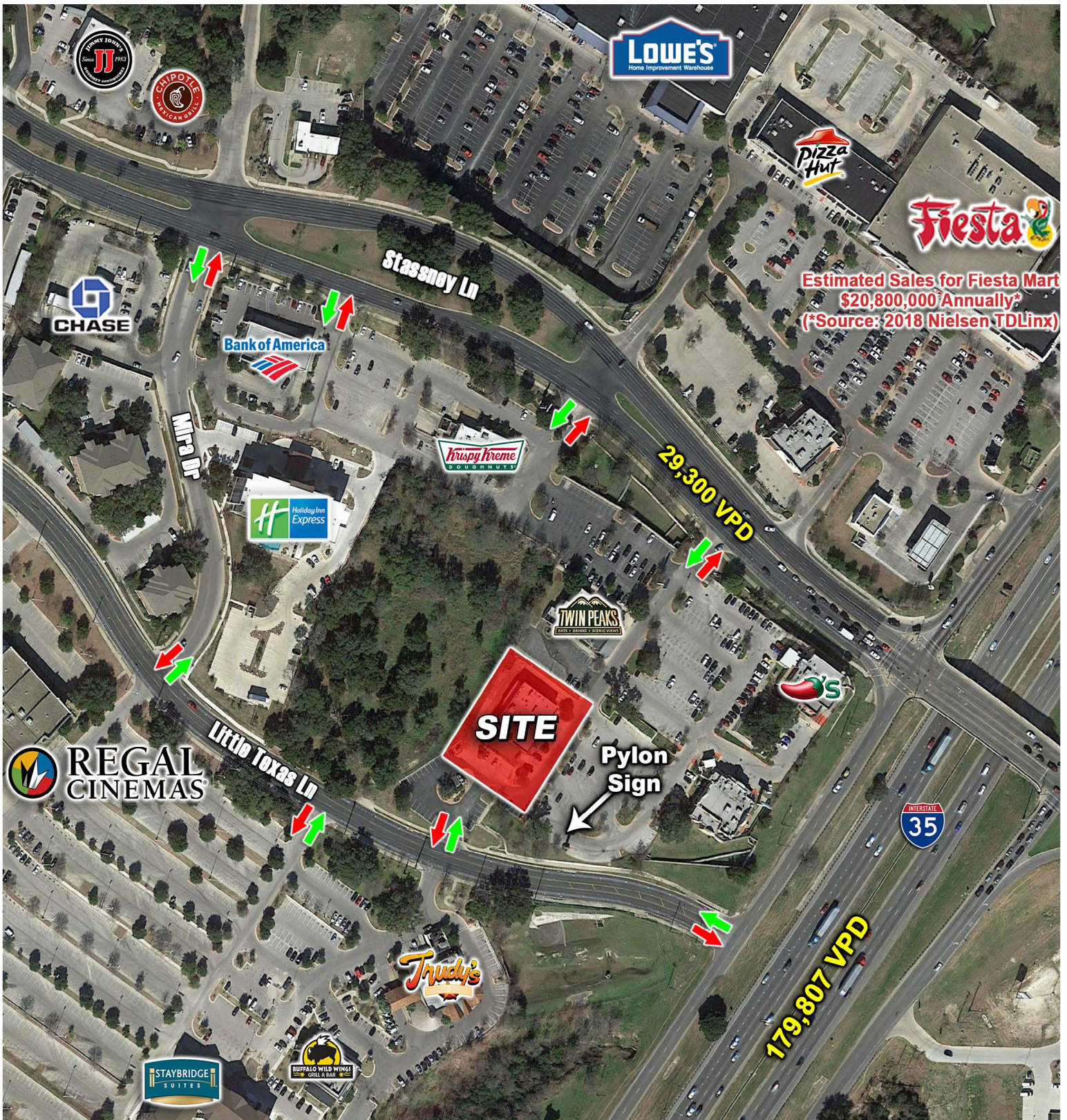
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AREA RETAILERS

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Estimated Sales for Fiesta Mart
\$20,800,000 Annually*
(*Source: 2018 Nielsen TDLinx)



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robby Eaves / Nick Nelson	588199/603416	robby@cipaustin.com / nick@cipaustin.com	512-682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date