

2nd Gen
Restaurant
For Lease









Restaurant Information

Interior SF: Approximately 8,064

Outdoor SF: Approximately 1,550

Parking Spots: Approximately 107

Area Information

Population Estimate



1 mi	3 mi	5 mi
10,677	81,248	216,997

Daytime Population

1 mi	3 mi	5 mi
3,655	42,153	113,943



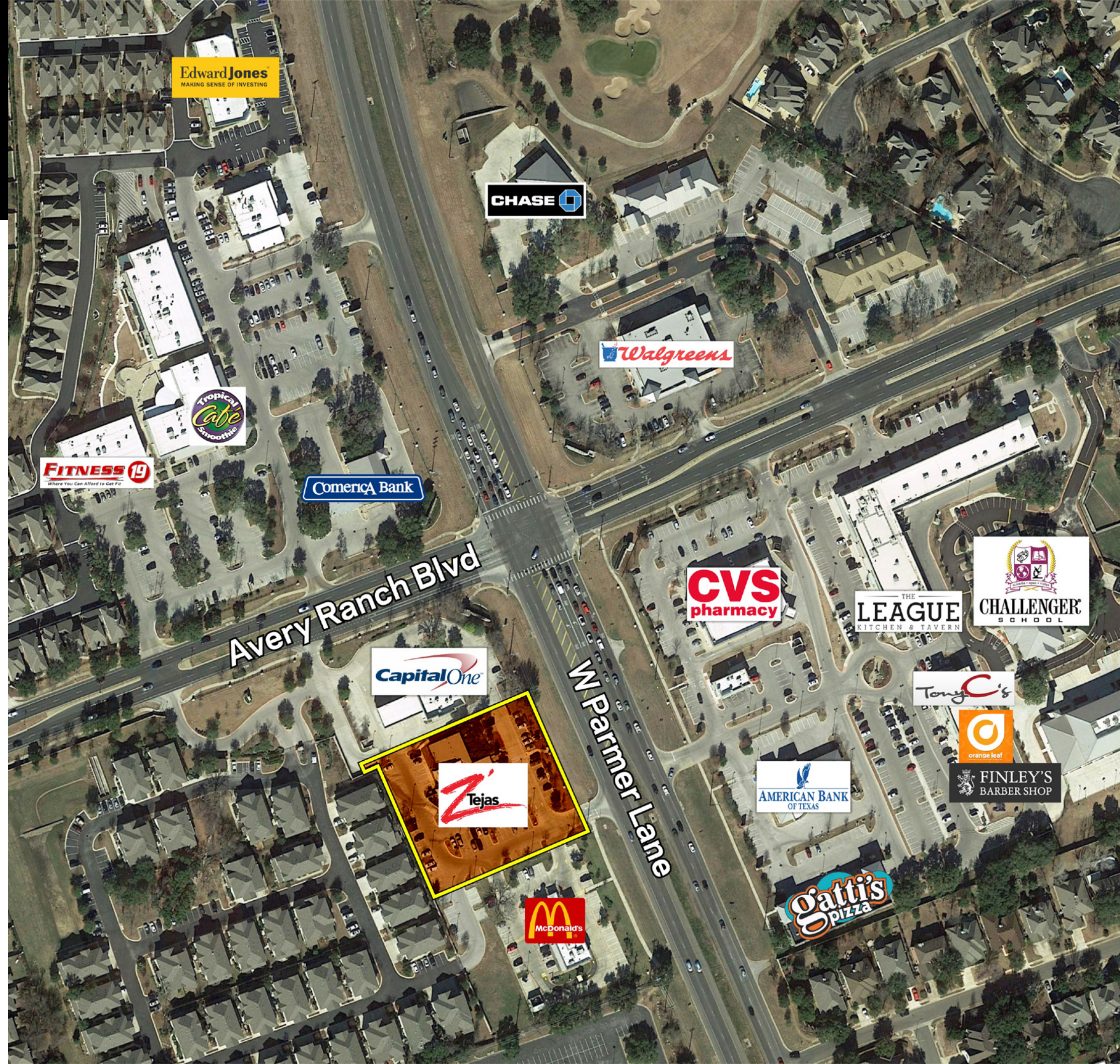
Average Household Income

1 mi	3 mi	5 mi
\$116,181	\$101,068	\$102,353



Traffic Counts

13,144 VPD (W of Parmer)
17,123 VPD (E of Parmer)
33,957 VPD (S of Brushy Creek Rd.)





