

### BJ'S RESTAURANT & BREWHOUSE - GROUND LEASE FOR SALE 2050 IKEA-RBFCU PKWY, LIVE OAK, TX 78233

#### Features

- Key retail investment opportunity with strong operator
- Located at one of the strongest retail intersections in the market
- Incredible co-tenancy and strong traffic
- Cap rate of 5.75 %

### **GROUND LEASE FOR SALE**

**CONTACT FOR MORE INFORMATION SALES PRICE:** \$4,000,000

Traffic Counts		Demographics	YEAR:	1 MILE	3 MILE	5 MILE
IH-35 S of Loop 1604	199,889 VPD	Total Population		8,262	98,274	221,951
IH-35 N of Loop 1604	188,025 VPD	Total Households		3,646	37,512	82,749
Loop 1604 W of IH-35	126,780 VPD	Average HH Income		\$88,869	\$91,706	\$94,867
Loop 1604 E of IH-35	102,231 VPD					

David Nicolson					
President   San Antonio					
210.366.3500					
davidn@weitzmangroup.com					

Area Retailers & Businesses

**IKEA** OTARGET KOHĽS COSTCO at hame

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



# 2050 IKEA-RBFCU PKWY LIVE OAK, TX 78233



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



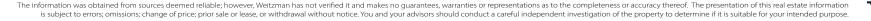
# LIVE OAK TOWN CENTER 2050 IKEA-RBFCU PKWY, LIVE OAK, TX 78233













### 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 actives, 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

Waitzman

2-10-2025

through an agreement with the owner, usually in a writen 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. **An owner's agent fees are not set by law and are fully negotiable.** 

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

#### AS AGENT FOR BOTH - INTERMEDIARY: To act

as an intermediary between the parties the broker

1.02705

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 writting 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.

tware@woitzmanaroup.com

**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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0000	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688	
Designated Broker of Firm	License No.	Email	Phone	
Robert King	423209	robertk@weitzmangroup.com	(210) 581-8226	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
David F. III Nicolson	425595	davidn@weitzmangroup.com	(210) 366-5050	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date

21/-05/-0600

