



CAFE 2300

2300 W HWY 29, BURNET, TX 78611

JARED VINCENT

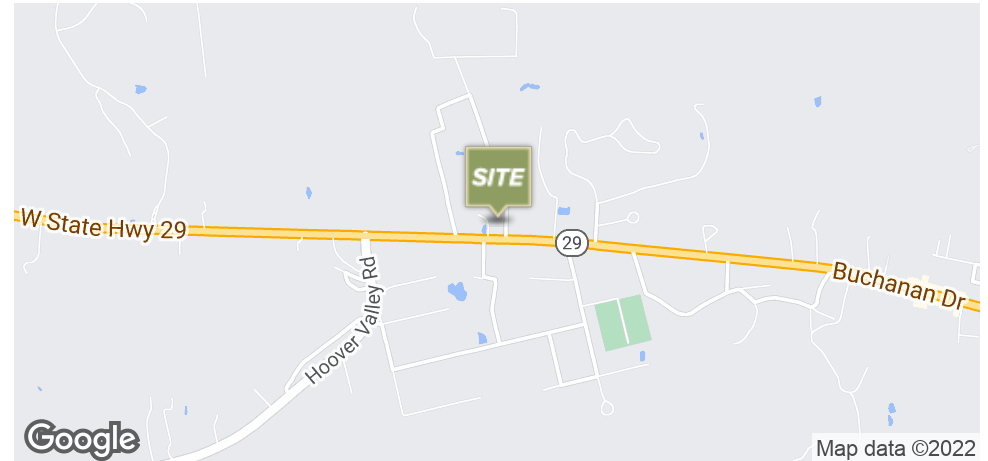
Land | Mixed Use Development | Investment Sales
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FOR LEASE | CAFE 2300

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OFFERING SUMMARY

Lease Rate:	\$4,000 - 5,000 per month (Gross)
Building Size:	3,193 SF
Available SF:	3,193 SF
Lot Size:	1.35 Acres

PROPERTY OVERVIEW

A favorite amongst locals, this property is ideal for a restaurant user. You'll notice a charming, old-school, country-style dining establishment. This is a hidden gem with home cooking written all over it. Located on a large tract with potential for live music events with an abundance of backyard space. Build out is complete with full kitchen equipment, this is truly a turn-key opportunity for a restaurant to come in and start a business right away. The property has cold storage, kitchen equipment, tables, chairs, etc.

A rare opportunity for the taking.

PROPERTY HIGHLIGHTS

- Restaurant on Hwy 29 on high traffic corner
- Plenty of Parking
- Complete with Kitchen Equipment installed and available
- Turn-key ready

