



# SPLASH SHACK LEASE-BACK INVESTMENT SALE

SEQ BAGDAD RD & CLOVER LN  
1801 Clover Lane, Cedar Park, TX 78613



**PRICE**  
**\$2,900,000**



**CAP RATE**  
**6.86%**

10 Year Absolute NNN Lease  
10% Rent Increase Every 5 Years



**GLA**  
**10,580 SF**

**Janice Landers, CCIM**  
Principal, Hospitality Division  
janice@resolutre.com  
512.535.0262



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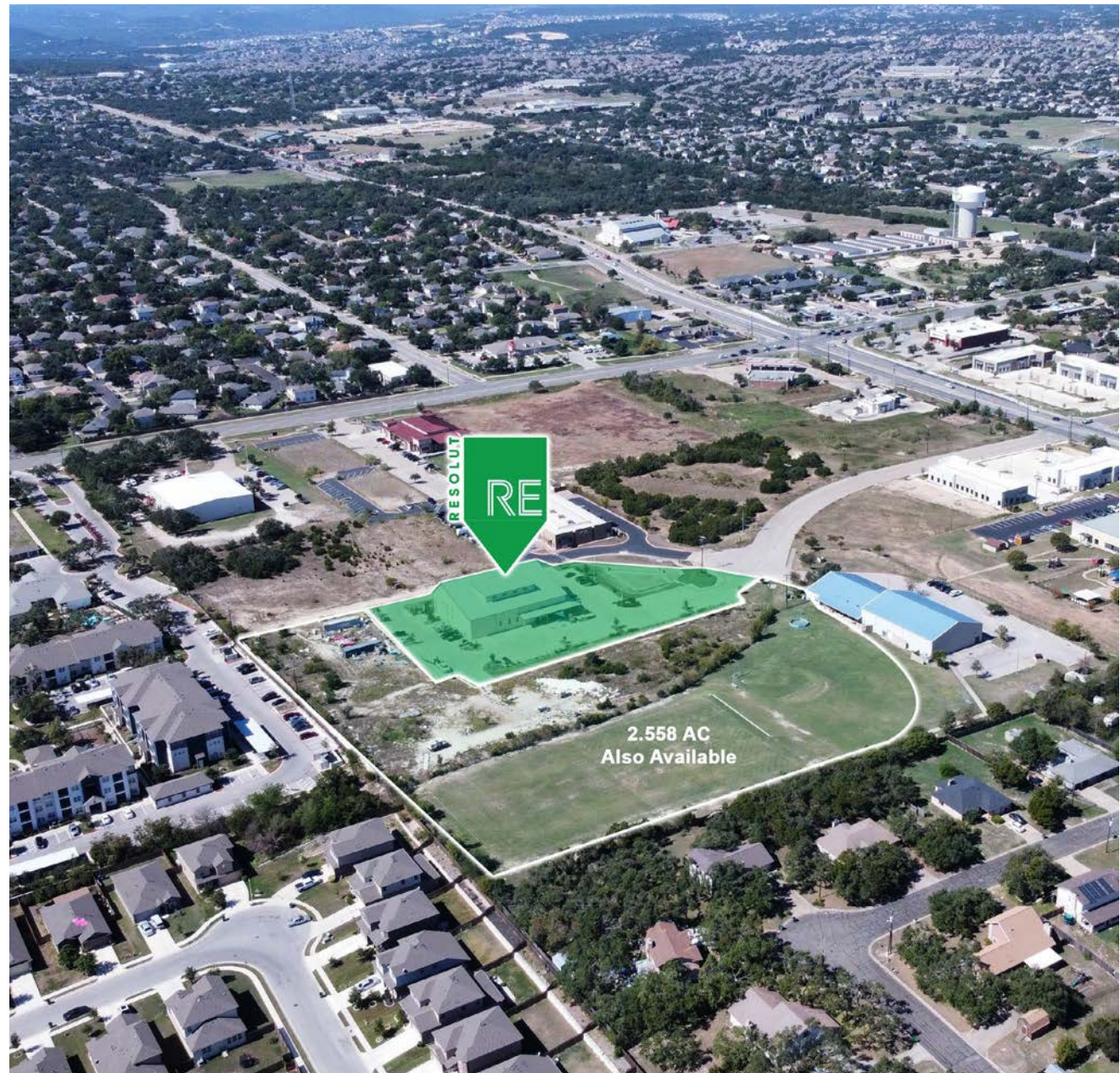


