

Grand Avenue Plaza

1620 Grand Avenue Pkwy, Pflugerville TX 78660

OFFERING MEMORANDUM



Clarke Nolley
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McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

Grand Avenue Plaza

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Broker Contact Information:

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201 Barton Springs Road
Austin, TX 78704

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

OFFERING SUMMARY

ADDRESS	1620 Grand Avenue Parkway, Pflugerville, TX 78660
COUNTY	Travis
JURISDICTION	Austin 5-mile ETJ
ZONING	None
NET RENTABLE AREA	13,942
LAND SF	87,120
YEAR BUILT	2009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$5,000,000
OCCUPANCY	83.3%
NOI (CURRNET)	\$202,401

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
2019 Population	12860	53606	139276	414,252
2019 Median HH Income	\$ 72,761.00	\$ 88,204.00	\$87,337.00	\$85,000.00
2019 Average HH Income	\$ 93,627.00	\$102,080.00	\$97,000.00	\$99,000.00

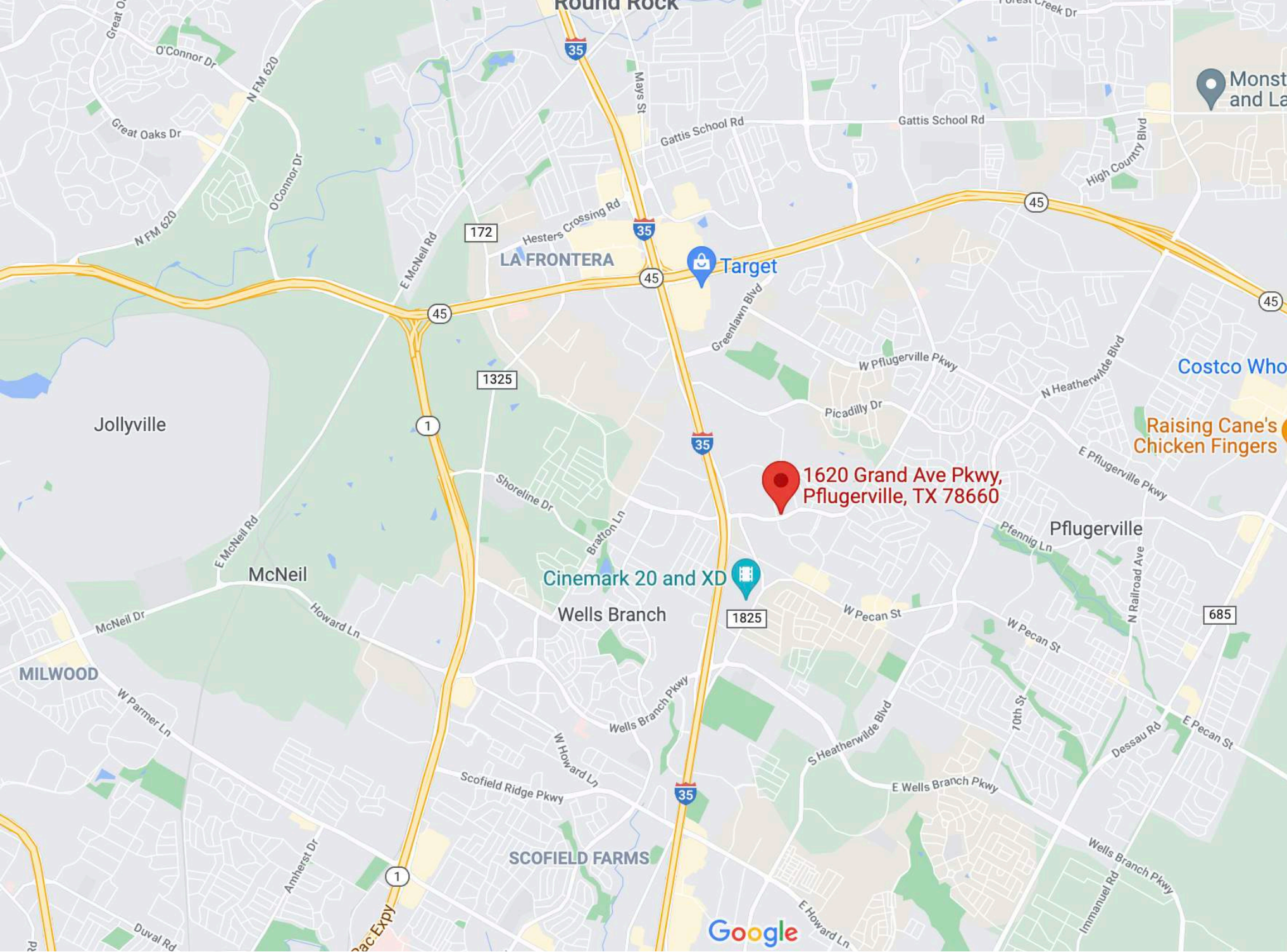


Grand Avenue Plaza is a prime multi-tenant retail/office center on one of the busiest corners in the Pflugerville area, in the center point of a major commercial corridor.