Vicinity



The Parke

1890 Ranch

Vista Ridge HS
735 Students

Vista Ridge HS
2,114 Students

Rutledge Elem
766 Students

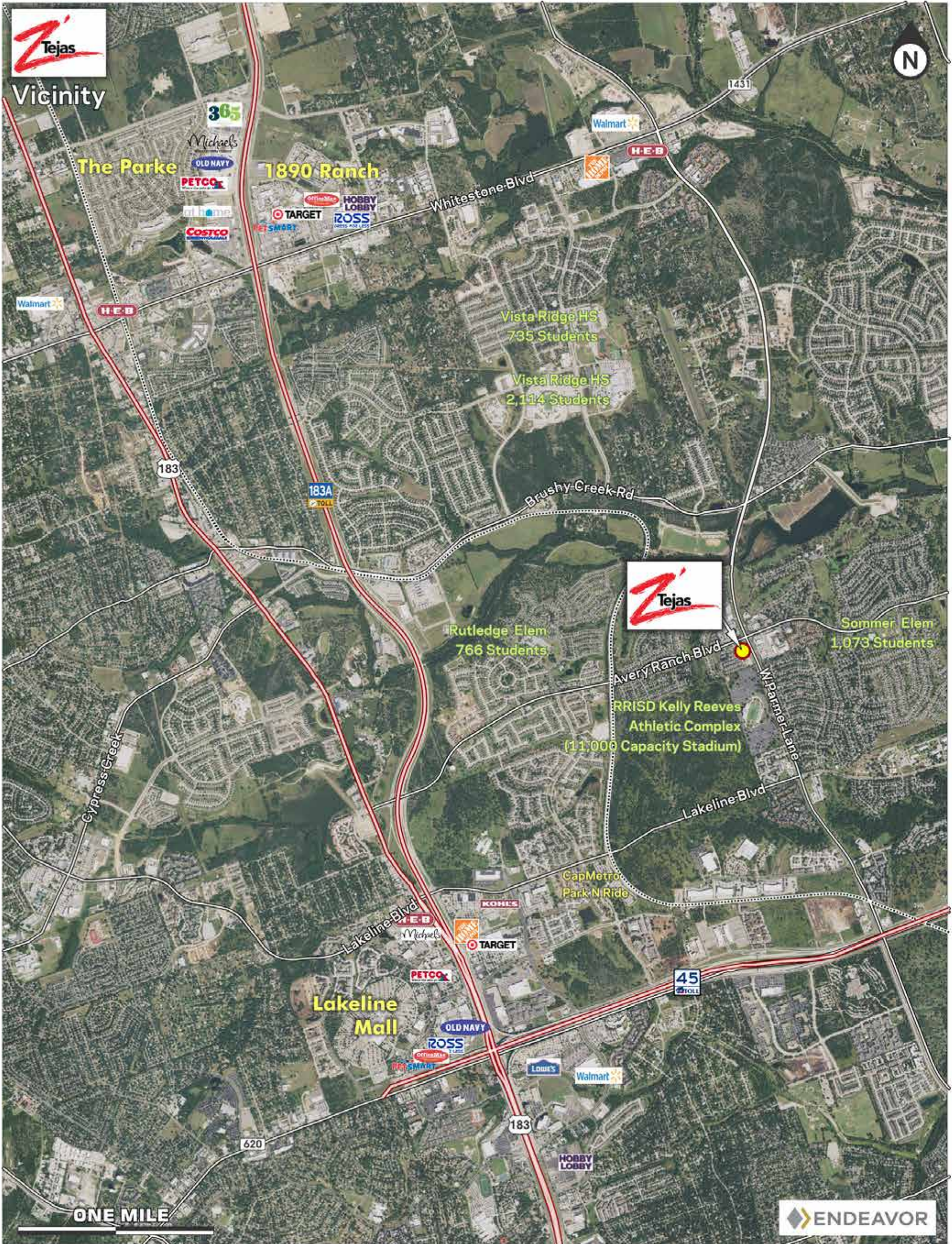
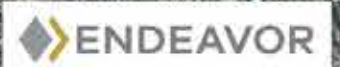
Sommer Elem
1,073 Students