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## PROPERTY HIGHLIGHTS | SPLASH SHACK LEASE-BACK INVESTMENT SALE

- 10,580 sq ft of indoor playground
- Upstairs office- 1500 sq ft
- 100% HVAC
- New HVAC units- (Building) Seresco NP-035 36 ton (Office & Restrooms) Two LG 2.5 ton
- Ceiling height 35'
- 1-overhead door for loading
- 3-Phase power- 230 Amps
- LED lighting
- Metal Roof
- 5 restrooms
- Patented design completely enclosed and doesn't leak
- Zero Landlord Responsibility
- 10 Year NNN lease
- 10% rent increases every 5 years
- 6.86% cap rate
- Fee simple: Cash to seller



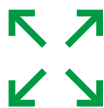




PRICE

**\$2,900,000**

CAP RATE

**6.86%**

GLA

**10,580 SF**

### PROPERTY OVERVIEW

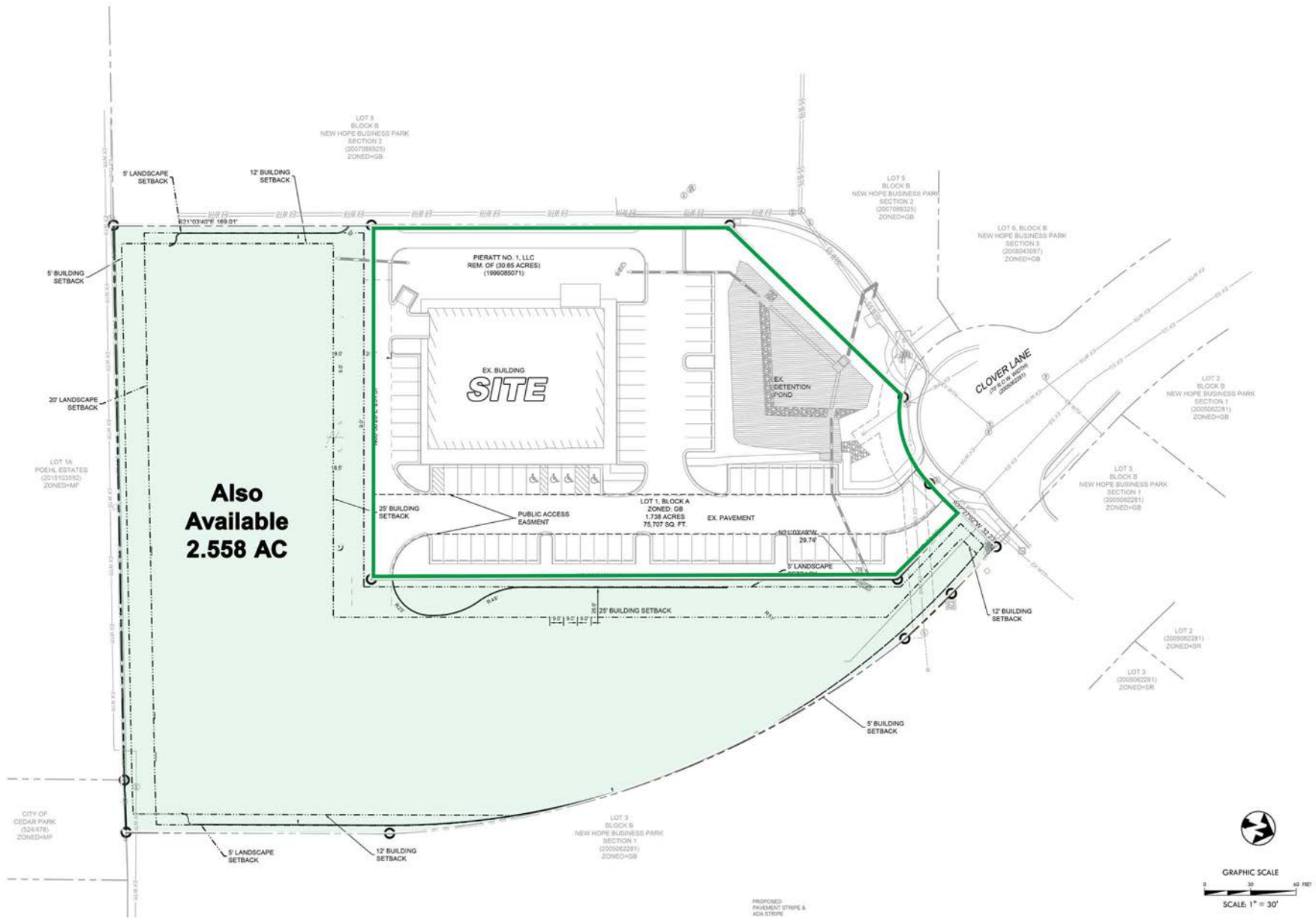
PROPERTY ADDRESS	1801 Clover Lane, Cedar Park, TX 78613
LOCATION	SEQ BAGDAD RD & CLOVER LN
GROSS LEASABLE AREA	10,580 SF
YEAR BUILT	2018
OCCUPANCY	100%
LEASE TYPE	NNN
NUMBER OF TENANTS	1



