



13059 Four Star Boulevard
Austin • TX 78737

ENGEL & VÖLKERS®
BEN PHILLIPS



Expansive 4.895 acre lot (213,236 sq ft) with 360 degree hill country views with 2 acres of Highway 290 undeveloped road frontage. Mature live oaks cover the property. 203 parking spaces on decomposed granite providing impervious cover of 117,567 sq ft. 6 year old successful restaurant with 24,576 square feet.



Main level is 12,436 sq ft. Basement is 12,140 sq ft. Rooftop partially covered roof top seats up to 187 people. Bathrooms on rooftop, main level and basement. 2 elevators, one 100 sq foot freight elevator and one passenger elevator service all three stories of the building. Concrete sections of the parking area have integral color. Located across from the new Belterra development. Zoned for commercial use requiring no irrigation.

Entrance to restaurant is covered with a porte-cochere with tongue and groove ceilings. Main dining area is divided into 2 climate controlled areas, inside and the covered patio. There are two identical bars fully furnished with all bar equipment and dish machines. Beer taps run through the floor to coolers in the basement. Fully wired bar area with ethernet and cable. 220 booth seats inside and room for up to 200 seats on the covered patio along with 40 bar seats combined for a total ground level seating of 579. Roof top can host parties of up to 250 people. Outdoor patio has 8 garage doors that lower underground to provide direct access to the live oak grove.



30 foot high vaulted ceilings are covered with tongue and groove knotty alder wood. Main floor has 2 large bathrooms with state of the art crylochip anti-slip flooring. All facilities are hands free and ADA compliant. Claristory windows in the main dining area filter natural light into the dining area. Pella windows were installed throughout the restaurant. The entire building is insulated with R42 insulation and the walls are built with 2 x 6 c beams. Entire inside is controlled with LED lighting.





Large 6,000 sq ft kitchen with all equipment and coolers. All are tied to the cooling system in the basement. A 10 yard trash compactor can be accessed from inside the kitchen. Floors are coated with crylochip antislip flooring. 2 southern pride smokers are built into the side of the building and vented from the exterior. AC vents feed up from the basement keeping the air from being removed by the hood vents. Large office space fully wired and functional. Kitchen is fully wired with state of the art Aloha kitchen.



The expansive basement houses all the mechanical components of the restaurant allowing for a clean roof line and exterior. All the water from the rooftop is collected into a 10,000 gallon rainwater tank. The condensate from the coolers and ice machines is collected, filtered and stored in tanks in the basement. Total storage capacity of the tanks is 45,000 gallons. This water is filtered, recycled and used to power the cooling towers in the parking lot, essentially cutting the water bill in half. The entire cooling system of the building is powered by a state of the art alternating variable speed compressor system from the company Copeland. 3 phase 550 amp power feeds the building. We are attached to public waste and also have an onsite retain age pond. This pond is maintained by the local mud and is kept at a constant level year round. There are no annual fees.



The rooftop is perfect for hosting events year round with heaters in the winter and a water fogging system to cool during the summer. 2 large bathroom and a full bar with a marble top. The entire roof is covered with Epai wood known to last hundreds of years. Under the flooring is a rubber membrane that captures all rain water and feeds this to the large 50,000 gallon rain water tank. The entire building is covered in stucco providing superior insulation qualities. There is elevator and stair access to the rooftop.



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Active Subdivisions

Belterra
Highpointe
Meridian
Headwaters
Rim Rock
Caliterra
Howard Ranch
Satagod Hills
Ridgeview
Arrowhead Ranch
Rutherford West
Barton Creek Ranch
Terra Scena
Rightwater Preserve
Chama Trace
Shady Valley
Harrison Hills
Legacy Trails

Utilities

Sewer on Property
Water on Property
Electric on Property

Future Subdivisions

Wildwood
Heritage/Stratford
Anarena
Slaughter Ranch
Blackstone Vineyard
Blue Blazes
Bella Vista
Key Ranch
Laurel Canyon
Hillside Estates
Gateway 26 Doors
XV Ranch

1 Mi 3 Mi

Population 4,072 12,844

Households 1,347 4,393

Average Age 38.00

Median HH Income \$130,797

Daytime Employees 550 3,155

Population Growth 2017-2022 21.3% 21.1%

Household Growth 2017-2022 22.0%



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