

# Eddie's Tavern

100 Parker Dr - Austin, Texas



# THE OFFERING

JLL presents the opportunity to purchase **Eddie's Tavern** ("the Property"), a 11,969 SF freestanding retail center located in Austin, Texas. 9.9 years of lease term remain on the absolute NNN lease with 2% rent bumps occurring annually. With extremely healthy population growth in the area and over 160,000 vehicles per day via frontage on Interstate 35, the Property is well situated to capitalize on the rapid growth happening in the Austin MSA. Eddy's offers investors a prime opportunity to purchase a long-term, cash-flowing asset located in a high growth market.

## Property Summary

LOCATION:	100 Parker Dr, Austin, TX 78728
TENANT:	Eddie's Tavern
LESSEE:	FE Round Rock, LLC
GUARANTOR:	Little Woodrow's, LLC (Parent Company)
SITE AREA:	2.34 Acres (101,930 SF)
RBA:	11,969 SF
YEAR BUILT:	2001
VEHICLES PER DAY:	160,000+ (Interstate 35) & 4,800+ (Parker Drive)
LEASE TYPE:	Absolute NNN Lease
REMAINING LEASE TERM:	9.92 Years
OPTION PERIODS:	Two (2) options to extend the term, each for sixty (60) months at market rate
PARKING:	116 Spaces 9.69 per 1,000 SF



**9+ Years of Lease Term**

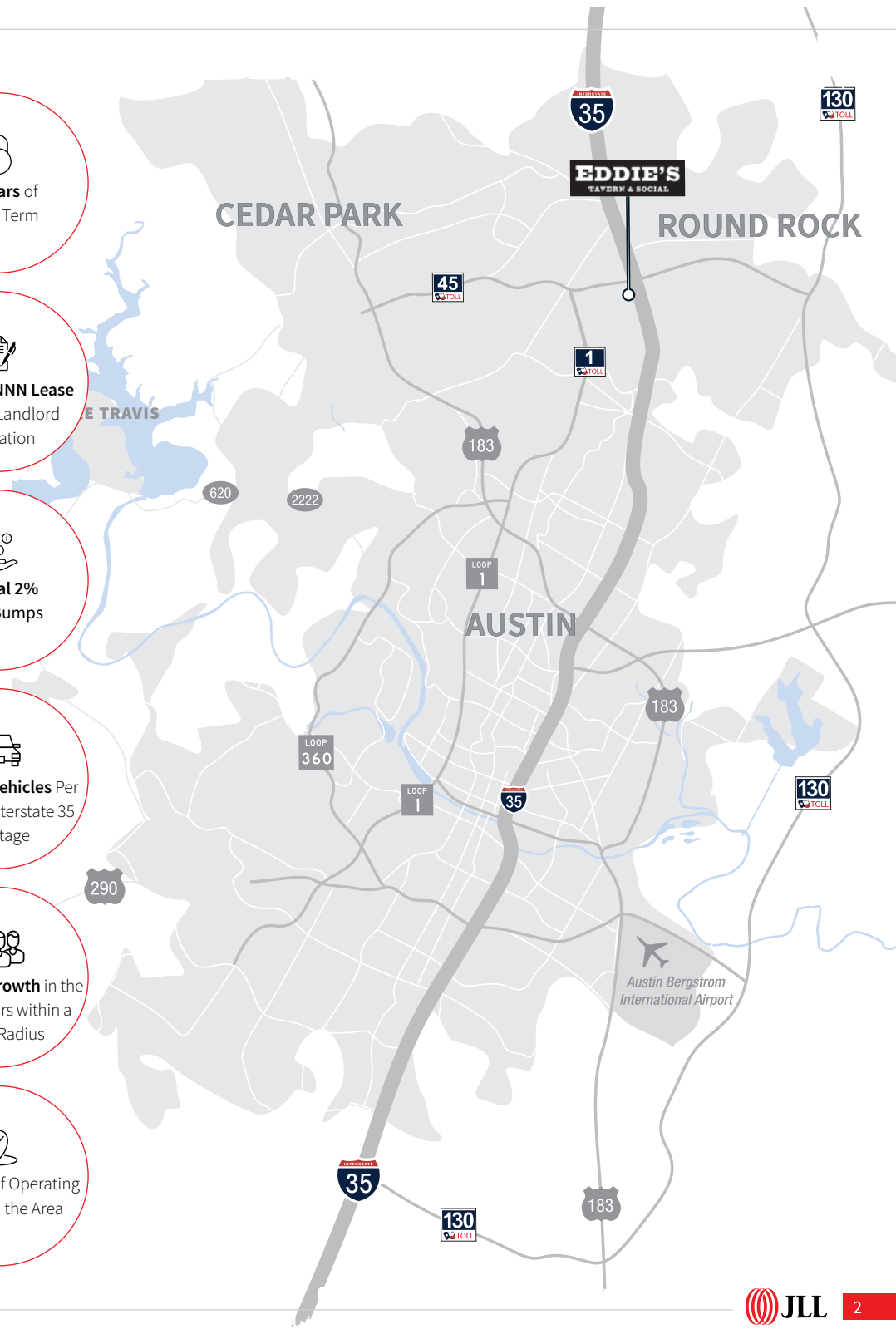
**Absolute NNN Lease with No Landlord Obligation**