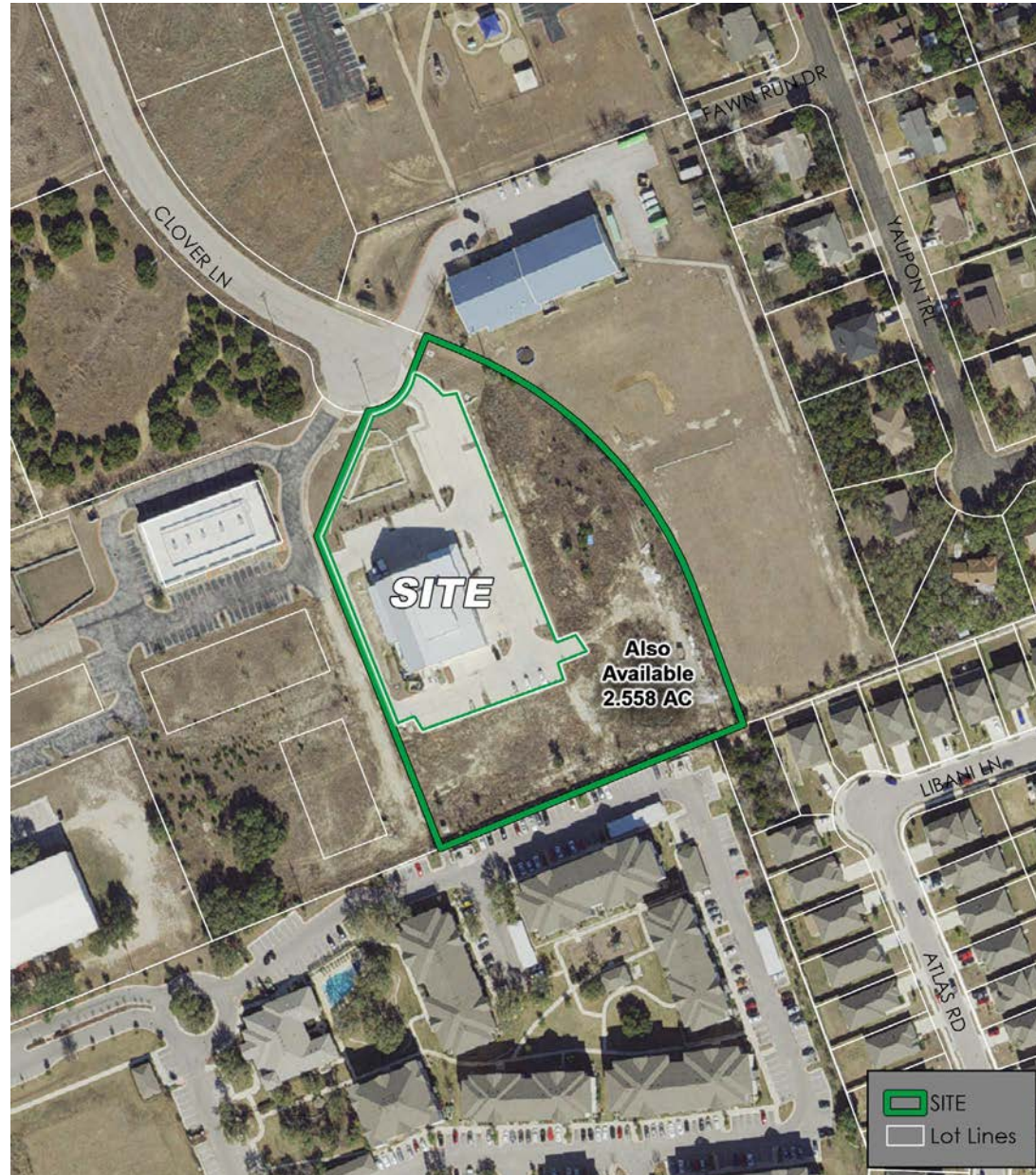
### AREA TRAFFIC GENERATORS



TENANT	SF	TERM	LEASE START	LEASE END	BASE RENT	BASE RENT ABSOLUTE NET	NOTES
SPLASH SHACK	10,580 SF	10 Years	Immediately Upon Sale	10 Years After Sale	\$18.79 per sq ft	\$1,998,798.20	<ul style="list-style-type: none"> <li>Year 5- 10% base rent increase \$20.67 per sq ft- (\$218,678.02 base rent, 7.54% Cap rate)</li> <li>Absolute Net- tenant pays all expenses</li> <li>3- 5 year options to renew- 10% increase per 5 year term</li> <li>Personal Guarantee</li> <li>Option to buy back building at market rate</li> </ul>