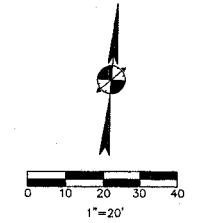
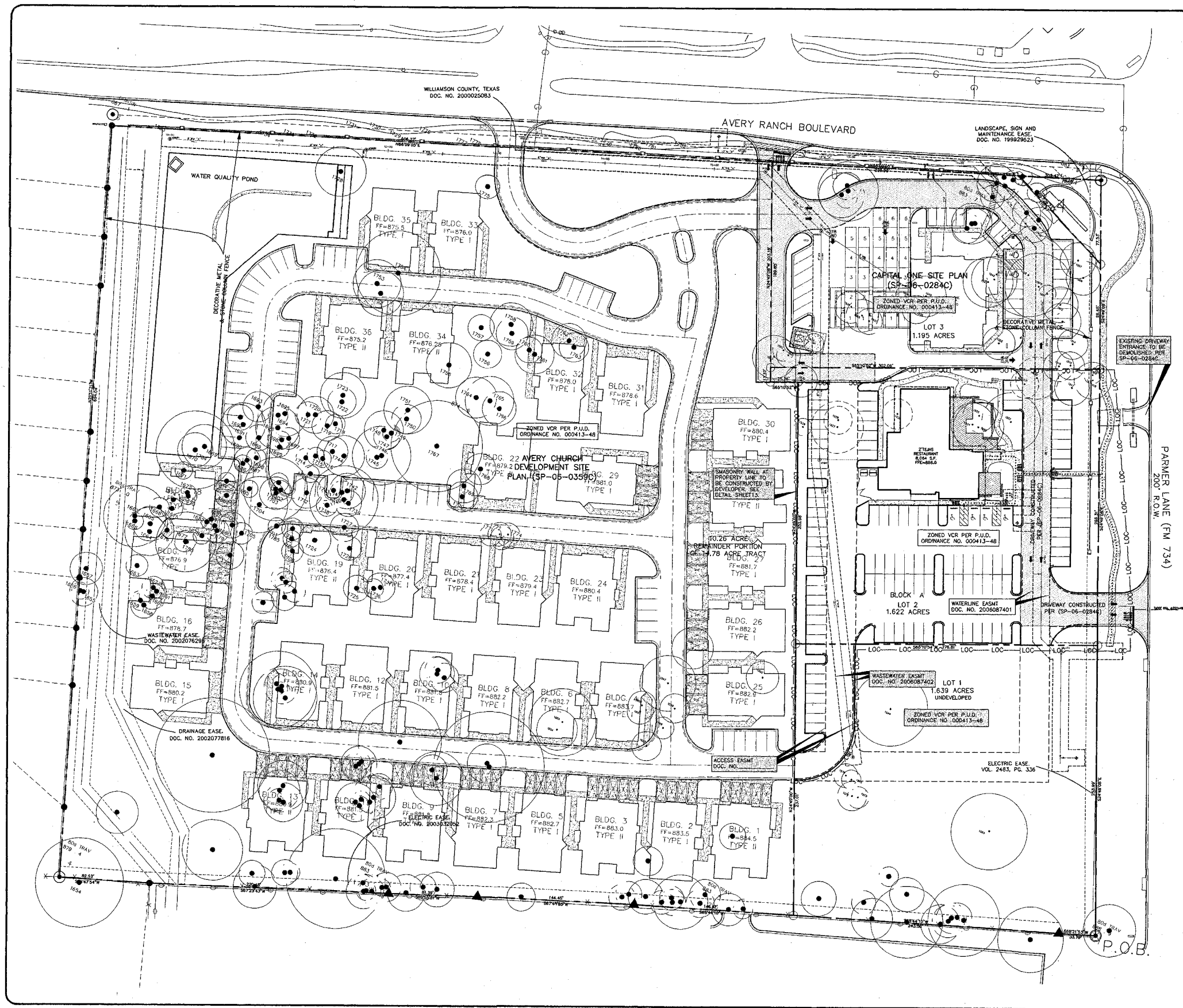


RRISD Kelly Reeves
Athletic Complex
(11,000 Capacity Stadium)

Lakeline Mall

ONE MILE





- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET
 - ⊙ 1/2" REBAR WITH CAP FOUND
 - ⊗ TPOOT TYPE II DISK FOUND
 - ⊕ SPRINKLER CONT. VALVE
 - ⊖ CABLE TEL. UTILITY
 - ⊞ TRAFFIC SIGNAL BOX
 - ⊟ TEL. MANHOLE
 - ⊠ GAS VALVE
 - ⊡ FIRE HYDRANT
 - ⊢ WATER VALVE
 - ⊣ POWER POLE
 - ⊤ GUY WIRE
 - ⊥ LIGHT POLE
 - ⊦ TELEPHONE UTILITY
 - ⊧ GAS MARKER
 - ⊨ ELEC. MANHOLE
 - ⊩ ELEC. UTILITY
 - FIRE LINE
 - - - - - LIMITS OF CONSTRUCTION

LEGAL DESCRIPTION:
 LOT 2, BLOCK A, AVERY COMMERCIAL SOUTHWEST SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2006072772 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

SOURCE OF TOPOGRAPHY: INTERSTATE SURVEYING, INC. DATED OCTOBER 2005.

NOTE:
 THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR COORDINATING THE LOCATION AND PRESERVATION OF ALL EXISTING UTILITIES (ELECTRIC, TELEPHONE, CABLE, WATER, WASTEWATER, ETC.).