**Annual 2% Rent Bumps**

**160,000+ Vehicles Per Day with Interstate 35 Frontage**

**76% Pop. Growth in the Past 10 Years within a 1-Mile Radius**

**20+ Years of Operating History in the Area**



## TENANT OVERVIEW

# EDDIE'S

TAVERN & SOCIAL

Eddie's Tavern is a popular sports bar and billiards hall with fifteen locations spread across Texas and Louisiana. With over eleven years of operating history at the Round Rock location, Eddie's Tavern has become a favorite neighborhood watering hole. This location can accommodate between 5 and 200 individuals, making it an ideal location to host corporate events and birthday parties. Eddie's features a large selection of amenities including over 25 pool tables and TV's, darts, arcade games, ping pong tables, and a jukebox. The restaurant has a welcoming atmosphere, excellent service, an extensive menu of delicious food, and a full-service bar. Whether stopping by for karaoke night, a corporate mixer, the big game, one of many frequent happy hours, or to compete in one of the hosted competitive pool leagues, Eddie's offers food, drinks, and service for every occasion.

**Company type:** Private

**Website:** <https://fasteddiesbilliards.com/round-rock-tx/>

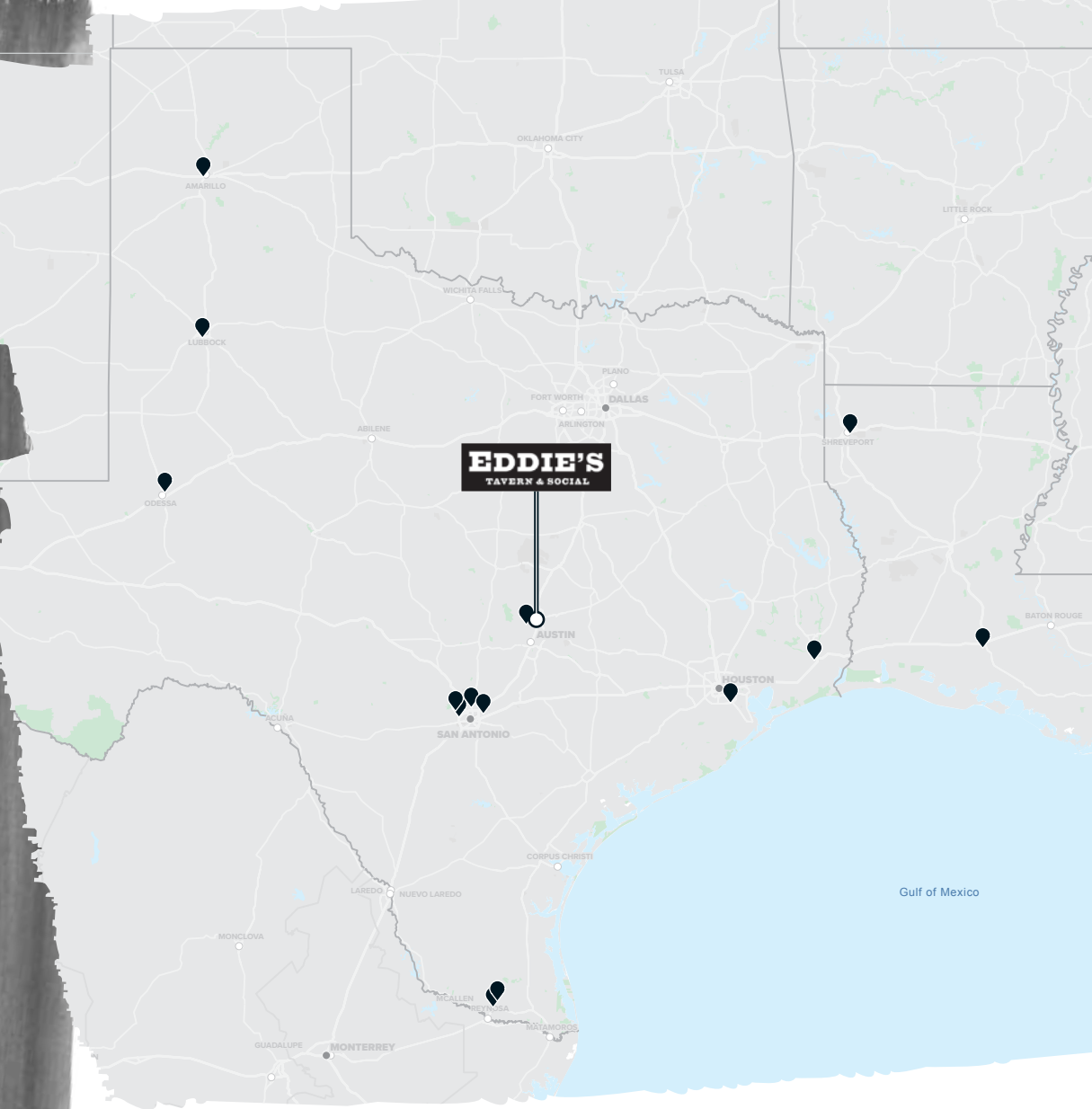
# LITTLE WOODROW'S

(LEASE GUARANTOR)

Branded as a Texas Style Ice House, Little Woodrow's has become a staple for burger and beer lovers across Texas. Starting in 1995 with only one location in Houston, Little Woodrow's has grown to almost 20 locations throughout Austin, Houston, San Antonio, Midland, Beaumont and Lubbock. With a solid array of fairweather games, an extensive yet affordable food and beverage selection, and creative theme nights including Turtle Racing Thursdays, Little Woodrow's remains a neighborhood favorite for both their new and regular customers.