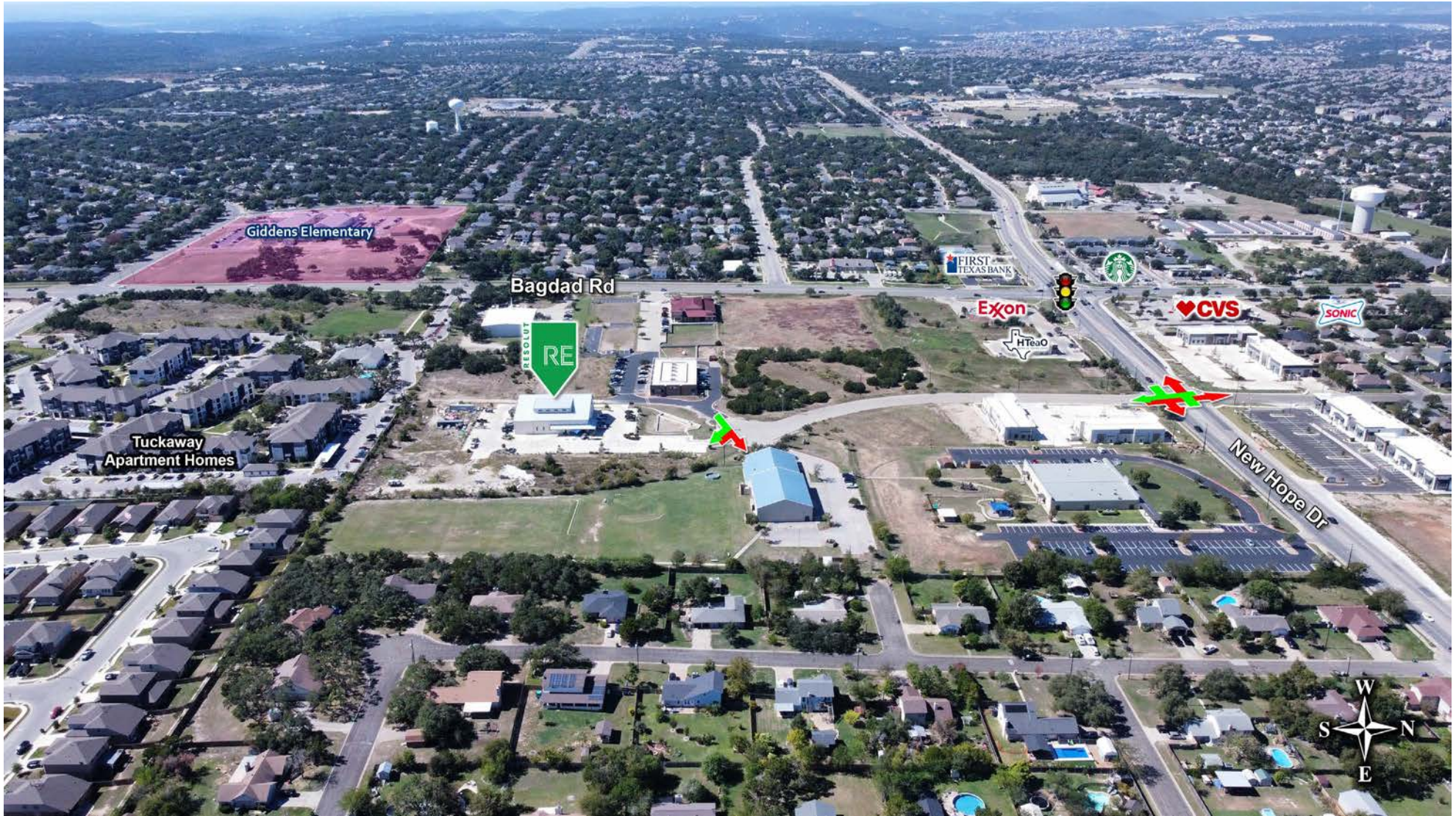








## LOCATION OVERVIEW | HUTTO PLAZA II - INVESTMENT SALE











### INDOOR WATER PARK MADE JUST FOR KIDS

The Splash Shack is the ultimate spot for your little shredders in a water park designed just for them. Our 10,000 square foot building is packed with a 30-foot-tall interactive water play structure that'll blow your mind. We've got slides galore and a massive dump bucket that'll drench you in excitement! Get ready to make waves, create memories, and have a totally tubular time!

Safety is our number one concern at the Splash Shack. You can ride the waves with peace of mind because there's no need to fret about water depth inside our rad building. We've made sure that you and your little groms can have a blast without worrying about the deep end.

