

6801 MENCHACA RD - INVESTMENT SALE

NEC Menchaca Rd & W William Cannon Dr
6801 Menchaca Rd
Austin TX, 78745

RESOLUT



6.78%
CAP RATE



SOLD



2,000 SF
GLA

AUSTIN AGUILAR

Commercial Advisor

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resolutre.com

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RESOLUT

RE

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6801 MENCHACA RD - INVESTMENT SALE

- Tenant: Carpets by Conrad Lease expiration December 31, 2024
- Building Size: 2000 SF
- <http://carpetsbyconrad.com/>
- Cap Rate 6.78%

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



**PRICE:
SOLD**



**CAP RATE:
6.78%**

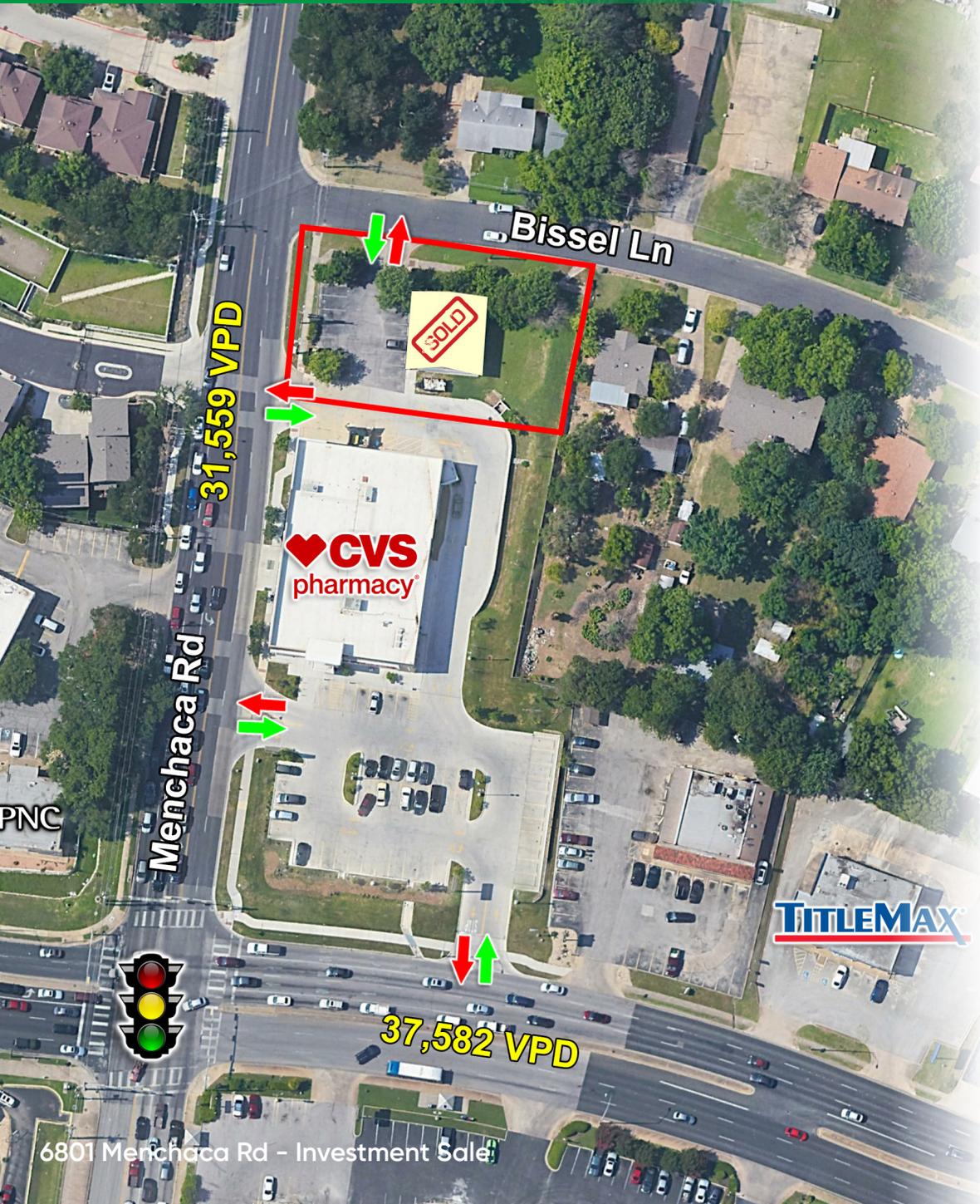
PROPERTY HIGHLIGHTS

Property Address	6801 Menchaca Rd Austin, TX
Location	NEC Menchaca Rd & W William Cannon Dr
County	Travis
Property ID	897167
Gross Leasable Area	2,000 SF
Lot Size	0.52 Acres
Year Built	2004
Occupancy	100%
Lease Type	Gross Lease Exp Dec 2024
Number of Tenants	Single

