



PRISCILLA KING

Commercial Agent | REALTOR®

📞 (512) 663-3869

✉️ Texas@priscillaking.com

📍 11620 N FM 620 RR, AUSTIN, TX 78750

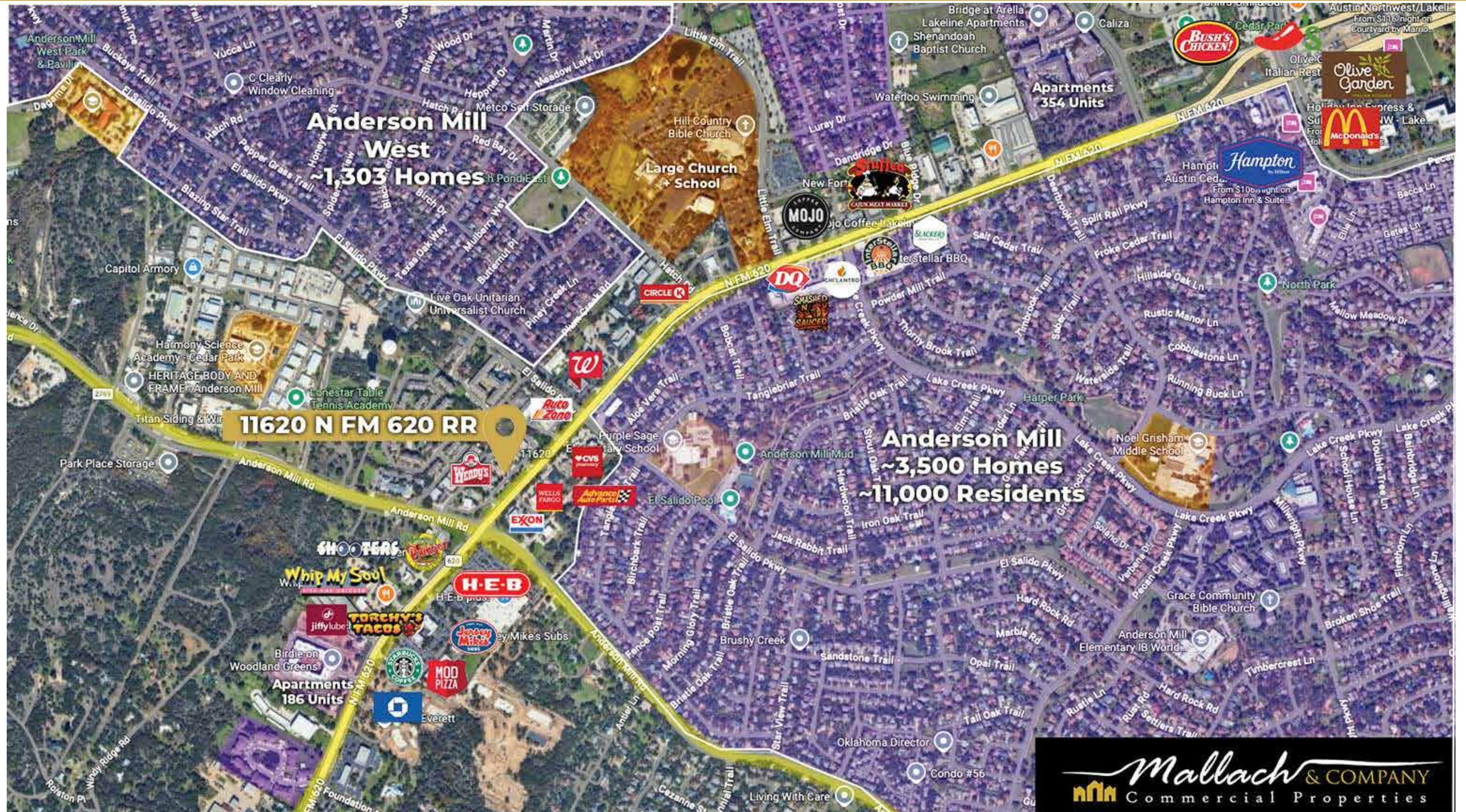
🏢 6,120 SF | 1.525 AC | 101 PARKING SPACES