SITE PLAN RELEASE Sheet 19 of 19

FILE NUMBER: SP-06-XXXXC EXPIRATION DATE: _____

CASE MANAGER: _____ APPLICATION DATE: 4/02/04

APPROVED ADMINISTRATIVELY ON: _____

APPROVED BY PLANNING COMMISSION ON: N/A

APPROVED BY CITY COUNCIL ON: N/A

under Section 111 of Chapter 25-5 of the Austin City Code

Signing For Director, Watershed Protection and Development Review Department

DATE OF RELEASE: _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

MFH Engineering
 2500 A Quarry Road, Austin, Texas 78703
 Tel: (512) 477-9715
 Fax: (512) 478-0125



OVERALL SITE PLAN

**Z'TEJAS AT AVERY RANCH
 PARMER LANE**

Date: DECEMBER 15, 2006

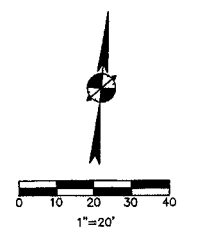
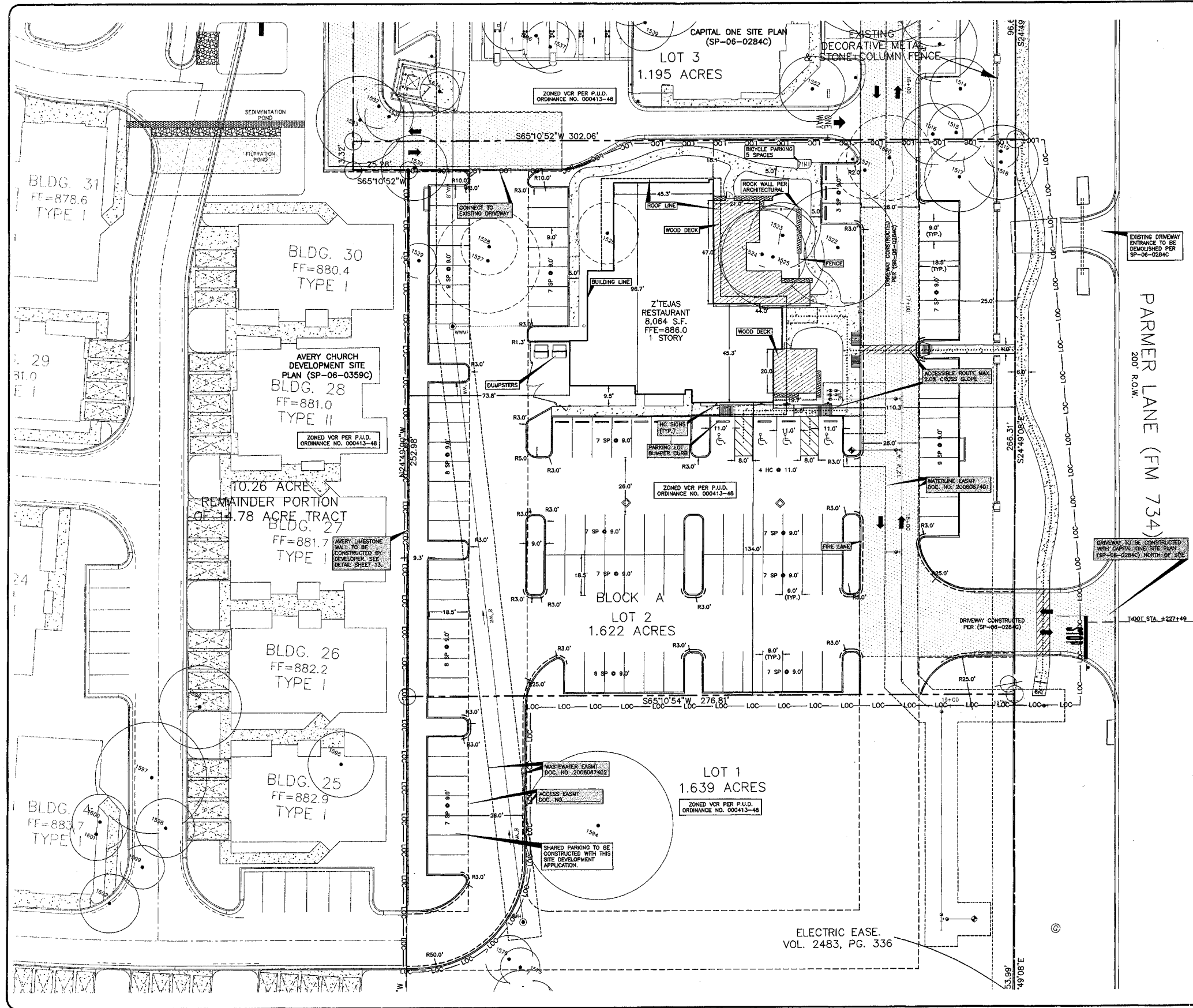
Drawn by: MFH