AREA TRAFFIC GENERATORS



RENT ROLL



CARPETS BY CONRAD

SF	2,000
Tenant Move In	1/1/22
Current Term Expiration	12/31/24
Current Annual Gross Rent	\$88,200
Current Rent PSF/YR	\$44.10
Monthly Expenses	\$1,750.41
Annual Expenses	\$21,005
Expenses PSF/YR	\$9.60
Annual Insurance	\$5,005
Insurance PSF/YR	\$1.80
Annual Tax	\$15,000
Tax PSF/YR	\$7.50
Rent Increases & Options Remaining	One 5 year option at 2% increase

TENANT PROFILE



CARPETS
BY CONRAD



ESTABLISHED 1985



LOCATION: in Central Texas including Austin, Circle C, Manchaca, Garrison Park, Buda, Kyle, Dripping Springs, Driftwood, Bee Cave, Westlake, Barton Hills, Round Rock, Cedar Park, Pflugerville, Georgetown, Leander, Travis County areas.

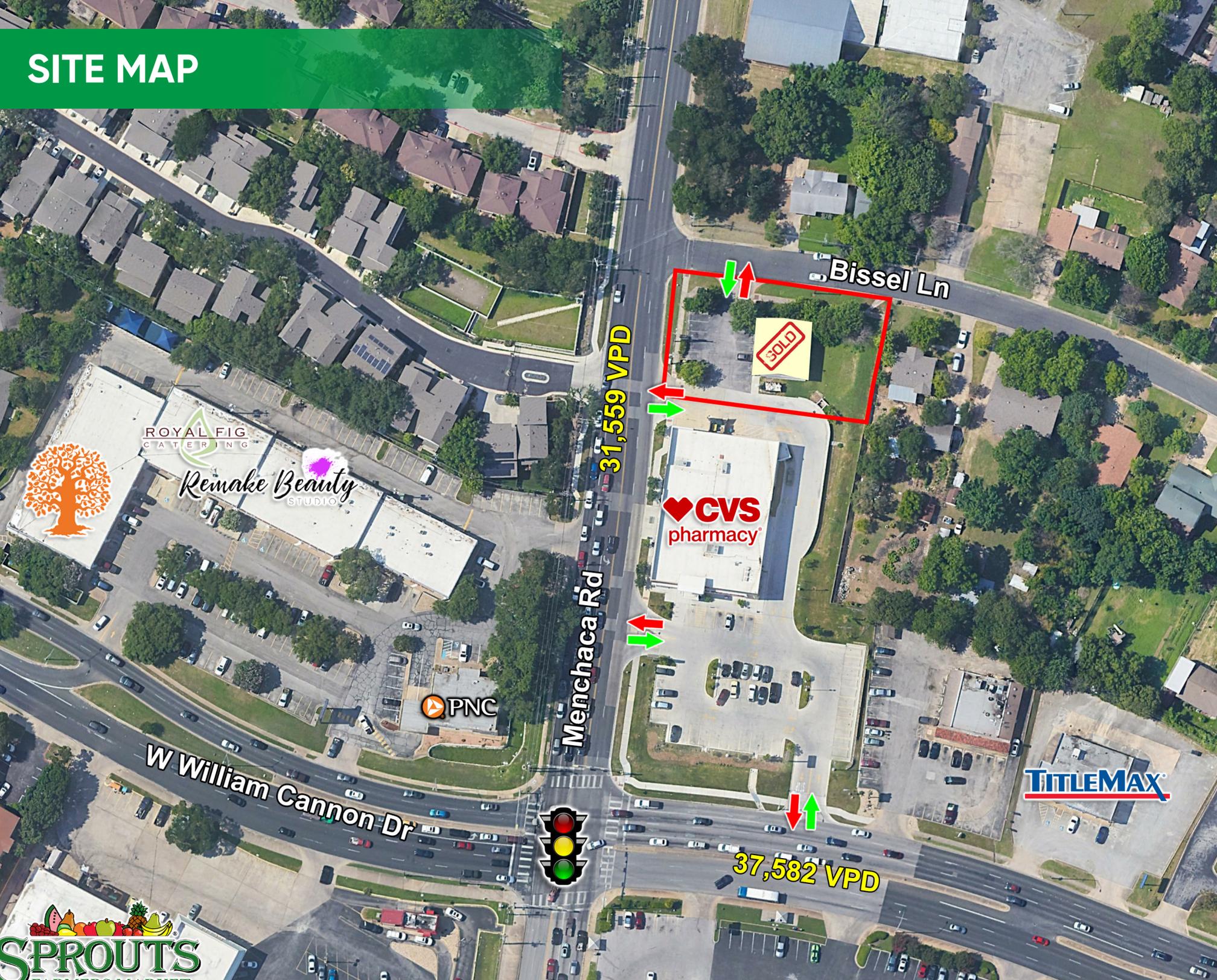
ABOUT

Whether you need carpet, hardwood, tile, laminate, or luxury vinyl plank, you will find the best quality and unique selection here. Our sales team with 40 years of experience is here to help you to find a product with a vibrant design and low-cost budget you want. Our team of installers will add the finishing touches to your flooring vision.