Mallach & COMPANY
Commercial Properties



Details	
Type	2nd Generation Restaurant (Existing Infrastructure in Place)
Address	11620 N FM 620 RR, Austin, TX 78750
Frontage	±250 FT on FM 620
Building Size	6,120 SF
Lot Size	1.525 AC
Zoning	General Business (GB) - allows a wide range of retail and restaurant uses
Parking	101 Spaces - 16.5 /1,000 (exceptional)
Traffic	~45,000 VPD - N FM 620 RR ~25,000 VPD - Anderson Mill Rd
Access	Direct access from FM 620 + Anderson Mill proximity
Utilities	Fully Equipped Kitchen + Existing FF&E

Nearby Retail



Retail Corridor Overview



LAKELINE MALL
A SIMON MALL

BEST BUY

SLACKERS
BREWING CO.

's

CHI'LANTRO

McDonald's

Olive Garden
ITALIAN KITCHEN

Walgreens

JuiceLand

BUSH'S CHICKEN!

DQ

InterStellar
BBQ

CVS
pharmacy

AutoZone

Spicy House

N FM 620 RR

Advance Auto Parts

11620

Retail Corridor Overview



H-E-B

MOD PIZZA

STARBUCKS COFFEE

TORCHY'S TACOS

Wendy's

jiffylube

Palafel Burger
VEGAN & MORE

SHOOTERS

Whip My Soul
FISH AND CHICKEN

WELLS FARGO

EXXON

ANDERSON MILL

N FM 620 RR

11620

N FM 620 Corridor- High Traffic

N FM 620

Mallach & COMPANY
Commercial Properties

TRAFFIC COUNTS

45,000 VPD – RM 620

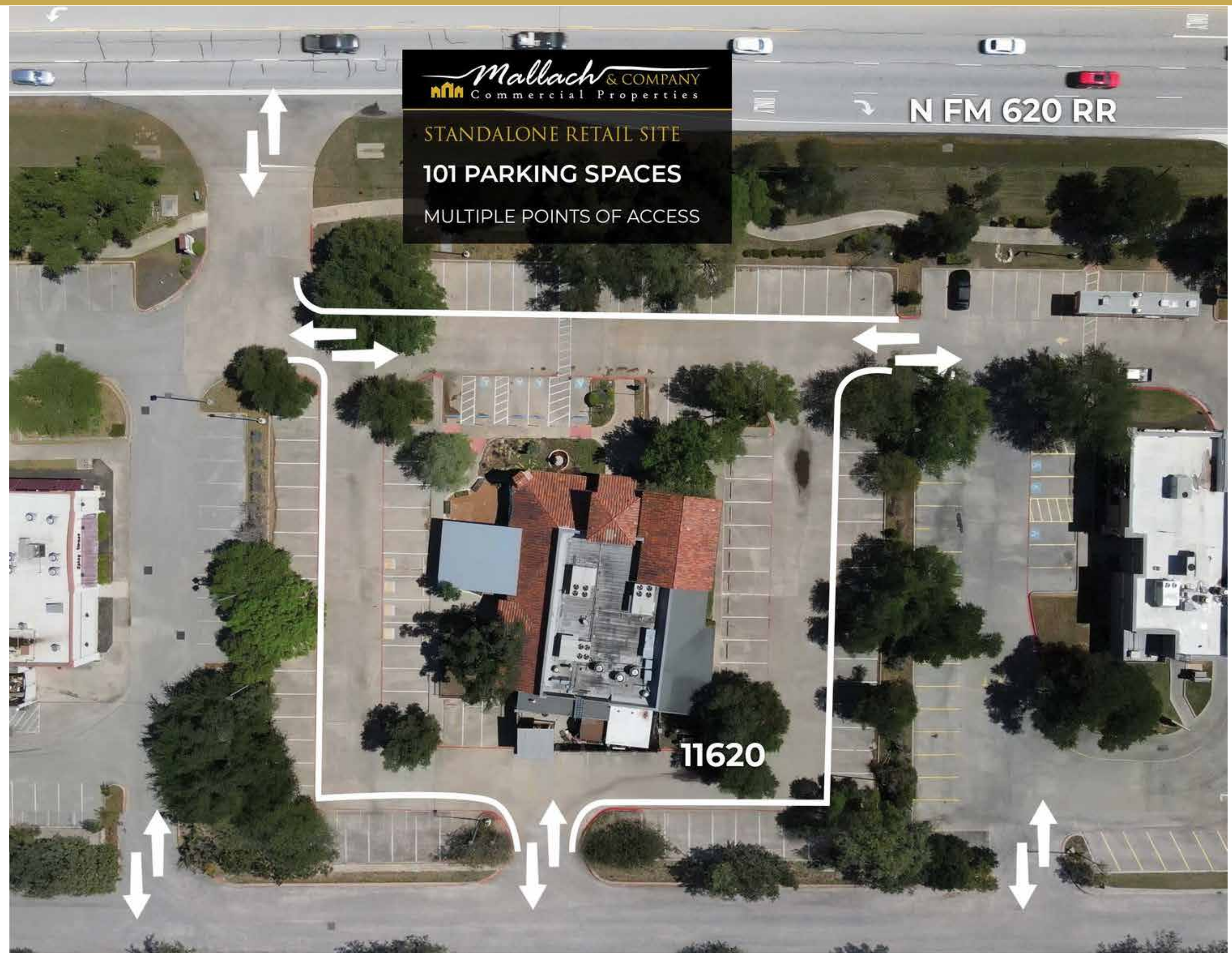
25,000 VPD – Anderson Mill Rd

High-traffic retail corridor in Northwest Austin



Subject Property

Aerial Preview - Parking



Improved Property - Curb Appeal



Improved Property - Customer Experience



Improved Property - Staff Experience



Details	
Foundation	Concrete Slab
Frame	Wood Frame, Excellent / Class A
Exterior Walls	Stone Veneer, Stucco & wood siding
Interior Partitions	Predominately painted and textured sheetrock with wainscoting
Ceilings	The dining areas feature predominately extensive ceiling treatments, including painted and textured drywall ceilings with exposed wood beams, as well as a combination of recessed fluorescent lights, canned lights and chandeliers.
