

FOR SALE

2411 N U.S. HWY 281, MARBLE FALLS, TX 78654



Restaurant Investment Opportunity

ABOUT THE PROPERTY:

2411 N U.S. Hwy 281 is a 5,687 SF Restaurant in the Central Texas Area submarket of Marble Falls. The property features full occupancy with an established restaurant tenant and below-market rents. With strong in-place cash flow and excellent visibility along US Hwy 281, this project offers buyers tremendous upside over the life of their investment.

FEATURES:

- 5,687 SF retail property investment
- Below-market rents
- Strong in-place cash flow
- Ample parking
- Flexible future uses
- Excellent visibility along U.S.-281

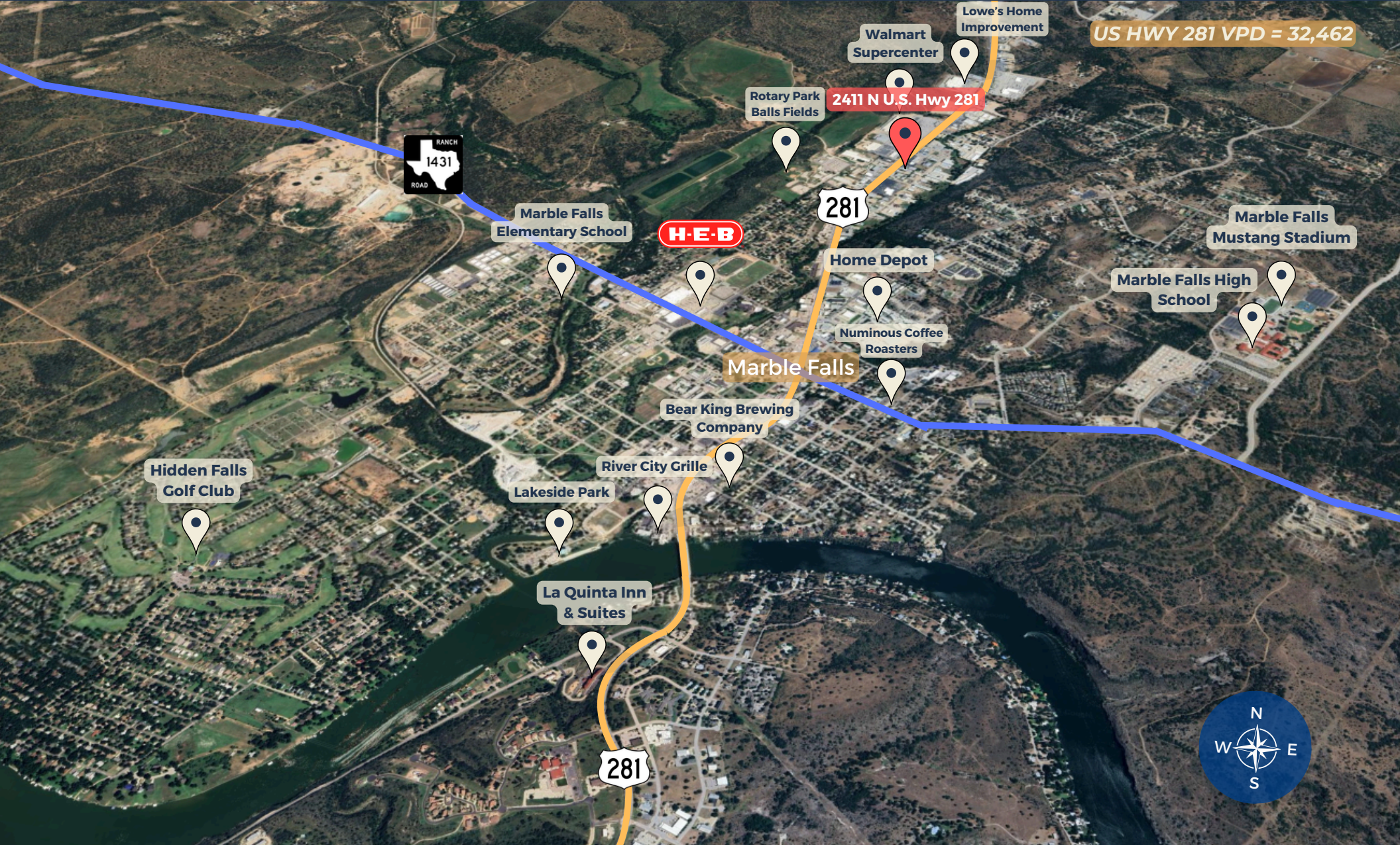
PROPERTY HIGHLIGHTS



- Strong in-place cash flow
- 100% occupied
- Below market rents

- Investment sale opportunity
- High-growth location
- Flexible future uses

AREA DETAILS & OVERVIEW



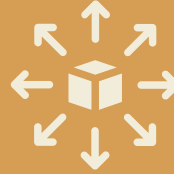
MARKET ANALYTICS



Situated along the US Hwy-281 corridor, providing direct access to the Central Texas Area submarket.