File: _____

Xref: _____

Project: Z'TEJAS

SHEET
6
 OF 19



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET
 - ⊙ 1/2" REBAR WITH CAP FOUND
 - ⊕ 1400T TYPE II DISK FOUND
 - ⊗ SPRINKLER CONT. VALVE
 - ⊠ CABLE TEL. UTILITY
 - ⊡ TRAFFIC SIGNAL BOX
 - ⊙ TEL. MANHOLE
 - ⊕ GAS VALVE
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊗ POWER POLE
 - ⊕ GUY WIRE
 - ⊗ LIGHT POLE
 - ⊠ TELEPHONE UTILITY
 - ⊡ GAS MARKER
 - ⊙ ELEC. MANHOLE
 - ⊠ ELEC. UTILITY
 - ⊗ FIRE LANE
 - LOC --- LIMITS OF CONSTRUCTION

MFH Engineering
 2500 A Quarry Road,
 Austin, Texas 78703
 Tel: (512) 477-3713
 Fax: (512) 320-8125



SITE PLAN

**ZTEJAS AT AVERY RANCH
 PARMER LANE**

LEGAL DESCRIPTION:
 LOT 2, BLOCK A, AVERY COMMERCIAL SOUTHWEST SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2006072772 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

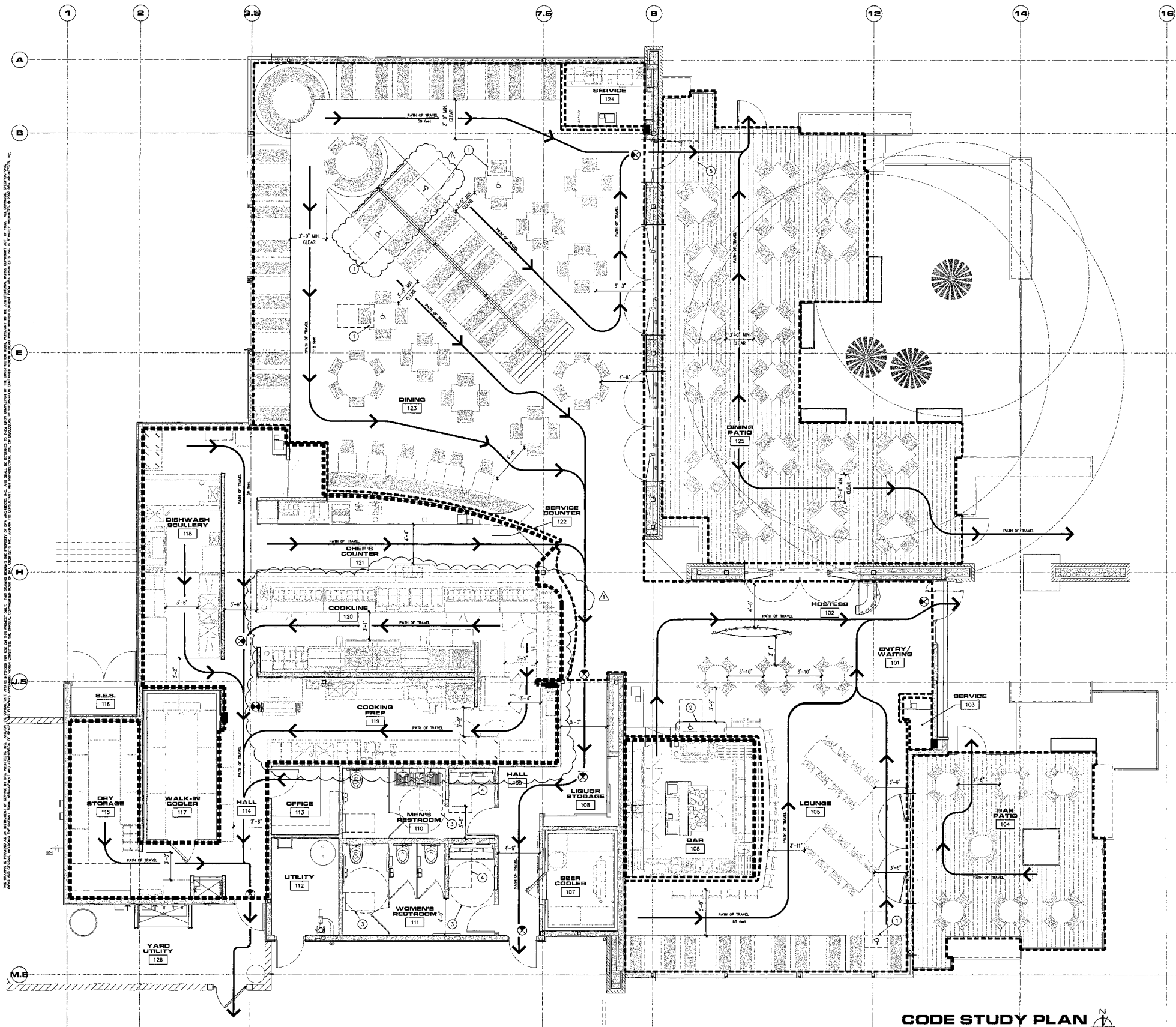
SOURCE OF TOPOGRAPHY: INTERSTATE SURVEYING, INC. DATED OCTOBER 2005.