Covered Flooring	Predominately luxury vinyl plank flooring and tile, in average condition
Fire Protection	Sprinklered, Fire Protection devices

Details	
Plumbing	Sufficient and adequate for the improvements
Electrical	Sufficient and adequate for the improvements
HVAC	Sufficient and adequate for the improvements
Doors	Combination of glass and wood, commercial grade
Parking	101 Parking Spaces, conforms and exceeds city parking requirements
Kitchen Features	Fully equipped commercial-grade kitchen with ventilation, gas, plumbing, and electrical infrastructure in place
Site Improvements	Extensive landscape package included irrigation and fountains, parking, lighting, trash enclosure, concrete paving, curbing, highway advertising sign, patio area, tubular steel fencing and a wood and stone fence enclosure at the rear of the restaurant.

Active Listing Comparables 4/21/2026



Former Oasthouse

Address	8300 N FM 620 (3 miles apart)
Status	Available for Sale
Price	--
Building SF	6,655 SF
Lot Size	.31 AC
Use	2 nd Generation Restaurant



Willie's Plate

Address	13436 W Highway 71 (BeeCaves)
Status	Commercial Sale
Price	\$5,000,000
Building SF	5,600 SF
Lot Size	1.638 AC
NOI	--



DAM-A Korean Hotpot & BBQ

Address	713 Huntland Dr, Austin (located I-35 Hwy)
Price	\$4,000,000
Building SF	6,324 SF
Lot Size	1.25 AC
NOI	\$280,000
Add'l Notes	Recent sale at \$3.65M (6.25% cap) in 2024; repositioned as sale-leaseback with increased NOI. Reflects higher yield driven by tenant risk and lease structure.

May 2024
 P00081249/Parcel 89
 Page 3 of 5

EXHIBIT A

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS §
 COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15th day of May, 2024 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
 3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
 TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
 M:\TxDOT Austin-23-111-IH35-RM 620 WA4\Description\Parcel 89

P.O.B.

PROPOSED R.O.W.

