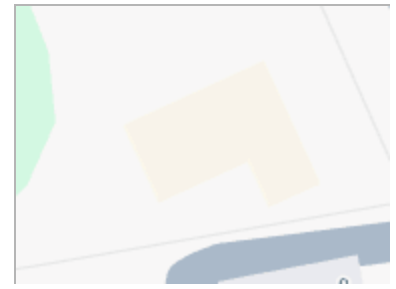


ALL FIELDS DETAIL



Aerial

MLS #	179202	DOM	7
Asking Price	\$550,000	#Stories	1
Address	106 Sunrise Drive	Wtr/Swr	
City	Sunrise Beach	WaterFrnt	No
State	TX	WtrFrntTyp	
Zip	78643	WtrfrntFt	
County	Llano	AHtCISQFT	
Status	Active	PrcSqft	
Class	COMMERCIAL /INDUSTRIAL		
Type	Commercial		
Approx. Lot Dimensions	275x119x212x149		
Approx. # of Acres	0.88		



GENERAL

Sale/Rent	For Sale	IDX Include	Y
Short Sale Y/N	No	REO/Foreclosure/Auction Y/N	No
Listing Date	8/24/2026	Expiration Date	8/31/2027
Agent	Matthew A Butter - Cell: 512-557-5774	Listing Office 1	Coleman Team Realty, LLC - OFC: 830-385-6184
Listing Agent 2	Jason A Coleman - Cell: 830-385-6184	Listing Office 2	Coleman Team Realty, LLC - OFC: 830-385-6184
Excl. Right to Sell (Y/N)	Yes	Intermediary (Y/N)	Yes
Exclusive Agency (Y/N)	No	Possession	Closing/Funding
Owner's Complete Name (First & Last)	Courtney Adorni	Gross Building Area SQFT	1980
Gross Bldg. Area Source	County	Approx. Year Built	1999
Net Rentable Area SQFT		Owned to Water (Y/N/UK)	
Approx. Lot SQFT	38,333	# of Units	1
# of Parking Units	10	Zoning	Commercial
Flood Zone (Y/N/UK)	Unknown	Restrictions (Y/N/UK)	Yes
Business Conveyed (Y/N)	No	Business Description	Restaurant/Bar
Year Established		# of Employees	
Current Lease (Y/N)	No	Lease Expires	
Gross Operating Income		Total Annual Expenses	
Net Operating Income		Debt Service	
Cash Flow		Legal	SUNRISE BEACH II UNIT A LT 305
Total # of Units		Percent Occupied	
SQFT Source		Unit 1 # of Baths	
Unit 1 # of Bedrooms		Unit 1 Rent	
Unit 1 Garage Units		Unit 1 Parking Spaces	
Unit 2 # of Baths		Unit 2 # of Bedrooms	
Unit 2 Rent		Unit 2 Garage Units	
Unit 2 Parking Spaces		Unit 3 # of Baths	
Unit 3 # of Bedrooms		Unit 3 Rent	
Unit 3 Garage Units		Unit 3 Parking Spaces	
Unit 4 # of Bedrooms		Unit 4 # of Baths	
Unit 4 Rent		Unit 4 Garage Units	
Unit 4 Parking Spaces		Gross Op. Income Rent	
Gross Op. Income Laundry		Gross Op. Income Garage	
Gross Op. Income Other		Insurance	
VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	No
Maintenance		Garbage	
Management		Total Annual Expenses	
Net Op. Income		Debt Service	
Cash Flow		Off Market Date	
Agent Hit Count	27	Client Hit Count	0
Search By Map		Update Date	8/27/2026
Status Date	8/24/2026	HotSheet Date	8/24/2026
Price Date	8/24/2026	Input Date	8/24/2026 3:57 PM
Associated Document Count	0	Original Price	\$550,000
Cumulative DOM	7	Address 2	