Trust is a key to our success, and we have built that by our knowledge, installer skills, and complete boutique service.

WEBSITE

SITE MAP



ROYAL FIG CATERING

Remake Beauty STUDIO

PNC

CVS pharmacy

TITLEMAX

SPROUTS

31,559 VPD

37,582 VPD

Bissel Ln

Menchaca Rd

W William Cannon Dr

LOCATION OVERVIEW

ZOOMED-OUT SITE MAP

DQ
DOLLAR GENERAL
Enterprise rent-a-car
Corra's Pizza Austin's Original Deep Pan Pizza
PNC
MORENO BARBECUE
Manchaca Road Animal Hospital

CUBA 512 CUBAN CUISINE
planet fitness
MARCO'S PIZZA
Starbucks
Bamboo Bistro Dine In • Drive Thru • Delivery
The UPS Store
DOLLAR GENERAL

MIDAS
SLAB BBQ & BEER
RADIX HOUSE WE MAKE GREAT COFFEE

Cunningham Elementary School

SITE

TITLEMAX

SPROUTS FARMERS MARKET
Church's Chicken
Pizza Hut
cicis

31,559 VPD

37,582 VPD

AERIAL MAP

290

1 TEXAS

Expy



Total Wine & MORE **FedEx Office**

Michaels **PET SMART**
Where Creativity Happens

SEPHORA **Chick-fil-A** **Wendy's**

PETCO **BJ's** **DSW**
Where the pets go. **RESTAURANT BREWHOUSE** **KOHL'S**

BARNES & NOBLE **buybuy BABY**
BOOKSELLERS

WORLD MARKET **The Vitamin Shoppe**
worldmarket.com

REGAL ENTERTAINMENT GROUP **Marchand & Associates**

POPEYES **Texas Children's Urgent Care**

Valero **FeV**

HARRELL **ABC BANK**

Where Love Lives On
Whole Earth Provision Co.

TEXAS LASER AND AESTHETICS **JuiceLand**



Jack in the box **DISCOUNT TIRE**

Jiffy Lube

TACO BELL **LAZER TAG** **SGI**

auto tek Inc.