89
 TDC# P00081249
 1.521 AC.
 66,262 SQ.FT.
 LAWRENCE FAMILY FUND, LLC
 DOC. NO. 2020003045
 O. P. R. W. C. TX.
 TRACT 1
 (LOT 3A)
 DECEMBER 10, 2019
 DAVE'S SUBDIVISION,
 AMENDED PLAT OF LOTS 3, 4 AND 5, BLOCK A
 DOC. NO. 200200185
 O. P. R. T. C. TX.
 DOC. NO. 2002054289
 P. R. W. C. TX.
 LOT 3A
 1.525 AC.

EXISTING R.O.W.
R. M. 620
 (125' R.O.W. WIDTH)

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- COORDINATES AND DISTANCES ARE DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00011.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY AS GF#23040150R0W, EFFECTIVE ON MAY 21, 2023 AND ISSUED ON MAY 24, 2023.
- FIELD SURVEYING WAS PERFORMED FROM JUNE 2023 THROUGH FEBRUARY 2024.
- ACCESS MAY BE PERMITTED IN ACCORDANCE WITH ACCESS MANAGEMENT MANUAL GUIDELINES.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

PROPERTY INSET
NOT TO SCALE

REVISIONS		
SURVEYED	ACQUISITION	REMAINING LT
1.521 AC. 66,262 SQ. FT.	1.521 AC. 66,262 SQ. FT.	0 AC. 0 SQ. FT.

McGRAY & McGRAY LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591
 www.mcgray.com

PARCEL PLAT SHOWING
 TDC# P00081249
 RM 620
 WILLIAMSON COUNTY, TEXAS
 C.C.S.J.: 0683-01-100
 R.C.S.J.: 0683-01-101

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

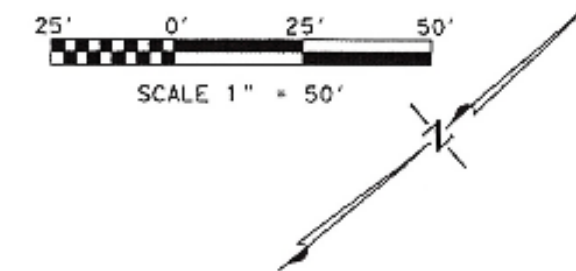
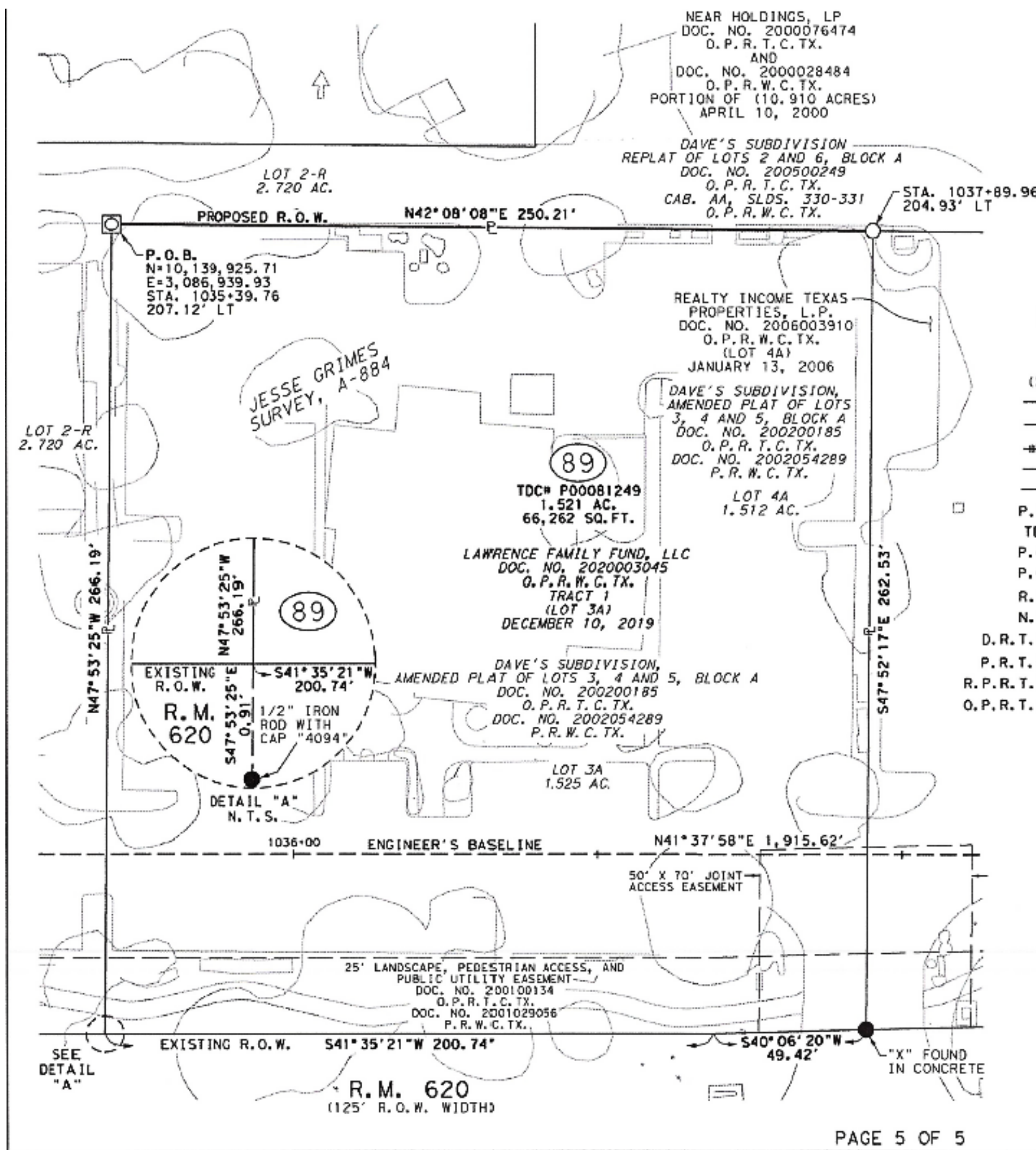
CHRIS CONRAD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5623