NOTE:
 THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR COORDINATING THE LOCATION AND PRESERVATION OF ALL EXISTING UTILITIES (ELECTRIC, TELEPHONE, CABLE, WATER, WASTEWATER, ETC.).

SITE PLAN RELEASE		Sheet	of 13
FILE NUMBER:	SP-06-0284C	EXPIRATION DATE:	4/02/04
CASE MANAGER:		APPLICATION DATE:	4/02/04
APPROVED ADMINISTRATIVELY ON:		Zoning:	
APPROVED BY PLANNING COMMISSION ON:			
APPROVED BY CITY COUNCIL ON:	N/A		
under Section 111 of Chapter 25-3 of the Austin City Code			
Signed For Director, Watershed Protection and Development Review Department			
DATE OF RELEASE:			
Rev. 1		Correction 1	
Rev. 2		Correction 2	
Rev. 3		Correction 3	

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

Date: DECEMBER 15, 2006
 Drawn by: MFH
 File:
 Xref:
 Project: ZTEJAS



KEY NOTES

1. ACCESSIBLE SEATING LOCATION.
2. ACCESSIBLE BAR SEATING.
3. 5'-0" DIAMETER TURNING RADIUS.
4. 30"x48" CLEAR FLOOR SPACE AT LAVATORY.
5. ADA CLEARANCE AT SINGLE LEAF DOOR.

BUILDING CODE / SEATING DATA

TYPE OF CONSTRUCTION: TYPE V-B FULLY SPRINKLED
 OCCUPANCY CLASSIFICATION: RESTAURANT, GROUP A-2 LIGHT ASSEMBLY

PROJECT AREA: INTERIOR 6114 SF
 EXTERIOR 1558 SF
 GROSS PROJECT AREA: 7,673 S.F.

OCCUPANCY LOAD CALCULATIONS:

DINING:	(2029/15) = 135
BAR:	(195/15) = 13
KITCHEN:	(1430/200) = 7
DINING PATIO:	(111/13) = 9
BAR PATIO:	(138/15) = 9
BAR LOUNGE:	(117/15) = 8
CALCULATION:	+ (1508/10) = 151
	347

SEATING CAPACITY FOR RESTAURANT:

DINING:		
FIXED BOOTHS W/ 8 SEATS:	2	12 SEATS
FIXED BOOTHS W/ 4 SEATS:	17	68 SEATS
LOOSE TABLE W/ 8 SEATS:	2	12 SEATS
LOOSE TABLE W/ 4 SEATS:	6	24 SEATS
LOOSE TABLE W/ 2 SEATS:	6	12 SEATS
SUB TOTAL:		136 SEATS

BAR / LOUNGE:

FIXED BOOTHS W/ 4 SEATS:	5	20 SEATS
LOOSE TABLE W/ 8 SEATS:	2	12 SEATS
LOOSE TABLE W/ 4 SEATS:	3	12 SEATS
LOOSE BARSTOOLS:	16	16 SEATS
SUB TOTAL:		64 SEATS

PATIO:

LOOSE TABLE W/4 SEATS:	17	68 SEATS
SUB TOTAL:		68 SEATS

BAR PATIO:

LOOSE TABLE W/4 SEATS:	7	28 SEATS
SUB TOTAL:		28 SEATS

SEATING TOTAL: 296 SEATS
 TOTAL NUMBER OF EMPLOYEES: 95
 (NOT INCLUDED IN OCCUPANCY LOAD CALCULATIONS)

ACCESSIBLE FIXED SEATING REQUIRED:
 5% MIN OF EACH DINING AREA
 TOTAL SEATS REQUIRED IN DINING: 19 x 5% = 95 = 1 SEAT
 TOTAL SEATS PROVIDED IN DINING: 2 SEATS
 TOTAL SEATS PROVIDED IN LOUNGE: 25 = 1 SEAT
 TOTAL SEATS PROVIDED IN LOUNGE: 1 SEAT

RESTAURANT PUBLIC RESTROOM FIXTURES:
 (PER 2003 IBC TABLE 2902.1)
 (OCCUPANCY LOAD DATA PER SHEET A00)
 TOTAL OCCUPANTS AND EMPLOYEES: 347
 TOTAL MALE OCCUPANTS AND EMPLOYEES: 173
 TOTAL FEMALE OCCUPANTS AND EMPLOYEES: 173
 TOTAL FIXTURES REQUIRED FOR EACH SEX:
 TOTAL MALE FIXTURES REQUIRED FOR EACH SEX: 9
 TOTAL FEMALE FIXTURES REQUIRED FOR EACH SEX: 9

EXITING CALCULATIONS:

TOTAL OCCUPANTS AND EMPLOYEES	347
TOTAL NUMBER OF EXITS REQUIRED	3
TOTAL NUMBER OF EXITS PROVIDED	4
TOTAL EXIT WIDTH REQUIRED	593
TOTAL EXIT WIDTH PROVIDED	1440

GENERAL EXITING NOTES

1. THE MAXIMUM TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE 200 FT IN SPRINKLERED BUILDINGS.
2. OCCUPANT LOAD SIGNAGE SHALL BE POSTED IN ALL (2) DINING AREAS AND PATIO AREA.
3. EXIT DOORS WITH TWO LEAFS SHALL REMAIN UNLOCKED DURING ALL BUSINESS HOURS.