Chevron **Kwik Kar**
WASH • DETAIL • LUBE

Car Wash **Palms**
CAR WASH

Exxon **7 ELEVEN** **CAP MALTA** **TACO BELL**

Firestone **ROCK'S** **La Familia**

Desi Brothers **Firestone** **La Familia**

gym **clearsky images** **Jump!**

Gateway South Austin

DOLLAR GENERAL

Bamboo Bistro **GREENBELT BOTANICALS** **Sevita**

Starbucks **JBucchio** **print austin** **PIZZA HUT**

JACKSON HEWITT **SKINNY'S BARBER SHOP** **QUIK WASH LAUNDRY** **UNITED STATES POSTAL SERVICE**

SITE



Belly's BILLIARDS **cicis**

Capitol Cleaners **Pizza Hut**

WELLS FARGO **Create A Cig** **Chili's**

South Austin Pet Clinic **SPINNY'S**

31,559 VPD

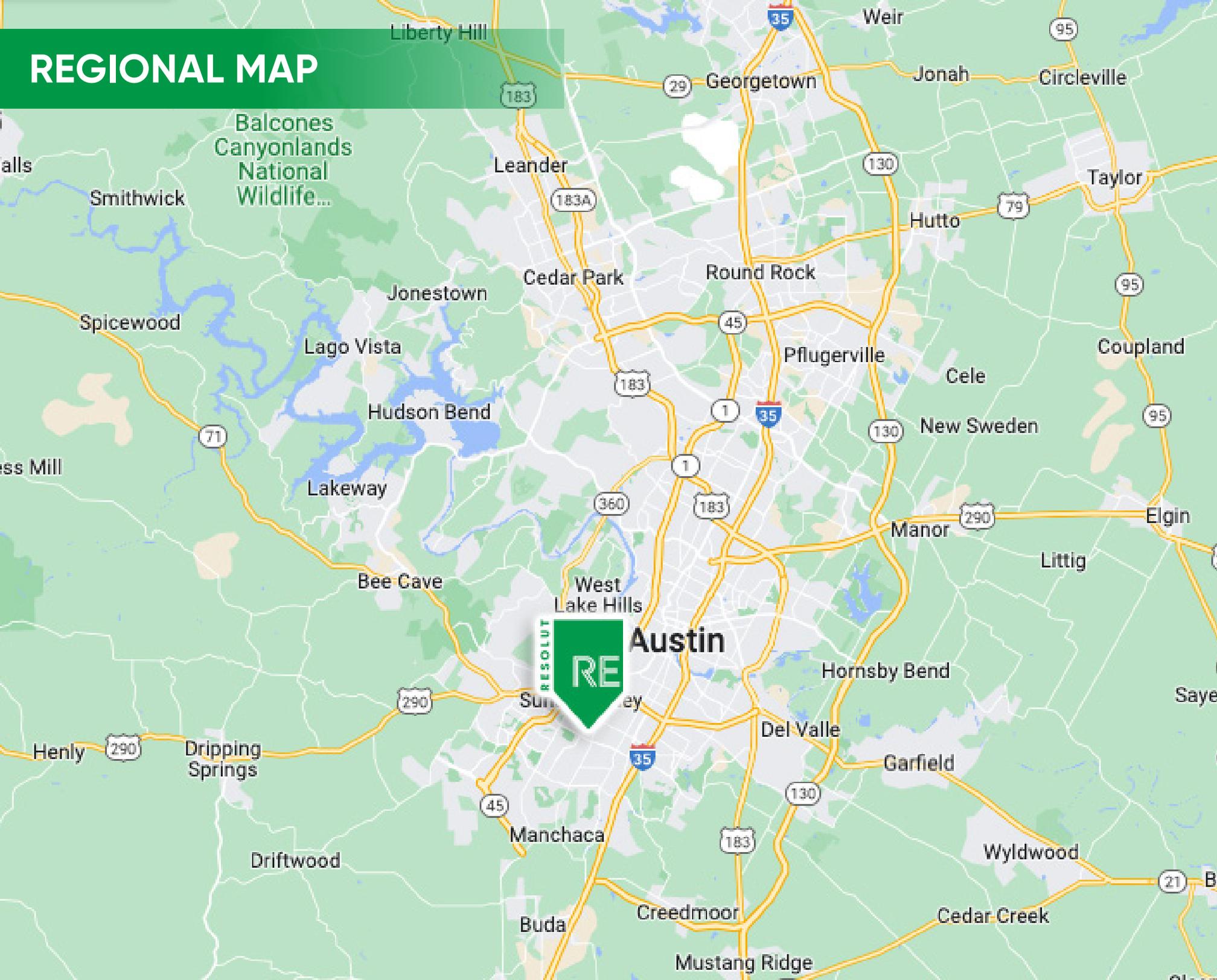
37,582 VPD

W William Cannon Dr

Menchaca Rd

LOCATION OVERVIEW

REGIONAL MAP





POPULATION
130,572 (3 MILE)



INCOME:
\$93,514 (3 MILE)



TRAFFIC:
37,582 VPD
(W WILLIAM CANNON DR)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	16,805	130,572	305,259
2026 Population Projection	17,403	141,289	334,853
Annual Growth 2010-2020	0.2%	1.8%	1.8%
Annual Growth 2021-2026	0.7%	1.6%	1.9%
Medium Age	37.5	35.1	35.1
Bachelor's Degree or Higher	32.7%	32.4%	33.4%
U.S. Armed Forces	10	10	79

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$101,533	\$93,514	\$103,683
Medium Household Income	\$78,472	\$73,542	\$83,464
< \$25,000	309	2,896	5,955
\$25,000- 50,000	951	6,854	13,653
\$50,000- 75,000	1,493	11,684	24,079
\$75,000- 100,000	1,291	9,302	20,520
\$100,000 - 125,000	820	5,978	13,220
\$125,000 - 150,000	629	4,203	9,896
\$150,000 - 200,000	513	3,996	10,359
\$200,000+	563	3,831	13,521

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W William Cannon Dr	Menchaca Rd	37,582	2018	0.1 mi
Menchaca Rd	W William Cannon Dr	31,559	2018	200 ft

*Source: CoStar

LISTING AGENT



AUSTIN AGUILAR

Commercial Advisor

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Austin joined RESOLUT RE in 2021 as a Research Associate, and has been mentored by some of the best brokers in the region. He quickly secured a position as a full-time commercial advisor. As a native to the city of Austin, Austin is able to use his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs.

Austin graduated in 2021 with a BBA in Finance and a MBA from the McCoy College of Business at Texas State University. He is also an active member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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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David J. Simmonds <small>Sales Agent/Associate’s Name</small>	459263 <small>License No.</small>	david@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date _____