GENERAL

Building Use 1	Lounge/Bar	Building Use 2	Restaurant
For Sale or Rent	For Sale	Preferred Title Company	Patten Title-Christy Wooten
PID		Property Condition	Resale/Re-Lease
Geocode Quality	Manually Placed Pin	Picture Count	44
Sold Price Per SQFT		Additional Comments Relating to Sale	
Input Date	8/24/2026 3:57 PM	Update Date	8/27/2026 8:50 AM
Address Unit		Address Suite	
Status Change to Active Date		Floor Plans Count	0
Floor Plans Update Date			

DIRECTIONS

Directions Take Hwy 71 West from Austin, Turn right on FM 2233 for 3 miles, take right on Sunrise Drive. Location 2nd entrance to the right across the street from the Valero Gas Station

FEATURES

CONSTRUCTION	MISC. EXTRAS	SEWER	WATER
Concrete Block	Cable TV	Septic	City
Wood	Fire Alarm	SHOWING INSTRUCTIONS	APPLIANCES
COOLING	Furnished	Call Listing Office	Commercial Stove
Central	Handicap Accessible	Call Listing Agent	Dishwasher
DOCUMENTS AVAILABLE	Security System	Show Anytime	Ice Maker
Aerial Photo	High Traffic Location	Sign on Property	Microwave
Legal Description	In City	Vacant	Range-Gas
ELECTRIC	Kitchen Area	Text Agent for Appt	Refrigerator
3 Phase	RV Parking	TENANT PAYS	Water-Heater Electric
FLOOR	PARKING	Electricity	EXTERIOR
Hard Tile	Gravel	Gas	Concrete Block
Hardwood/Parquet	ROOF	Insurance	Wood
Concrete	Metal	Maintenance	
FOUNDATION	ROAD FRONTAGE	Taxes	
Slab	Paved	Water	
GAS	SALE INCLUDES	Garbage	
Propane	Building(s)	TERMS	
HEAT	Equipment	Cash	
Electric	Inventory	Conventional Option	
	Land	Exchange/1031	
	Personal Property	Small Business Administr	

FINANCIAL

Tax ID	051565	Tax Rate	1.261270
Ag Exempt. (Y/N)	No	HOA Mandatory (Y/N)	No
HOA Fee		HOA Frequency	None
Prop Own. Fee Mand. (Y/N)	No	Property Owners Fee	
Prop Own. Fee Frequency	None	Financing Terms Comments	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Cash Concessions	Buyer Agent 1
Buyer Office 1	