Z'TEJAS RESTAURANT
 AVERY RANCH
 10555 W. PARKER LANE
 AUSTIN, TEXAS 78717

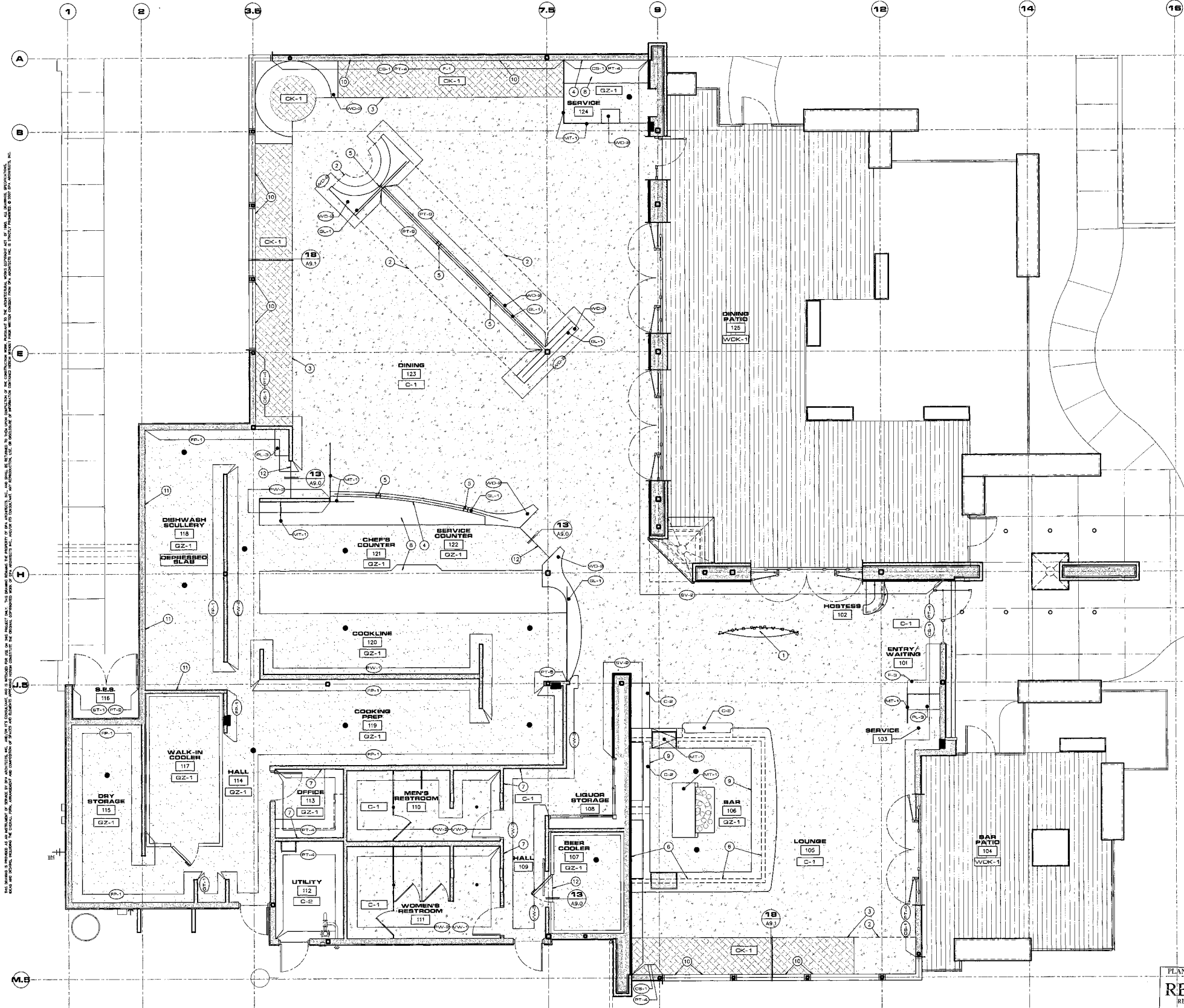


dpn
 DESIGNER OF RECORD
 7272 Indian School Rd Ste 214
 Scottsdale, Arizona 85251
 telephone: 480 841 4820
 facsimile: 480 841 7888
 www.dpna.com
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drawn by: ap
 project no.: D6047
 date: 22 Jan 07

