



Martin A. Gibbs, R.Ph.
 Associated Broker
 KW Commercial | Lake Travis

523053
 (512) 750-0509
 (512) 750-0509
 magibbs@gmail.com

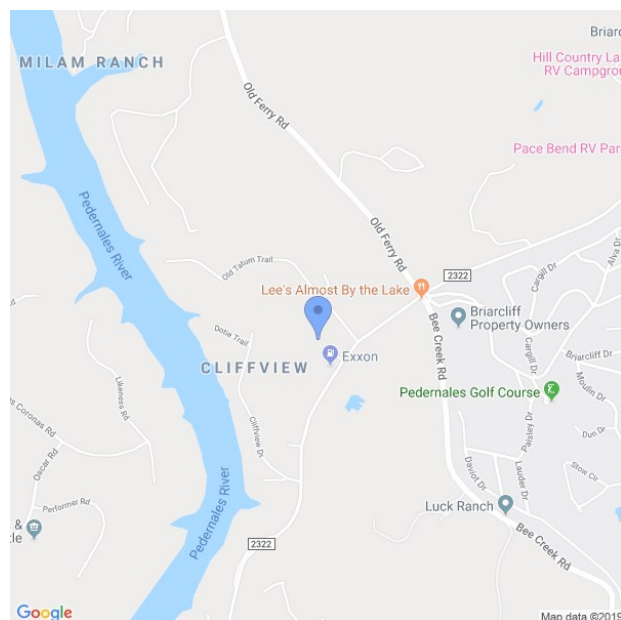
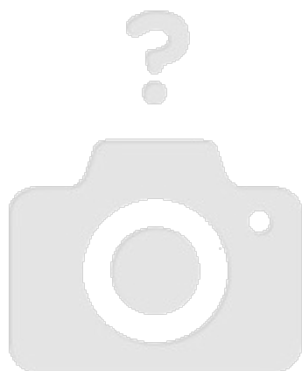


Multi-Purpose Space + - 3600 sqft on + - 4.34 Acres FOR SALE or LEASE



906 S PACE BEND RD, SPICEWOOD, TEXAS 78669

COMMERCIAL • RETAIL • FOR SALE OR LEASE



SALE PRICE **\$915,000**
 LEASE RATE **\$0.12-\$12.00/SQFT NNN**
 SALE TYPE **NET LEASE INVESTMENT**
 ZONING **NONE**
 BLDG TYPE **SINGLE TENANT**
 STATUS **EXISTING**
 YEAR BUILT **1980**
 STORIES **1**
 CAP RATE **9.18%**

ANNUAL TAXES **\$6,763.49**
 GROSS BLDG **3,600 SQFT**
 CONTIG SPACE **3,600 SQFT**
 LAND AREA **4.34 ACRES**
TWO LOTS TOGETHER
CONSISTING OF
APPROXIMATELY 4.34 +/- ACRES
WITH A 3600 +/- SQ FT
WAREHOUSE STYLE STEEL
BUILDING ON CONCRETE SLAB.
PARCEL A IS THE "BACK" PARCEL
AND CONSISTS OF
APPROXIMATELY 3.33 +/- ACRES
AND THE MULTI-PURPOSE SPACE
BUILDING SITS ON THIS PARCEL.

IMPROVEMENTS

THE BACK PORTION OF PARCEL A IS SURROUNDED BY A CHAIN LINK SECURITY FENCE. PARCEL A ALSO HAS ACCESS EASEMENT ON THE BACK PORTION OF THE 3.33 ACRES THAT GIVES ACCESS TO OLD TATUM ROAD. PARCEL B IS THE "FRONT" PART OF THE TWO LOTS AND CONSISTS OF APPROXIMATELY 1 +/- ACRES. PARCEL B HAS APPROXIMATELY 208 +/- OF FRONTAGE ON S PACE BEND ROAD.