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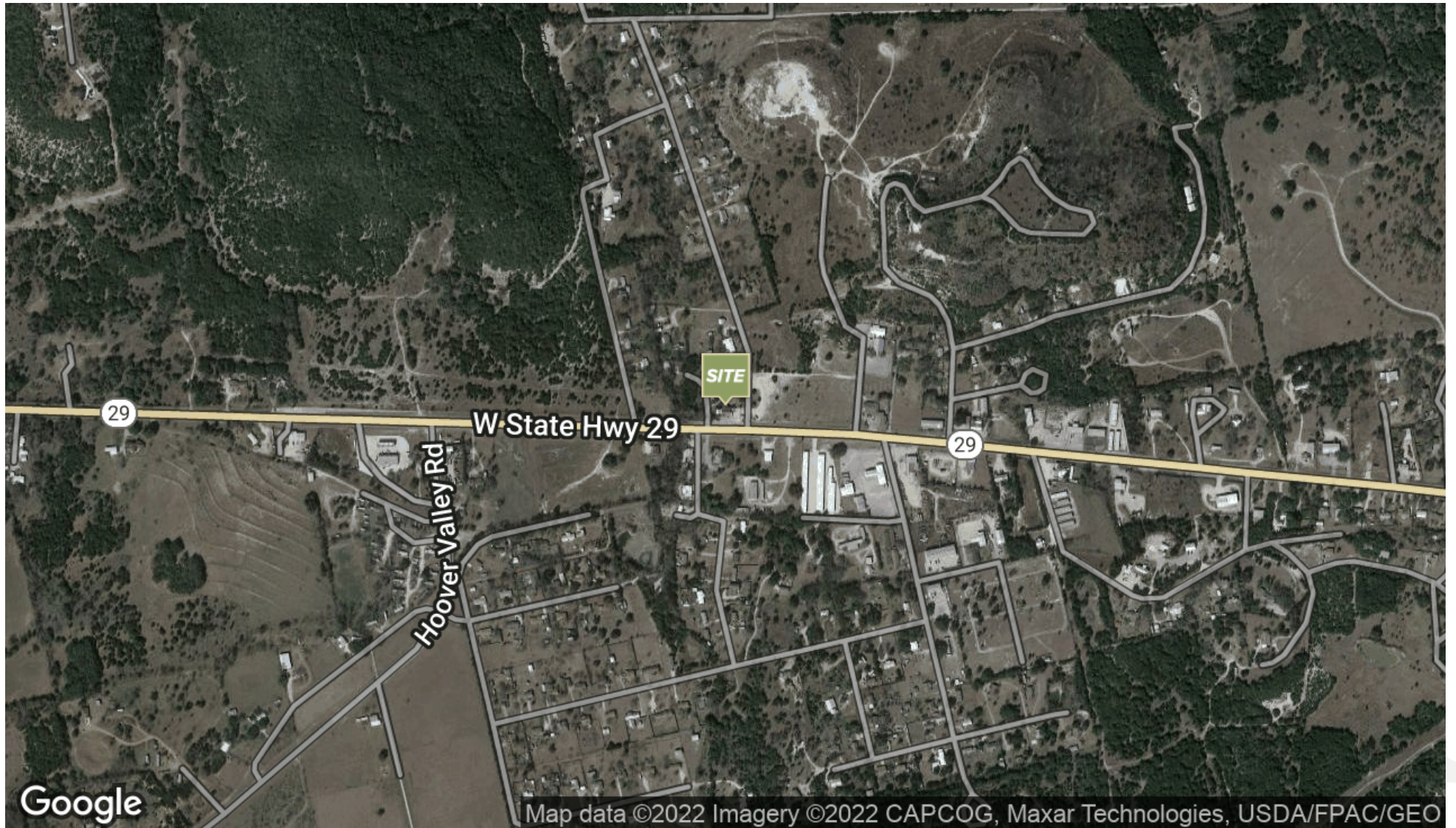
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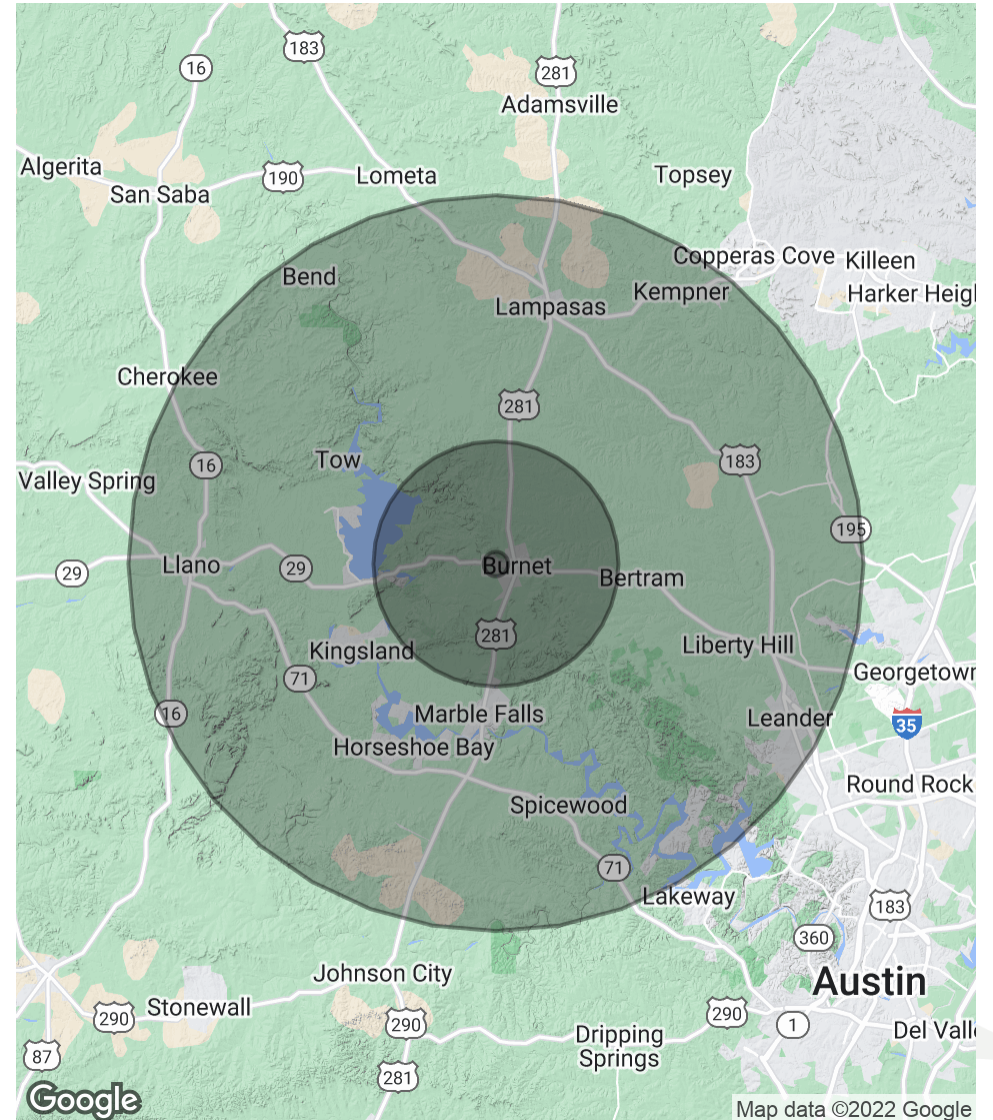
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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	59	12,988	472,436
Average Age	41.0	38.9	37.8
Average Age (Male)	41.6	38.6	37.1
Average Age (Female)	40.2	39.3	38.7

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	19	4,555	176,038
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$67,706	\$66,360	\$85,057
Average House Value		\$231,154	\$252,541



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

St. Croix Capital Realty Advisors, LLC	9003153	jcollins@stcroica.com	(512)391-0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	(512)391-0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jared B Vincent	758362	jvincent@stcroixca.com	(512)391-0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date