



CHASE

FOR SALE

Income NNN Asset with Future Redevelopment Potential

8111 N FM 620, Austin, Texas 78726

Presented By:



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QUICK & COMPANY
COMMERCIAL REALTY, INC.

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All inquiries to be Directed to Seller's Agents. Please do not contact the Lessor.

The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

Property Photos



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The Offering Summary

Price:	\$3,515,094.34
CAP Rate:	5.3%
2021 Annualized NOI:	\$186,340

INVESTMENT & OFFERING HIGHLIGHTS

5 Years and 10 Months Remaining

Corporate Guaranteed Ground Lease

Absolute NNN Lease with Rental Increases

NET OPERATING INCOME | NOI ESCALATION DATE

\$186,340 | September 2021

LEASE SUMMARY TO DATE

Tenant:	J.P. Morgan Chase Bank, N.A.
Rent Increases:	Yes
Credit:	Investment Grade: (S&P: A+) (Moody's: Aa2)
Guarantor:	J.P. Morgan Chase Bank, N.A.
Renewal Options:	Two- 10-Year Options to Renew
Renewal Option 1:	\$204,974.00 (Option 1) 9/19/26
Renewal Option 2:	\$225,471.40 (Option 2) 9/19/2036
Lease Commencement Date:	September 19, 2006
Lease Expiration Date:	September 19, 2026
Lease Type:	Ground Lease – No Landlord Responsibilities

Property & Offering Summary

PROPERTY HIGHLIGHTS

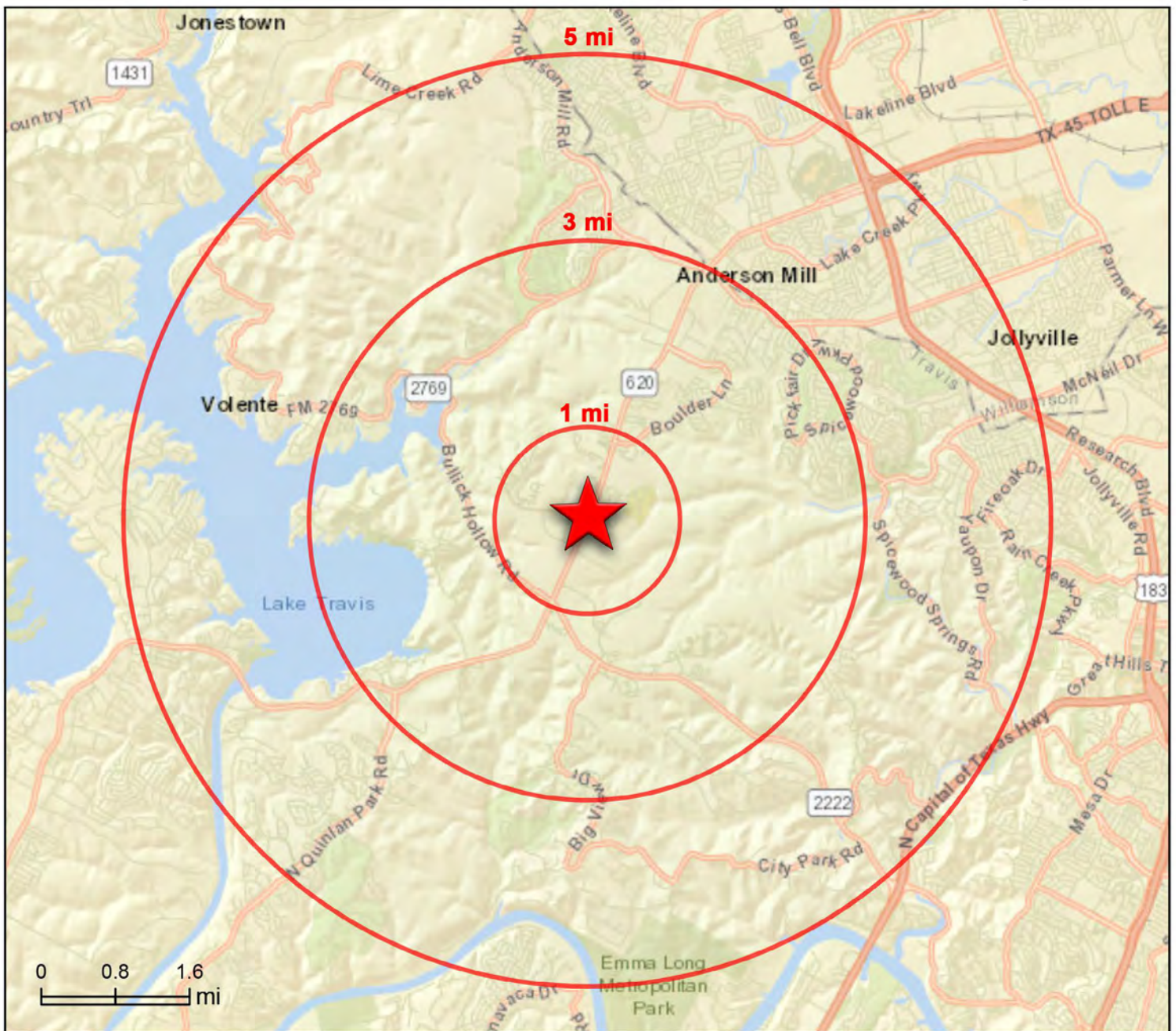
- +/- 2 Acres hard corner signalized FM N 620 – a primary north / south thoroughfare serving the affluent suburbs around the Lake Travis area.
- Located near The Preserve 620 Office Development, Concordia University, Retail, Residential and numerous commercial and neighborhood services.
- Highly desirable area with affluent demographics, average HHI \$168k+.
- Absolute NNN with Rental Increases Guaranteed thru September 2026.
- Limited pad sites available in the immediate area due to environmental barriers to entry.