**Company type:** Private

**Website:** <https://littlewoodrows.com>



**LARGEST BILLIARD**  
OPERATING  
COMPANY IN TEXAS



**15 LOCATIONS**  
(TWO IN LOUISIANA AND 13  
IN TEXAS)



**20+ YEARS OF OPERATING**  
HISTORY IN THE AREA

# SITE PLAN



# LOCATION OVERVIEW: ROUND ROCK



Proximity to Key Employment Centers

7 Min

DELL'S HQ

10 Min

THE DOMAIN

10 Min

APPLE CAMPUS

15 Min

PARMER

23 Min

DOWNTOWN

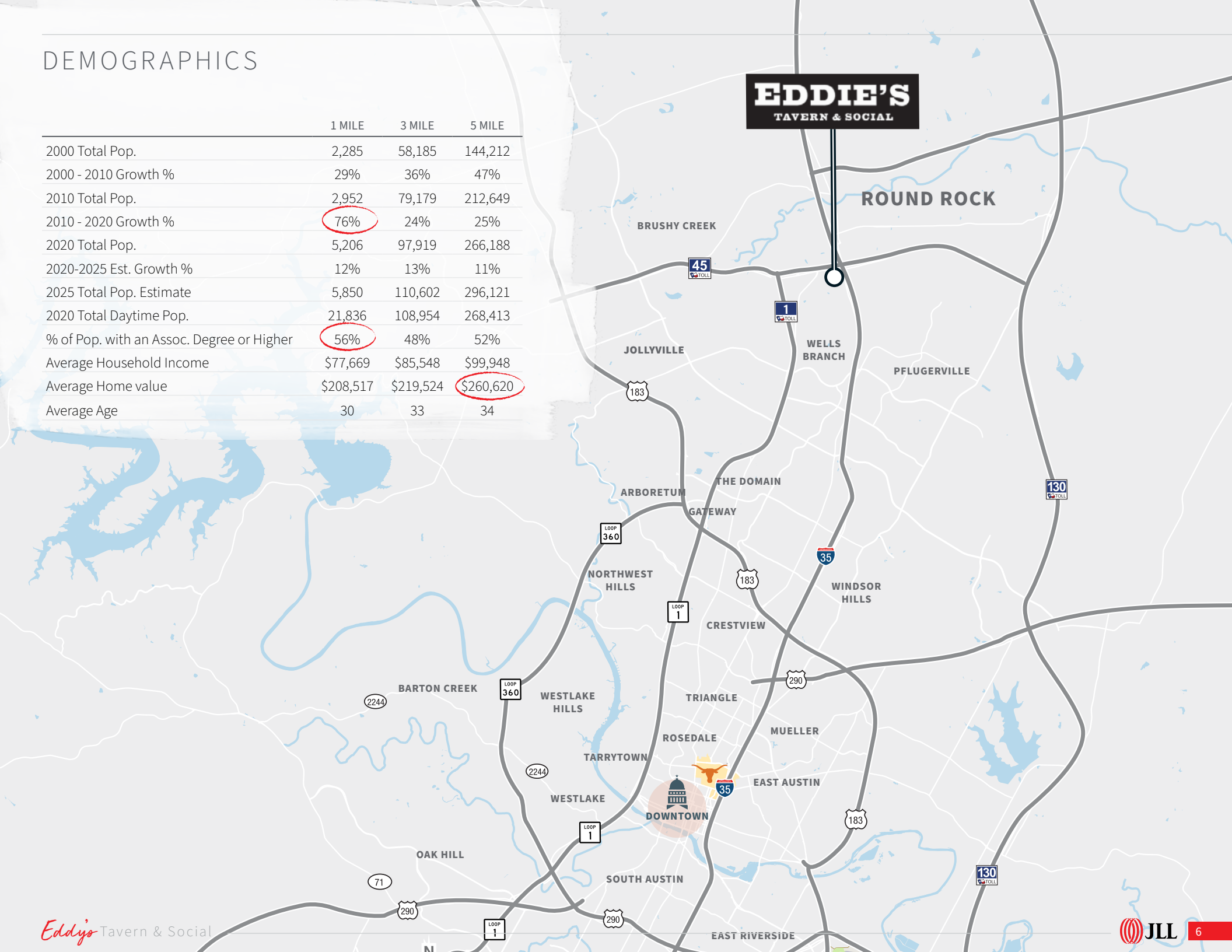


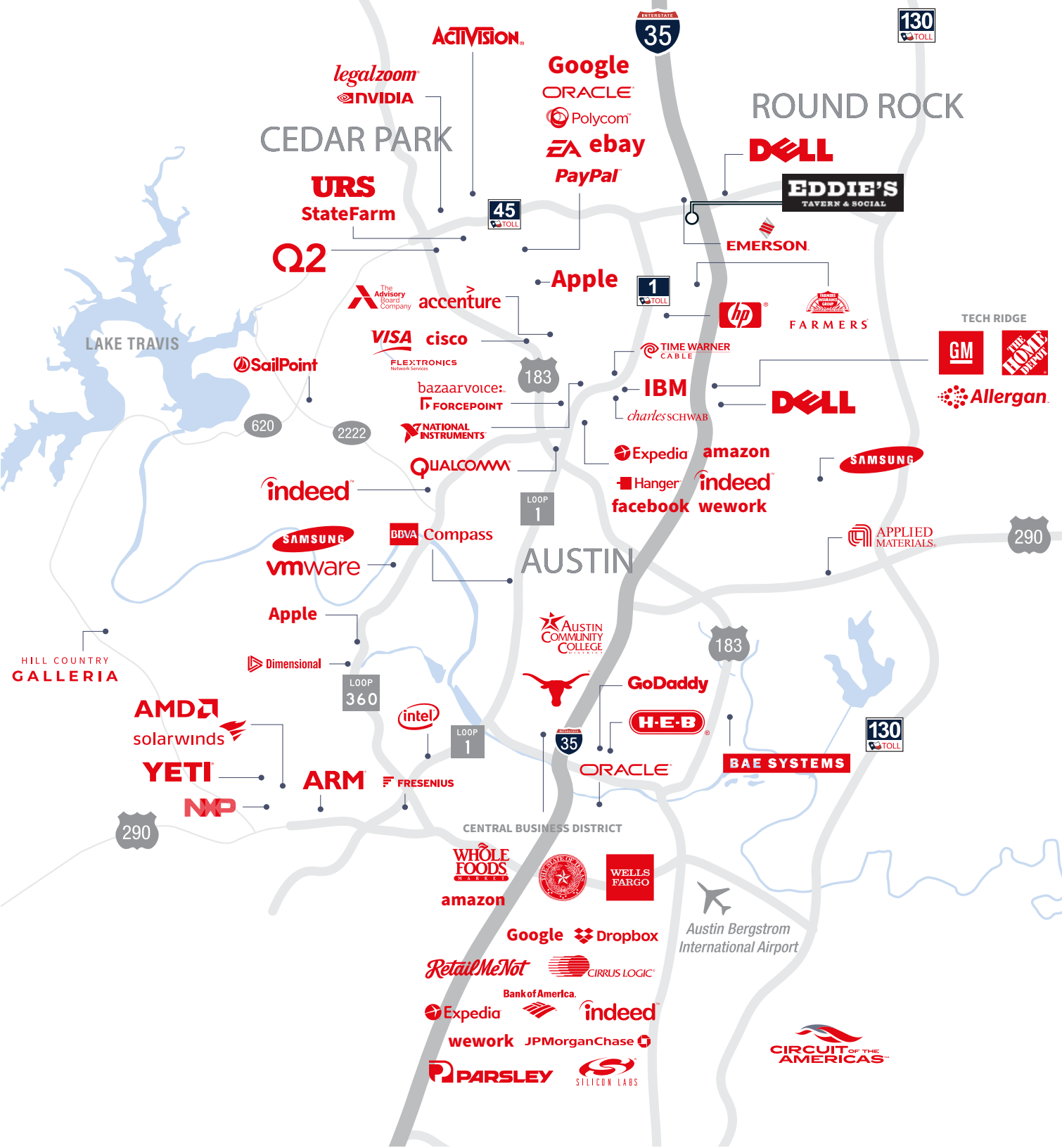
# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2000 Total Pop.	2,285	58,185	144,212
2000 - 2010 Growth %	29%	36%	47%
2010 Total Pop.	2,952	79,179	212,649
2010 - 2020 Growth %	76%	24%	25%
2020 Total Pop.	5,206	97,919	266,188
2020-2025 Est. Growth %	12%	13%	11%
2025 Total Pop. Estimate	5,850	110,602	296,121
2020 Total Daytime Pop.	21,836	108,954	268,413
% of Pop. with an Assoc. Degree or Higher	56%	48%	52%
Average Household Income	\$77,669	\$85,548	\$99,948
Average Home value	\$208,517	\$219,524	\$260,620
Average Age	30	33	34

**EDDIE'S**  
TAVERN & SOCIAL

ROUND ROCK





2.2 M

**MSA POPULATION**

*11th Most Populous City in the U.S.*



169

**NEW RESIDENTS DAILY**



17.4%

**OF AUSTIN'S POPULATION  
ARE MILLENNIALS**



84%

**INCREASE IN HOME SALES  
SINCE 2010**

# CONTACT INFORMATION

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