The 4-way stoplight has 2 lanes going either direction in addition to left and right turn lanes. The center offers excellent signage, access, and visibility along Grand Avenue Parkway and Central Commerce Drive.

The tenants are of long-term standing and of very sound credit. In addition, this project offers the upside of fully leasing the Property for an investor to realize an even higher yield on the tenant base.

Not only can this Property be view as an excellent long-term cash flowing asset, but there are also possible redevelopment opportunities for this site, being 2.0 full acres.



PROPERTY FEATURES

# OF TENANTS	4
BUILDING SF	13,942
NET RENTABLE AREA (SF)	13,942
LAND SF	87,120
LAND ACRES	2
YEAR BUILT	2009
# OF PARCELS	1
ZONING TYPE	None
TOPOGRAPHY	Flat
LOT DIMENSION	330x250
TRAFFIC COUNTS	25,200 & 19,600

NEIGHBORING PROPERTIES

NORTH	Retail - Commercial
SOUTH	Retail - Commercial
EAST	Retail - Commercial
WEST	Retail - Commercial

MECHANICAL PROPERTIES

HVAC	13,942 sf
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CONSTRUCTION

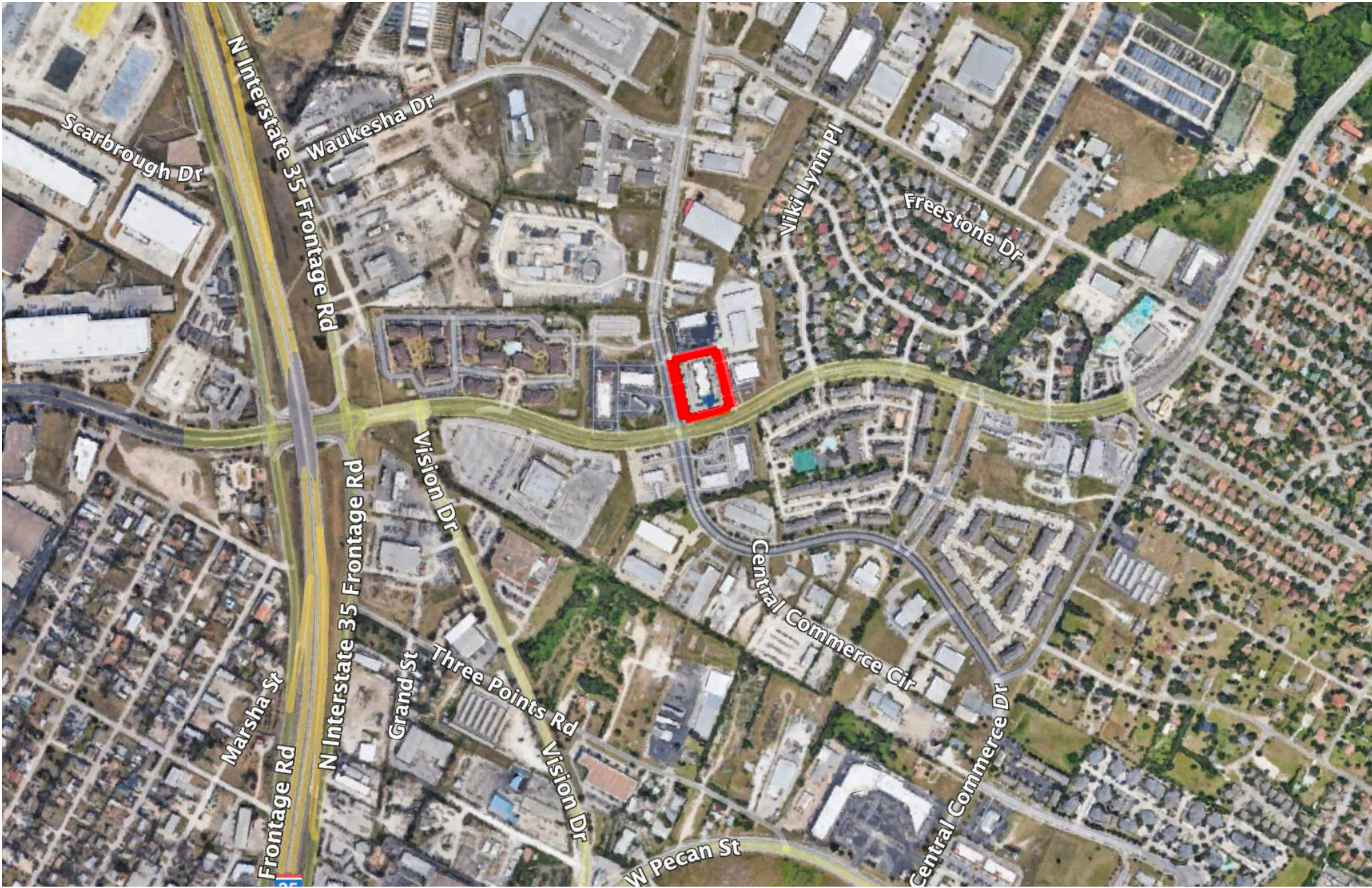
FOUNDATION	Concrete
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TENANT INFORMATION