Consistent year-over-year population growth.



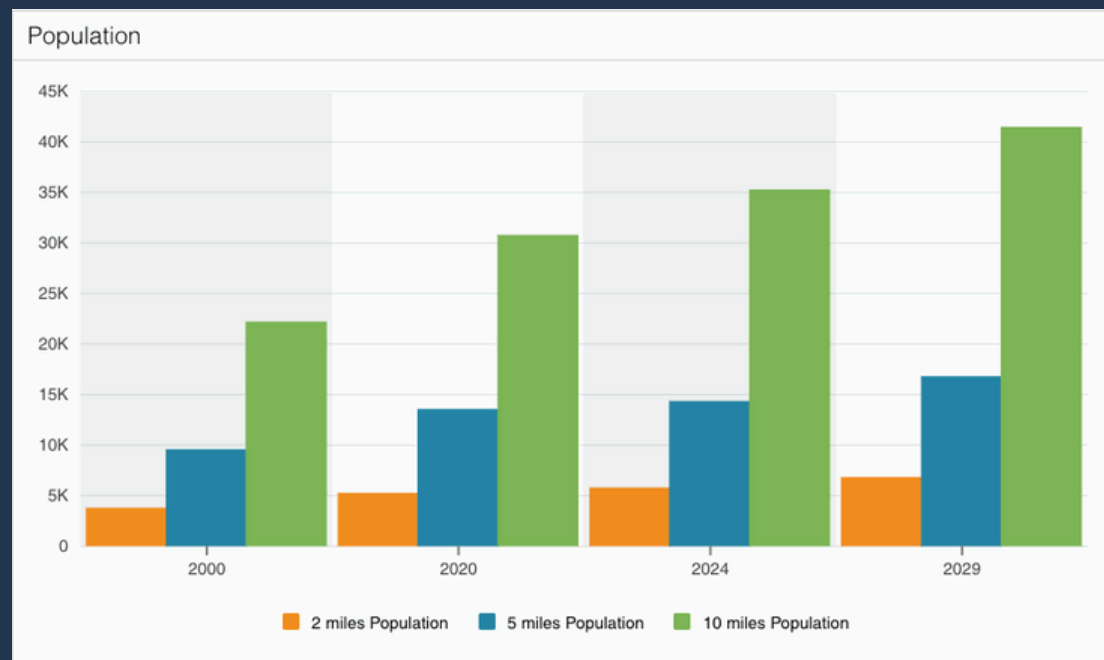
Attractive location for restaurants, store fronts, and various retail uses.



32,462 vehicles-per-day along the US Hwy-281.



14,694 households within a 10-mile radius



**according to CoStar Analytics*

LEASE INFORMATION

Premises	5,687 SF
Base Rent	\$10,738.95/Month
Lease Commencement	Apr 5, 2024
Lease Expiration	Apr 5, 2027
Lease Term	36 Months
Renewal Options	No
Rent Increases	3%
Lease Type	NNN



“Located in the charming town of Marble Falls, Texas, The Real New Orleans Style Restaurant is a true culinary treasure that brings the bold and soulful flavors of Louisiana right to the heart of the Hill Country.” The Real New Orleans Style Restaurant has been owned and operated for 20+ years and “has quickly become a go-to destination for anyone craving authentic Cajun and Creole cuisine made with love and tradition.”

**According to therealneworleansstylerestaurant.zoyaf.com*



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