

FOR SALE

INVESTMENT/DEVELOPMENT REAL ESTATE OPPORTUNITY

20711 FM 1431, LAGO VISTA, TX 78645



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7801 N Capital of Texas Hwy, Suite 260
Austin, TX 78731

EXECUTIVE SUMMARY:

- Property consists of a leased veterinary clinic plus a hard corner development site
- Can be purchased together or separately
- Leased facility has 9 years remaining with \$183,000 NOI, national corporate credit
- Development site is ideal for QSR, retail, car wash, etc.

Source: www.westernvetpartners.com

TENANT SUMMARY:

- Lago Vista Animal Clinic - Ownership group Western Veterinary Partners
- Headquarters in Denver, Colorado
- Western Veterinary Partners own over 250 clinics nationwide
- Over 1,000 team members



Recognized by Inc Magazine in 2024 as one of the fastest growing help companies in the country



The material contained in this memorandum is based in part on information furnished to Kudu Realty Partners by sources deemed reliable. The information is believed to be accurate in all material respects, but no representations or warranty, expressed or implied, is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis.

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SUMMARY

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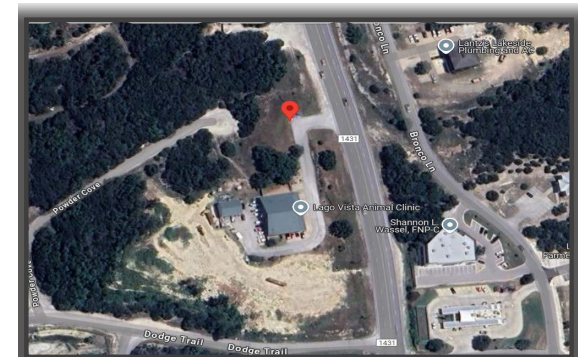
COMBINED PRICE: \$3,865,000

LEASE ANALYSIS

CAP RATE:	6.50%
NET OPERATING INCOME:	\$183,600
RENT ESCALATIONS:	2.0% Annually
LEASE TYPE:	NNN
LEASE EXPIRATION:	9 Years Remaining
TENANT:	Lago Vista Animal Clinic
BUILDING SIZE:	11,000 SF
PRICED SEPARATELY:	\$2,815,000

DEVELOPMENT SITE

SIZE:	Approximately 2 acres
LOCATION:	Hard Corner on 1431
HIGHLIGHTS:	Excellent visibility
PRICED SEPARATELY:	\$1,150,000



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Lago Vista city, Texas

Lago Vista city, Texas is a city, town, place equivalent, and township located in Texas.

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// United States / Texas / Lago Vista city, Texas

Display Sources



Populations and People

Total Population
8,896

P1 | 2020 Decennial Census



Employment

Employment Rate
50.5%

DP03 | 2022 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households
3,889

DP02 | 2022 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income
\$108,823

S1901 | 2022 American Community Survey 5-Year Estimates



Housing

Total Housing Units
4,478

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)
1,368

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher
35.8%

S1501 | 2022 American Community Survey 5-Year Estimates



Health

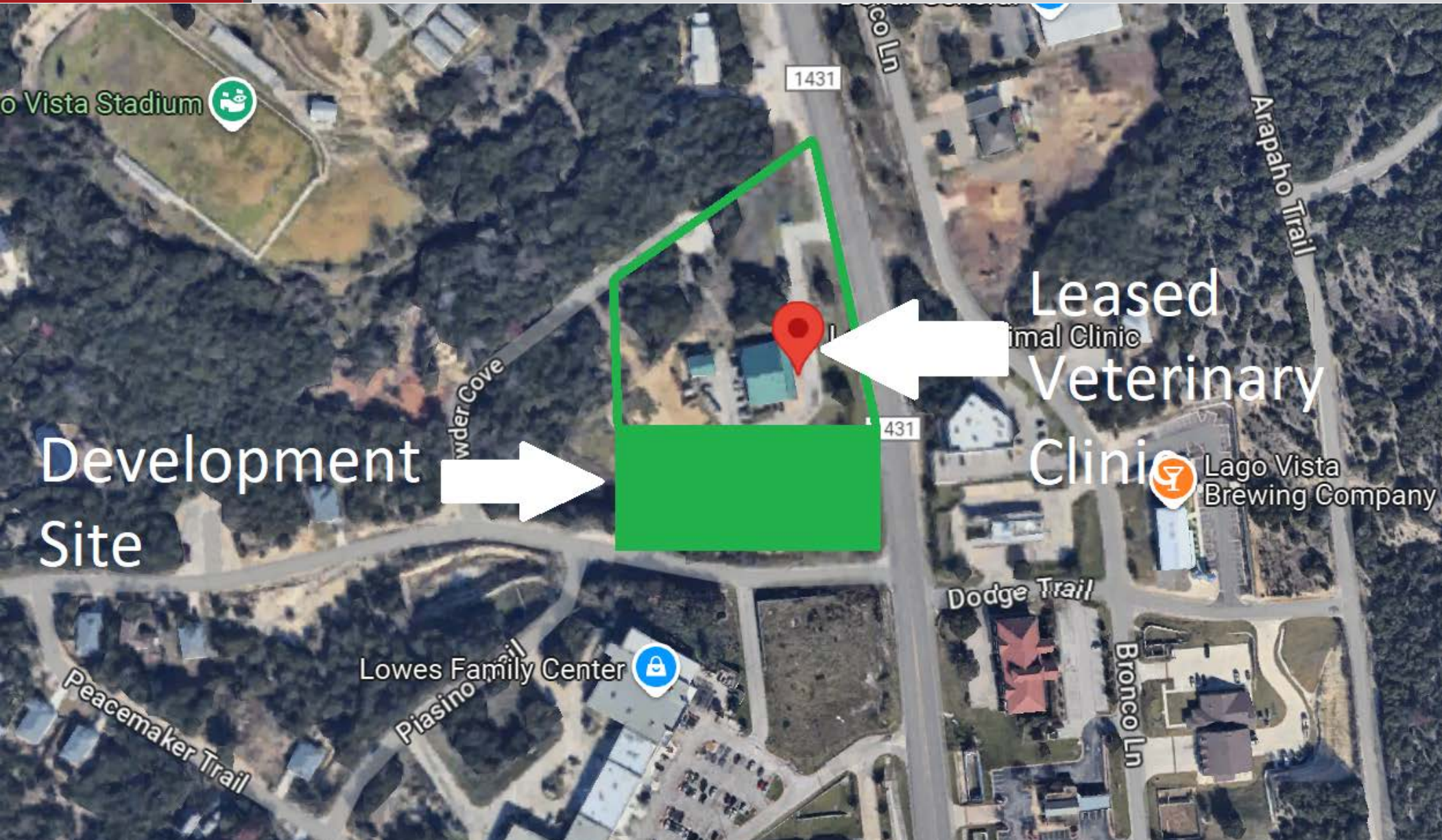
Without Health Care Coverage
17.4%

S2701 | 2022 American Community Survey 5-Year Estimates



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

KUDU Realty Partners	409333	revans@cadre-usa.com	(512) 750-1866
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ronald D Evans	409333	revans@cadre-usa.com	(512) 750-1866
Designated Broker of Firm	License No.	Email	Phone
Ronald D Evans	409333	revans@cadre-usa.com	(512) 750-1866
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joe Golden	734670	jgolden@kudurealty.com	512-585-6816
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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