Bancorp South	NNN	\$	24.99
Dean Mitchell Insurance	Mod.Gross	\$	15.00
The Grand Family Dental	NNN	\$	18.00
Southwest Water Company	NNN	\$	15.50









FIRST STATE BANK AT GRAND AVE NUE

REVISIONS

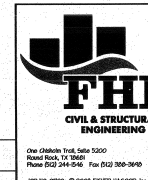
PROJECT NUMBER

DATE ISSUED

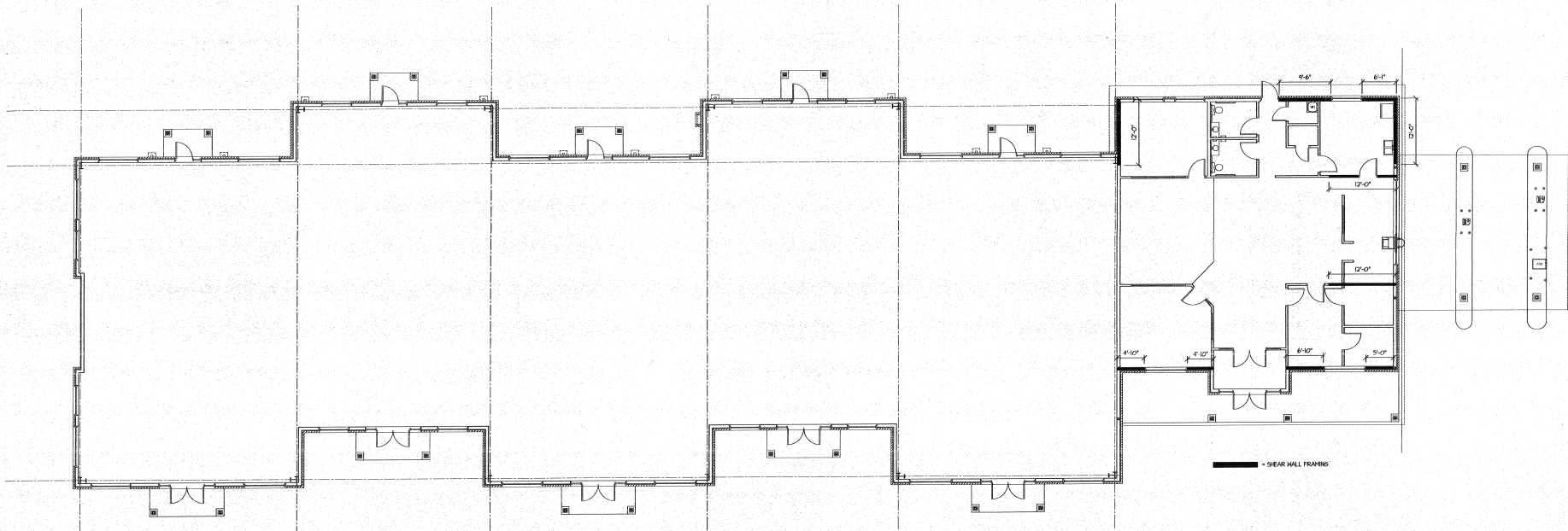
SHEET TITLE
SHEARWALL PLAN

SHEET NUMBER

S2.0



DATE ISSUED: 01-31-08
JOB NO.: 27822

[illegible]

■ = SHEAR WALL FRAMING



A

$$V_0^* = 1 - 0^*$$

SHEARWALL PLAN

21022PLN



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