PROPERTY DESCRIPTION

Property Address:	8111 N FM 620., Austin Texas 78726
Chase Building:	4,381 SF with 3 drive-thru lanes & 1 24-Hr ATM drive-thru lane
Lot Size:	2.0 Acres (87,120 SF) per TCAD
Location:	Excellent visibility at the hard corner, signalized intersection of FM N 620 (47,489 VPD) and Rock Harbour Drive
Ingress/Egress:	Ingress from FM N 620 and Egress from Rock Harbour Drive
Year Built:	2006
Type of Ownership:	Fee Simple Investment (building and land)
Zoning:	GR
Parking:	32 Surface Spaces

Demographics

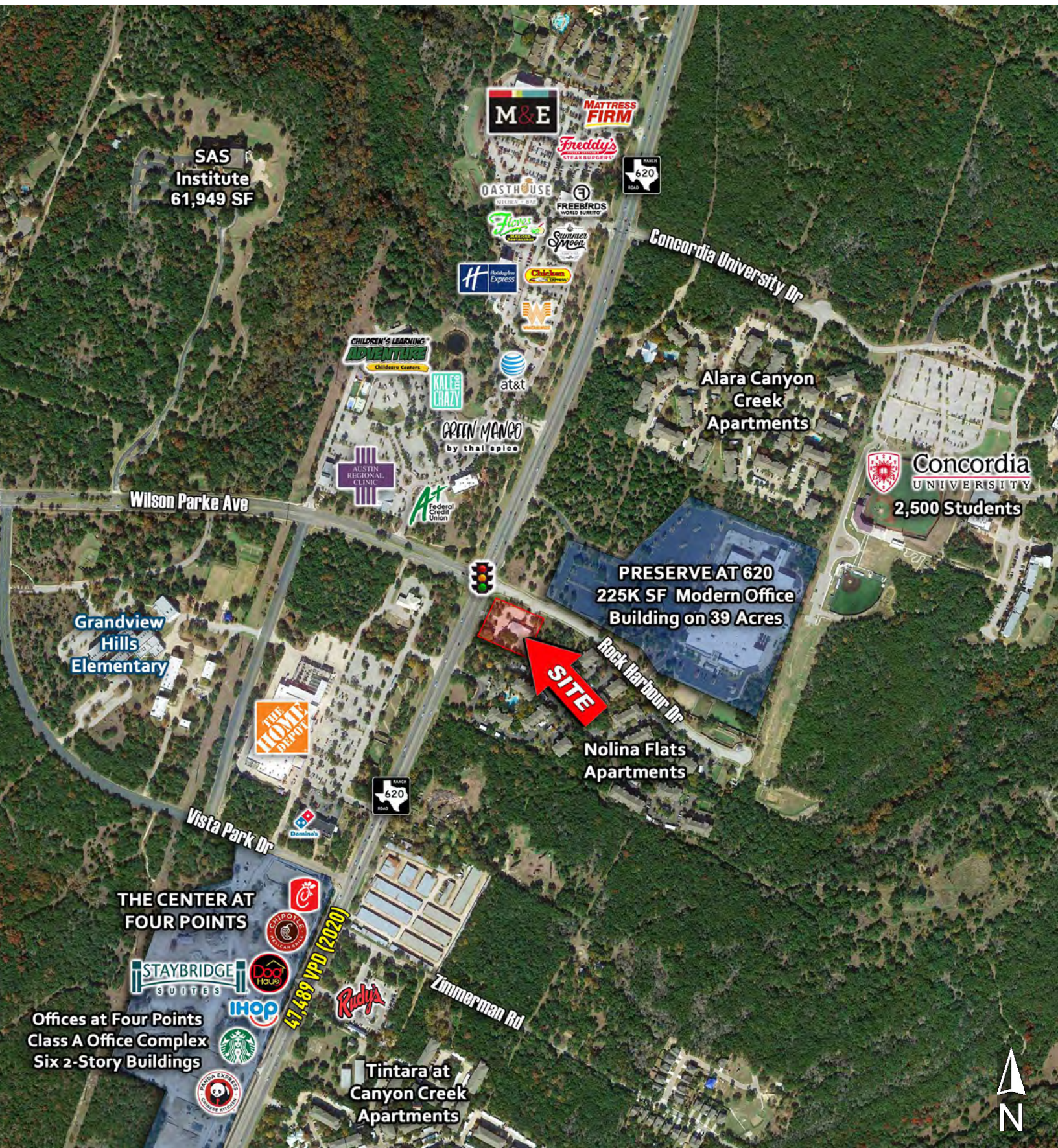
YEAR 2020	1 mile	3 mile	5 mile
Total Population:	5,343	29,077	121,893
2025 Proj. Population:	5,893	31,614	132,507
Daytime Population:	5,246	27,451	120,110
Average HH Income:	\$125,703	\$164,089	\$168,388
Total Households:	2,656	11,921	48,289