NET OP INC \$84,000
MARKET AUSTIN
SUB-MARKET SOUTHWEST
ABS 2455 SUR 512 BAILEY T B ACR
LEGAL DESCR 3.34 +/- ALONG WITH LOT 2
MANSELL ROBERT E SUBD

- -Level property, shaded, plenty of parking, beautiful sunsets
- -Rustic and cozy, relaxed hill Country hangout
- -A hidden jewel on the outskirts of Lake Travis that is family and pet friendly
- -Fire pits and food trucks
- -Room for boat and/or RV storage
- -Three Phase Power – Two Separate Electric Meters
- -City of Briarcliff Water - Two Separate Water Meters
- -On-site water storage for fire control by Fire Department - Approximately 19,000 gallons.
- -8 ft security fence with barbed wire on back lot
- -Rear lot is 3.34 +/- acres and is capable of leasing for \$1500/month.
- -Front lot (contains approx 200 feet of frontage) is capable of leasing for \$2000/month.
- -Warehouse style bar leased for approx. \$3500/month.
- -Topography of property has been described as, shaded, plenty of parking, beautiful sunsets.
- -Rustic and cozy, relaxed hill country atmosphere.
- -A hidden jewel perfectly situated on the outskirts of Lake Travis.
- -Family and pet friendly.
- -Fire pits and food trucks.
- -Room for boat and/or RV storage.
- -8 ft security fence with barbed wire on back lot.
- -Two separate meters with Three Phase Power
- - Two separate meters with Briarcliff Water

Imagine the possibility of a blank canvas and you're the artist. Nestled in the Texas Hill country, just minutes away from the Briarcliff marina and Apis restaurant is a 3600 sqft multi-purpose space sitting on approximately 4.34 acres that's just waiting for you to make it your own! Perfectly located near the south shore of Lake Travis, a playground for water sports that offers boating, sailing, wake boarding, fishing and diving just to name a few. Ideally positioned for growth, while still offering a "laid back" lifestyle of Spicewood.

3600 +/- sqft of multi-purpose space for lease. Building is situated on 4.34 +/- acres consisting of two individual lots, one is 3.34 +/- acres and the other is 1 +/- acres. The 1 acre lot is situated on the front of the warehouse and has frontage along Pace Bend Road. Previous tenant was a distillery and the infrastructure is designed to support the demands of that type of business. Some residual furnishings remain from the previous tenant such as a bar and a pool table. There is ample space for entertaining guests. An outdoor covered "patio" accommodates activities such as dining or dancing. This vacant

property is ready and awaiting your special touch. It is virtually a blank canvas and you are the artist eager to transform this space into the business you have dreamed! ***Contact Broker for Leasing Options - i.e. Back Lot, Front Lot, Building Only, or All.***

Property located in Spicewood, Texas. Traveling North on Texas State Hwy 71, turn right onto Pace Bend Road. At approximately 2 miles you will see the Exxon station on the left, the property is on the adjacent lot after the Exxon. Cross street with Pace Bend Rd is Old Tatum Rd. Just 18min from Lakeway/Bee Cave, 25min to Marble Falls, 35min to Johnson City, 33min to Dripping Springs, and 4min from Briarcliff Marina.

Property located in Spicewood, Texas. Traveling North on Texas State Hwy 71, turn right onto Pace Bend Road. At approximately 2 miles you will see the Exxon station on the left, the property is on the adjacent lot after the Exxon. Cross street with Pace Bend Rd is Old Tatum Rd. Just 18min from Lakeway/Bee Cave, 25min to Marble Falls, 35min to Johnson City, 33min to Dripping Springs, and 4min from Briarcliff Marina.

 3 Spaces



TYPE: **SPECIALTY CENTER**
DATE AVAIL: 6/1/2019

AVAILABLE: 3,600 SqFt
MIN DIVISIBLE: 3,600 SqFt

LEASE RATE: \$12.00_{NNN}
MAX CONTIGUOUS: 3,600 SqFt



TYPE: **OTHER**
DATE AVAIL: 6/1/2019

AVAILABLE: 43,560 SqFt

LEASE RATE: \$0.55_{GL}



TYPE: **OTHER**
DATE AVAIL: 6/1/2019

AVAILABLE: 145,490 SqFt

LEASE RATE: \$0.12_{GL}

