

FOR SALE - RESTAURANT PROPERTY

1815 W. Ben White Blvd, Austin, TX 78704



LOCATION The property is located along the south frontage road of W. Ben White Blvd. between South Lamar and South Congress Ave. (immediately east of Manchaca Road at the corner of W. Ben White and Merle Drive in South Central Austin. (Shares same block with Jack in the Box)

LAND AREA 0.5924 acres or 25,805 sq. ft.

ZONING "GR-V-NP" Community Commercial-vertical mixed use building combining district. South Manchaca Neighborhood Plan

IMPROVEMENTS Approximately 2,452 sq. ft. (TCAD) Originally constructed as a Kentucky Fried Chicken in 1970; Currently operates as Taqueria Los Jaliscienses.

PRICE \$2,250,000.00

COMMENTS Current lease with Los Jaliscienses expires: January 31, 2020. (Tenant is not to be disturbed without authorization.)

Survey attached as page 2

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Randy C. Merritt, CCIM

Mobile: (512) 415-3100

Randy@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Dixon Land Surveying
SURVEY PLAT

J7283

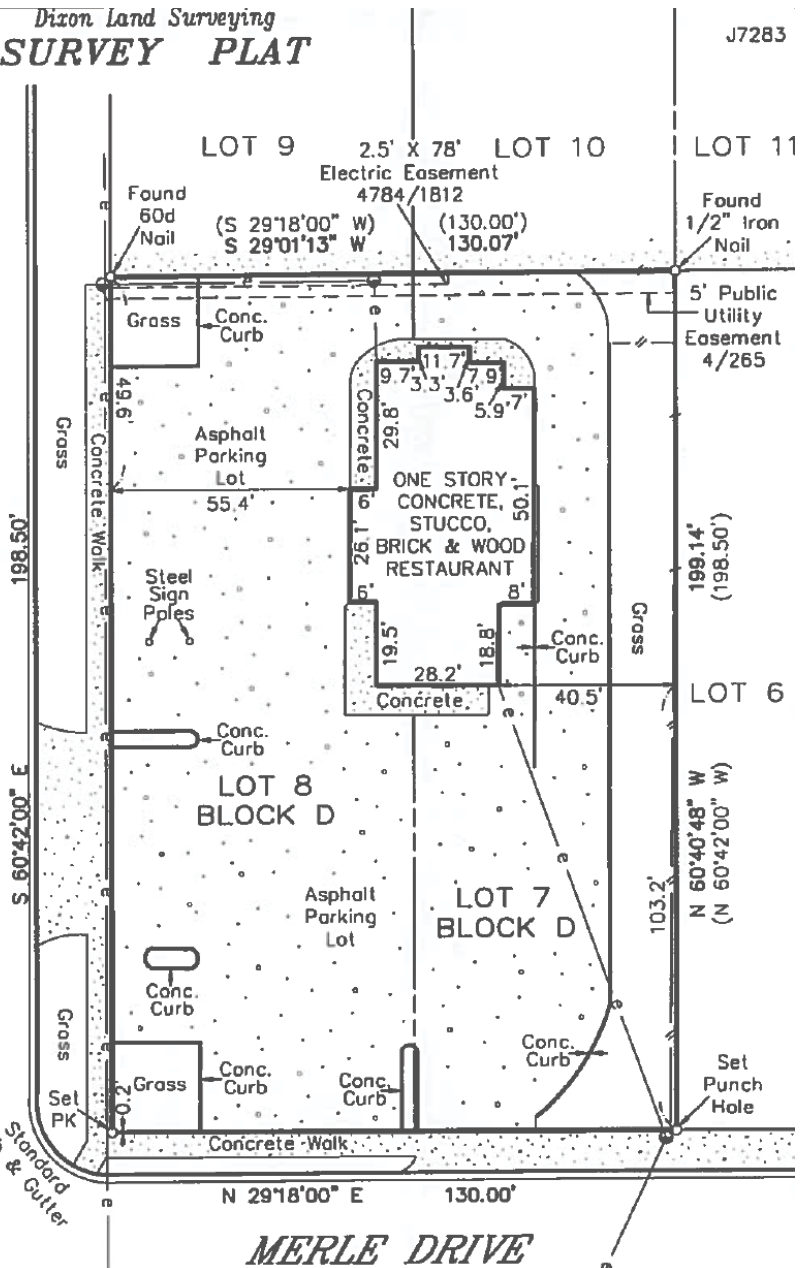
ADDRESS:
1815 BEN WHITE BOULEVARD

LEGAL DESCRIPTION:
LOTS 7 AND 8, BLOCK D,
FORD PLACE NUMBER ONE,
A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING
TO THE MAP OR PLAT OF
RECORD IN VOLUME 4,
PAGE 265, PLAT RECORDS
OF TRAVIS COUNTY, TEXAS.

LOTS 7 AND 8 ARE SUBJECT TO:
RESTRICTIVE COVENANTS
RECORDED IN 4/265, PLAT
RECORDS; 4794/1812, DEED
RECORDS; 12425/595, REAL
PROPERTY RECORDS OF TRAVIS
COUNTY, TEXAS.

"TO THE LIEN HOLDERS AND/OR
THE OWNERS OF THE PREMISES
SURVEYED AND TO CHICAGO TITLE
INSURANCE COMPANY AS PER G.F.
NO. 9902661."

BEN WHITE BOULEVARD WEST
(STATE HIGHWAY 71, U.S. HIGHWAY 290)



SCALE
1"=30'



LEGEND

- Iron Rod Found \square
- Record ()
- Wood Fence $\text{---} \# \text{---} \# \text{---}$
- Elec. Line/Pole $\text{---} \bullet \text{---} \# \text{---}$

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Dated this the 28TH day of SEPTEMBER 189 9

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood

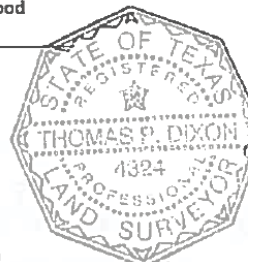
hazard boundary map revised as per Map Number: 4B453C0210 F

Zone: X Dated: 6/16/93

[Signature]

Thomas P. Dixon R.P.L.S. 4324

1612 West 5th Street Austin Texas 78703 Phone: 481-9602





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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date