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Retail Aerial



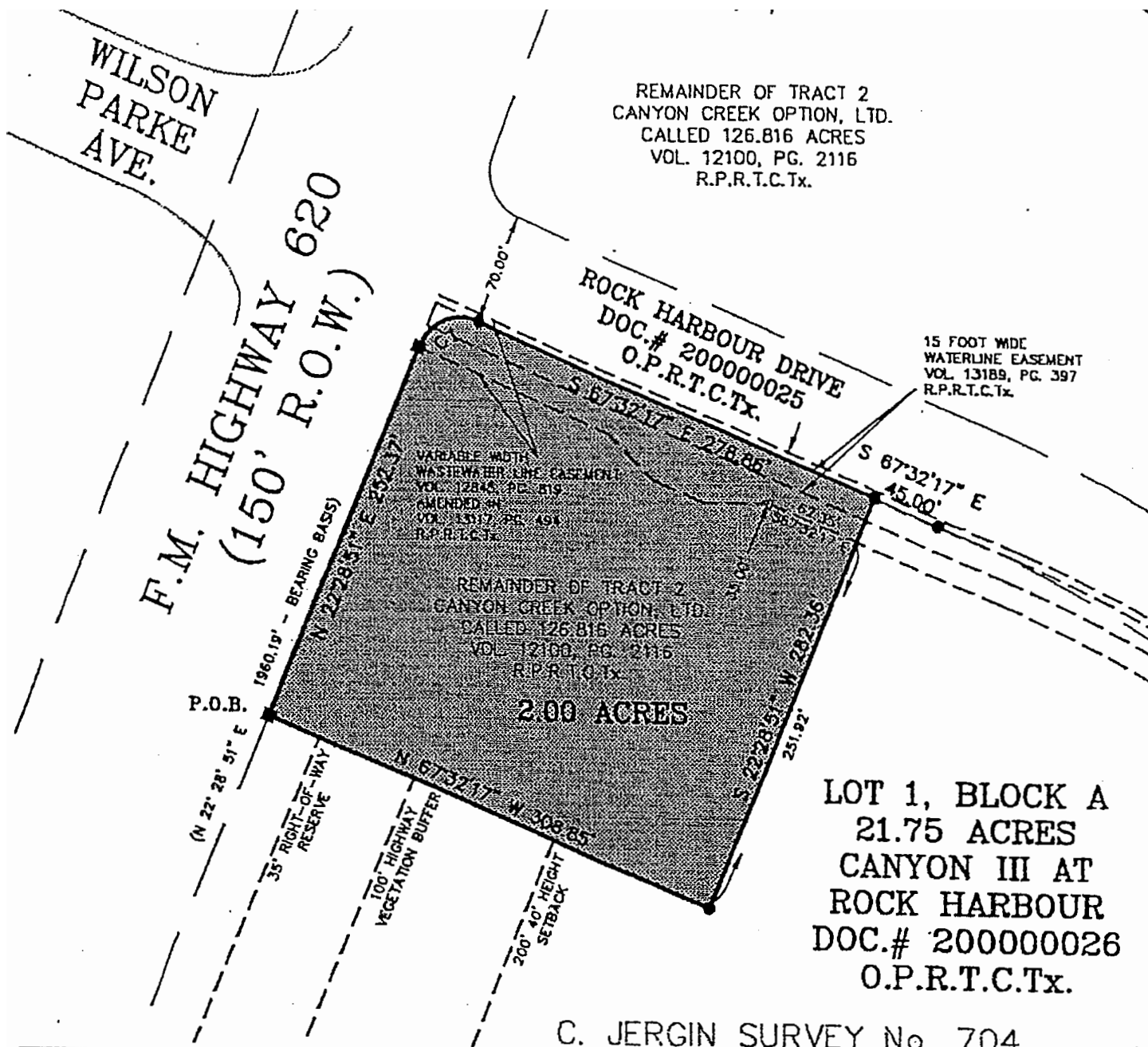
Site Aerial



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Survey



CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	89°58'52"	30.00'	47.11'	N 67°28'17" E	42.42'

LEGEND

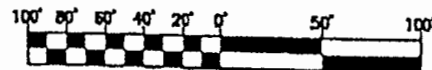
- CONCRETE MONUMENT FOUND
- 1/2" IRON ROD WITH SAM, INC. CAP FOUND

P.O.B. POINT OF BEGINNING

R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

P.R.T.C.Tx. PLAT RECORDS OF
TRAVIS COUNTY, TEXAS

NOTE: THIS IS NOT A LAND TITLE SURVEY.
ALL EASEMENTS OF RECORD MAY NOT BE
SHOWN HEREON.