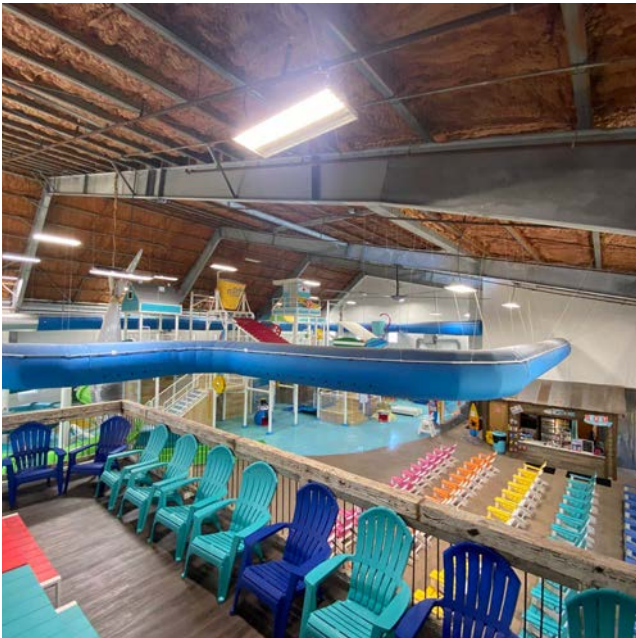
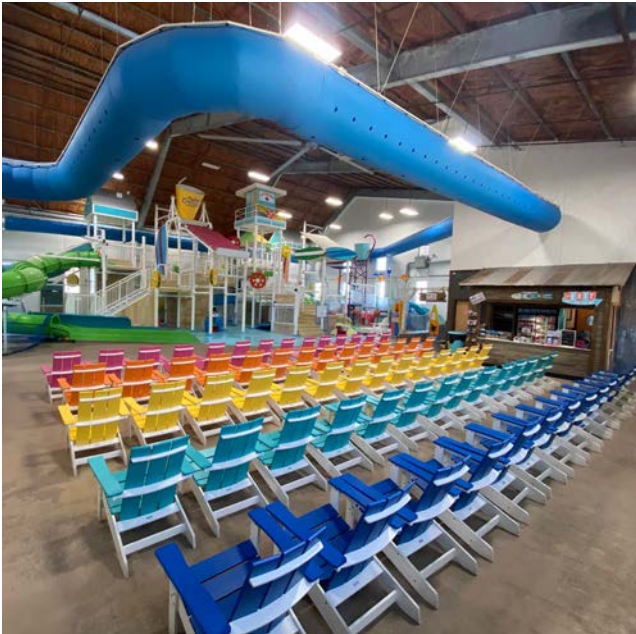
### MEET THE OWNERS

With over 30 years of experience in the aquatics industry, Tom and Lauren Davis are committed to providing a healthier, safer, and more enjoyable swimming experience. As owners, we are proud of the diverse experiences that have allowed us to be in the aquatics industry over the last 30 years. We are blessed to have worked with some of the top water organizations in the United States such as Schlitterbahn, Disney, Divers Alert Network, and Six Flags. We lead a team of aquatics professionals in the development and grand opening of Splashway Waterpark in Sheridan, TX. Our passion for swimming pool maintenance, repairs, and safety has been cultivated from the years we spent learning from the best. Over the years and through our relentless pursuit of raising the standards in the industry, we have become a key leader for community swimming pool management.

[splashshacktx.com](http://splashshacktx.com)











**JANICE LANDERS, CCIM**  
**PRINCIPAL, HOSPITALITY DIVISION**

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Janice Landers began her real estate career in 2001 after selling her industrial supply company, which she also founded and operated. She has been actively involved in a broad range of real estate, such as land development, retail, medical, office, industrial, 1031 exchanges, acquisitions, tenant representation, leasing and sales.

She has also been successful in raising equity for real estate projects, negotiating joint ventures and working with EB-5. With her many years of experience putting together the right teams, she has sold thousands of acres of land and has leased/sold over one million square feet of commercial space. She also assembled over \$150M in real estate, over \$200M in joint venture assets for a REIT and helped put together a \$500M fund.

She is a Certified Commercial Investment Member (CCIM) designee and member of the International Council of Shopping Centers (ICSC) and of the Central Texas Council of Realtors (CTCAR).

FOR MORE INFORMATION PLEASE VISIT:

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