5/15/2024
DATE

PAGE 4 OF 5

DATE: MAY 2024

SCALE: N. T. S.



LEGEND

- MONUMENT FOUND (AS INDICATED)
- TXDOT TYPE I MONUMENT, CONCRETE POST FOUND
- ⊠ TXDOT TYPE II BRONZE DISK SET IN CONCRETE (UNLESS NOTED)
- 5/8" IRON ROD W/ TXDOT ALUMINUM CAP SET (UNLESS NOTED)
- (XXX) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DEED LINE (OWNERSHIP IN COMMON)
- |— ACCESS DENIAL LINE (A.D.L.)
- |— DISTANCE NOT TO SCALE
- |— EASEMENT LINE (AS NOTED)
- P.U.E. PUBLIC UTILITY EASEMENT
- TDC # TXDOT CONNECT PARCEL #
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

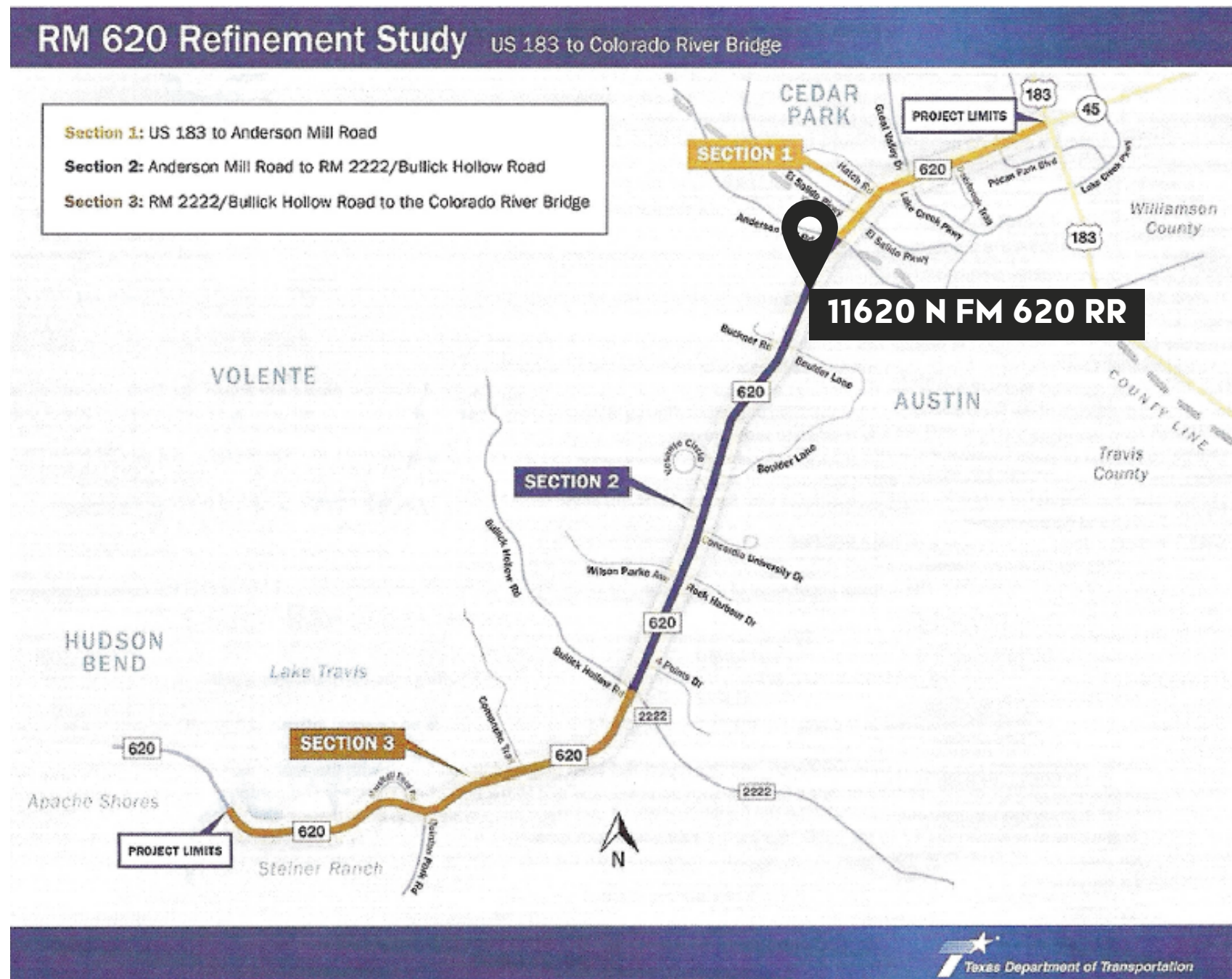


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TDC# P00081249
RM 620
WILLIAMSON COUNTY, TEXAS
C.C.S.J.: 0683-01-100
R.C.S.J.: 0683-01-101

DATE: MAY 2024 | SCALE: 1" = 50'

This asset benefits from planned infrastructure investment without near-term disruption, allowing investors to capture current income while positioning for long-term corridor appreciation.



Planned Improvements

- Expansion of RM 620 capacity
- Intersection upgrades at Anderson Mill Rd
- Improved traffic flow and accessibility

Strategic Positioning

- Located directly along improvement corridor
- High visibility + long-term infrastructure support

Timing Advantage

- Project timeline extended (~2032)
- Allows near-term income + future repositioning

Based on prior discussions and historical valuation ranges, the property may present a potential future acquisition scenario tied to the RM 620 corridor expansion. While timing and certainty remain subject to change, this provides additional long-term optionality beyond a traditional market-based exit.

Stabilized Income Profile

Purchase Price	\$4,350,000
Projected NOI (NNN Lease):	\$240,000 (Historically achieved under prior tenancy)
Lease-Up Opportunity	<ul style="list-style-type: none"> Property is currently vacant, offering: <ul style="list-style-type: none"> Immediate upside through tenant placement Ability to secure market rents in a high-demand corridor Prior tenancy demonstrates proven income performance

5-Year Hold Scenario

Annual NOI:	~\$240,000
5-Year Income:	\$1,200,000
Exit Value (6.0% cap):	\$4,000,000
Total Cash In:	\$5,200,000

Immediate operational capability versus 12-18 month ground-up development timelines

Information About Brokerage Service



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Mallach and Company	9001091	mallachandcompany@gmail.com	(512)699-9714
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)587-9127
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)587-9127
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Priscilla King	847991	texas@priscillaking.com	(512)663-3869
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Mallach and Company, 304 W. Willis St Leander TX 78641

Phone: 5126633869

Fax:

Priscilla King

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



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