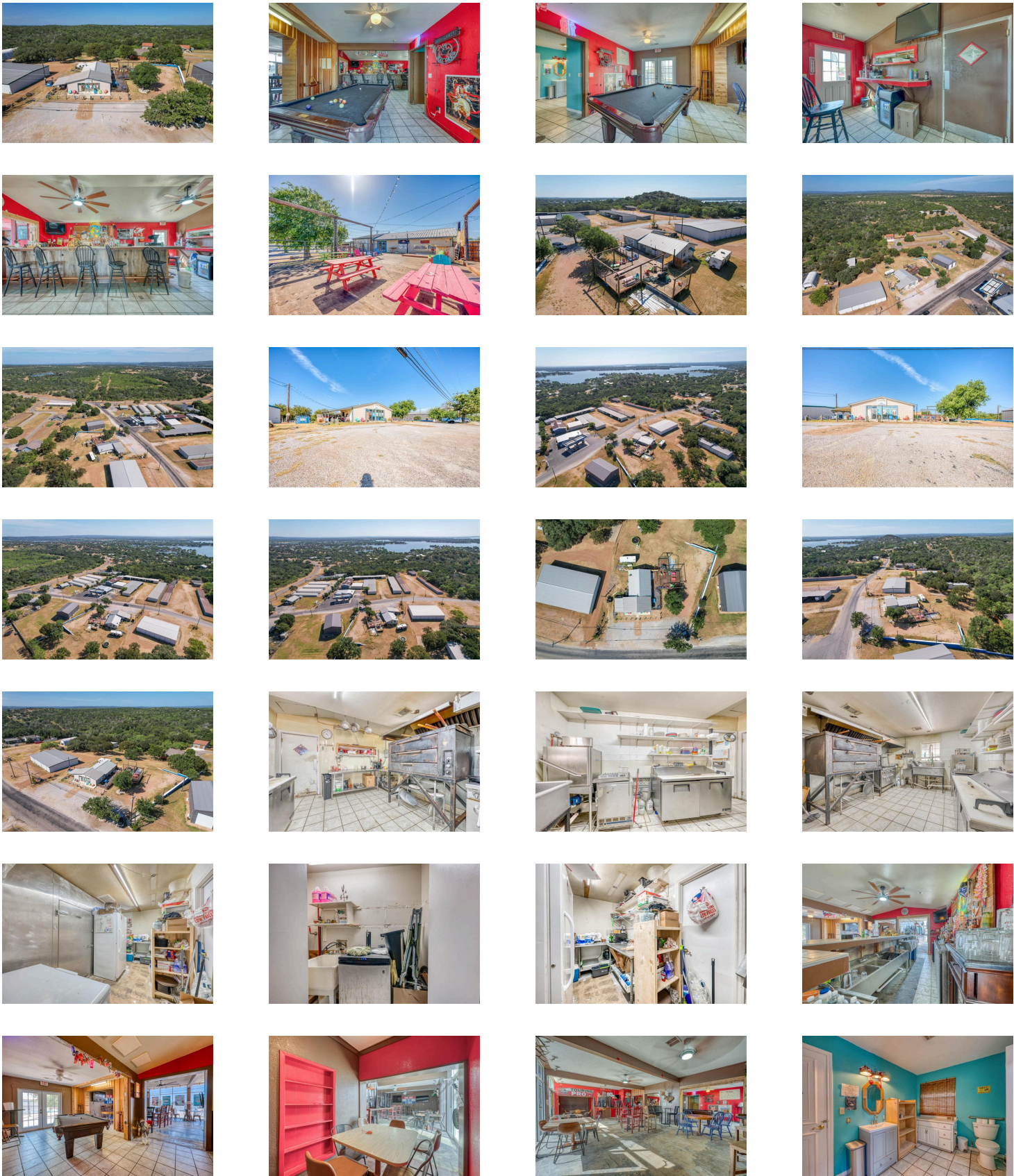
PUBLIC REMARKS

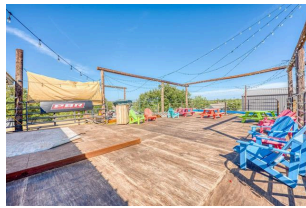
Public Remarks Rare opportunity to acquire a recognizable commercial property in the heart of Sunrise Beach Village, just minutes from the shores of beautiful Lake LBJ. Formerly home to Court's Bar & Grille, 106 Sunrise Dr has a history as a local restaurant, bar, live-music venue, and community gathering spot. Situated on approximately 0.88 acre, the property features approximately 1,980 square feet of commercial space and offers an exciting opportunity for an entrepreneur, investor, restaurateur, or business owner looking to establish a presence in one of the Texas Hill Country's popular lake communities. The property's previous restaurant and entertainment use creates a natural opportunity to reimagine the location as a multifamily, neighborhood bar & grill, live-music venue, retail concept, office, storage or general store, subject to applicable zoning, permitting, and approvals. Sunrise Beach is an established residential and recreational community on the southwest side of Lake LBJ, attracting a mix of full-time residents, second-home owners, retirees, weekend visitors, boaters, and vacationers. The location also offers convenient access to Kingsland, Horseshoe Bay, Marble Falls, Llano, and the greater Highland Lakes area. What makes 106 Sunrise Dr especially compelling is its identity. Locals already know the address. For years, people came here to eat, grab a drink, listen to live music, and spend time with friends. Primed and ready for a new identity while maintaining legacy in a lakeside city

CONF. AGENT REMARKS

Conf. Agent Remarks Call or Text to Schedule a showing today with listing agent, Matthew Butter 512-557-5774 matthew@colemanteamrealty.com

ADDITIONAL PICTURES





DISCLAIMER
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