GRAPHIC SCALE

SCALE : 1" = 100'

2.00 ACRES

TRAVIS COUNTY, TEXAS

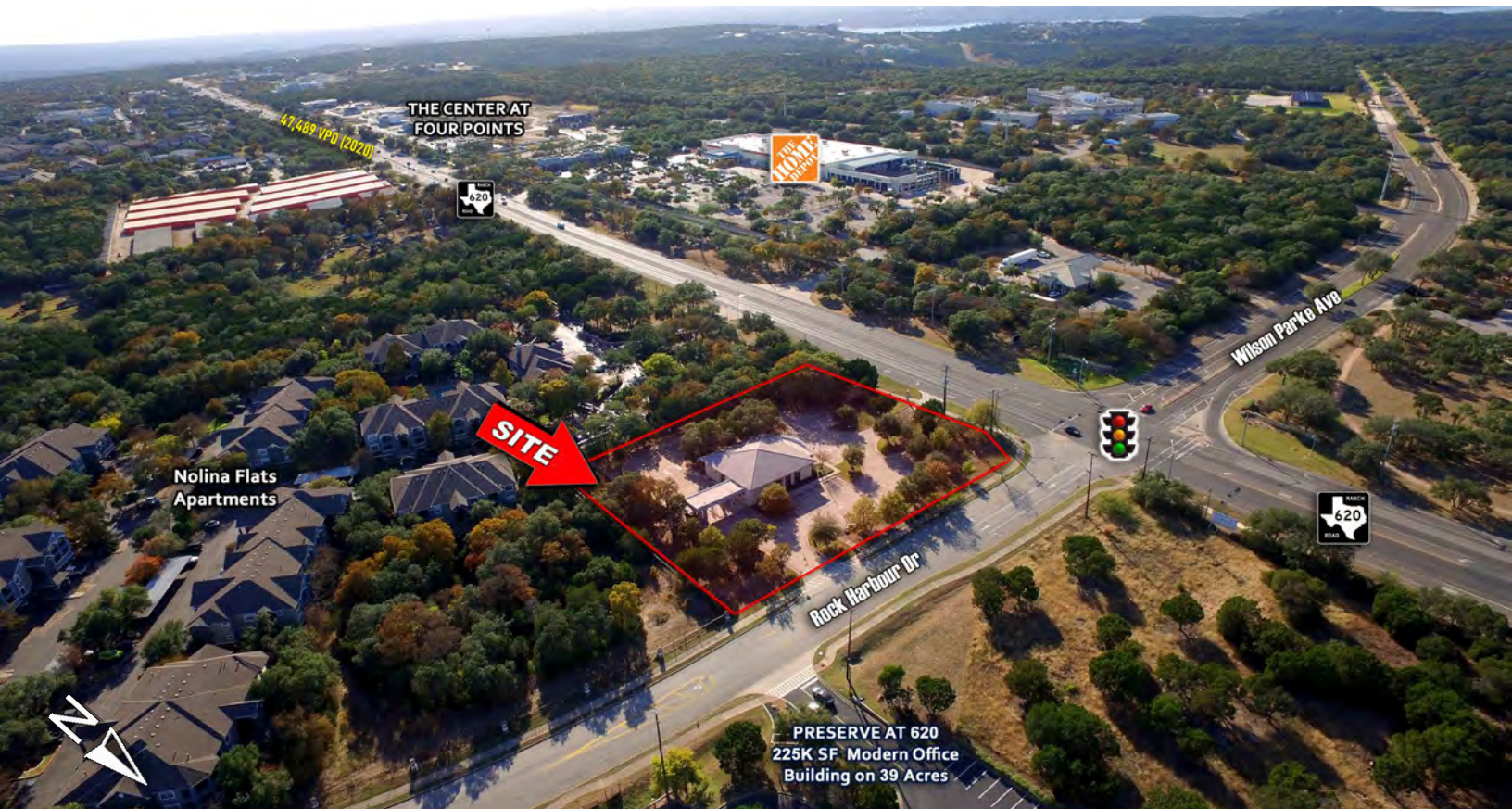
Property Photos



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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:
 - 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.

Quick & Company Commercial Realty, Inc.	450099	www.quickco.com	512-435-6550
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marlena Cole	486230	marlena@quickco.com	512-743-7433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date