CODE STUDY PLAN
 SCALE: 1/4" = 1'-0"

CODE STUDY PLAN
ARCHITECTURAL BARRIERS PROJECT #: EABPRJA7807961



- KEY NOTES**
- BUILT IN DRINK RAIL WITH BLACKENED STEEL TOP, BY OWNER.
 - OUTLINE OF BOOTH SEATING (NOT RAISED).
 - LINE OF RAISED BOOTH SEATING.
 - STAINLESS STEEL BACK SPLASH 6" ABOVE COUNTERTOP AND STAINLESS STEEL PANELS BELOW COUNTERTOP, BY K.E.C.
 - H-BEAM MULLION, SEE MILLWORK ELEVATIONS.
 - INTERIOR OF BAR DE WALL AND BACK BAR TO BE FINISH.
 - GENERAL CONTRACTOR TO PROVIDE PLYWOOD BACKING AT THE WALL LOCATION.
 - STAINLESS STEEL COUNTERTOP, BY K.E.C.
 - SEALED CONCRETE COUNTERTOP/BAR TOP, C-2.
 - DAQC TO BE PAINTED PT-9. SEE INTERIOR ELEVATIONS.
 - DISHWASH SCULLERY WALL TO BE STAINLESS STEEL FROM FLOOR TO CEILING.
 - PROPOSED LOCATION FOR CONTROL JOINT, MAX DEPTH OF 3/8". GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH ARCHITECT, SEE DETAIL 13/A9.0.

- GENERAL NOTES**
- SEE SHEET A2.8 FOR INTERIOR FINISH SPECIFICATIONS.
 - PREPARE SUBFLOOR BEFORE FLOORING INSTALLATION PER MANUFACTURERS GUIDELINES.
 - CORK FLOORING, CK-1, AT ALL RAISED BOOTH FLOORING.
 - ROLLER APPLIED LIQUID RUBBER WATERPROOFING MEMBRANE TO BE APPLIED TO SUB SURFACE AT ALL TILE LOCATIONS.
 - ALL FLOORING TO BE SEALED AFTER INSTALLATION PER EACH FLOORING MANUFACTURER'S REQUIREMENTS.
 - ALL GYPSUM BOARD TO HAVE LEVEL 5 FINISH.
 - GENERAL CONTRACTOR SHALL PROVIDE ALL MEANS NECESSARY TO PROTECT FLOOR SLAB DURING CONSTRUCTION. ANY DAMAGED, STAINED, OR CHIPPED AREAS SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT NO COST TO THE OWNER.
 - SLOPE FINISH FLOOR SURFACE TO FLOOR DRAIN, TYPICAL. COORDINATE WITH K.E.C. DRAWINGS.
 - SEE INTERIOR ELEVATIONS FOR FINISH CLARIFICATIONS.
 - CONCRETE CURB AT PERIMETER OF RESTROOMS TO BE SEALED PRIOR TO TILE INSTALLATION.
 - GROUT TO BE SEALED AT ALL TILE LOCATIONS.

FINISH LEGEND

	SEALED CONCRETE STAIN, C-1
	QUARTZ FLOORING, GZ-1
	EXTERIOR WOOD DECK, WCK-1
	CORK FLOORING, CK-1
	FLOORING FINISH
	WALL AND HORIZONTAL SURFACE FINISH



ZITEJAS RESTAURANT
 AVERY RANCH
 10656 W. PARTNER LANE
 AUSTIN, TEXAS 78717



dpa
 DESIGNERS OF
 ARCHITECTURE
 7272 N. Mopac Expressway, Suite 214
 Austin, Texas 78751
 Telephone: (512) 841-4622
 Facsimile: (512) 841-2888

PLAN REVIEW DIVISION
 CITY OF AUSTIN
REJECTED
 REVISIONS REQUIRED
 BY _____ DATE _____

Drawn by: 30
 Project no.: 06047
 Date: 22 January 2007

FINISH FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FINISH FLOOR PLAN
 ARCHITECTURAL BARRIERS PROJECT #: EABPRJA7807861

A 2.7

THIS DRAWING IS PROVIDED AS AN APPROXIMATE GUIDE TO THE GENERAL CONCEPTS OF THE PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.



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◆ ENDEAVOR

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11-2-2015



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.

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:
 - 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.

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.

Endeavor 2015 Management LLC	9003900	CNorthington@Endeavor-Re.com	512-682-5590
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Charles Northington	374763	CNorthington@Endeavor-Re.com	512-682-5590
Designated Broker of Firm	License No.	Email	Phone
Daniel Joseph Frey	637356	DFrey@Endeavor-Re.com	512-682-5507
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Christopher Zimel	569086	AZimel@Endeavor-Re.com	512-682-5548
Sales Agent/Associate's Name	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 1-0