

CORA'S 471 GRILL



2204 FM 471
CASTROVILLE, TX 78009



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BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Foresite Commercial Real Estate relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Foresite Commercial Real Estate, all or any part of this COM or the Information; (3) upon request by Foresite Commercial Real Estate at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless comp all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Foresite Commercial Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

**EXCLUSIVELY
OFFERED BY:**

STEPHEN BERCHELMANN

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FOR SALE - CORA'S 471 GRILL – Iconic Turn-Key Restaurant Business & Property Near Castroville, Texas

Seize the opportunity to own a piece of Texas history with Cora's 471 Grill, a beloved local landmark located just outside Castroville on Farm to Market Road 471 North. Established in the 1930s by founders Henry and Cora Burrell, this fully operational, turn-key restaurant is now available for purchase, offering a rare blend of rustic charm, a loyal customer base, and untapped potential for growth.

Why Invest? Cora's 471 Grill is more than a restaurant and a real estate investment – it's a cultural institution with a proven track record and a foundation for future success. Whether you're an entrepreneur seeking a thriving business or an investor looking for a property with character and cash flow, this turn-key operation is ready to continue its legacy under new ownership. Don't miss your chance to own a slice of Texas heritage just a short drive from San Antonio.

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies

INVESTMENT HIGHLIGHTS

PROPERTY

Situated on a 1-acre lot, this property blends historic charm with modern functionality. It includes a late 1800s farmhouse, a kitchen building from San Antonio's Alamo Downs racetrack, and a dining area in the 100-year-old Burrell School House. A standalone, two-story barn dominium (built 2015, 2,010 sq. ft. total) features 1,170 sq. ft. of living space (two bedrooms, two bathrooms) and 390 sq. ft. of garage/storage.

Additional restaurant amenities include a large enclosed patio, an outdoor beer garden with a stage, and a fenced playground. With ample indoor/outdoor seating, well-maintained historic character (uneven floors, vintage architecture), and room for expansion, this property offers versatile commercial and residential potential.

Ample indoor and outdoor seating to accommodate a bustling crowd, with room for expansion or customization.

Well-maintained with historic character intact – uneven floors and vintage architecture add to its authentic Texas ambiance.

LOCATION

2204 FM 471 N, Castroville, TX 78009 – a prime spot just minutes from downtown Castroville, with easy access from San Antonio and surrounding areas.

Cora's is well positioned to serve the growing community and the surrounding areas.



INVESTMENT SUMMARY

OFFERING

PRICING \$1,100,000.00

PROPERTY STATS

BUILDING SIZE	3,164 SF RESTAURANT
	1,850 SF COVERED PATIO
	1,600 SF OUTDOOR PATIO & PLAYGROUND
LOT SIZE	1,170 SF SINGLE FAMILY RESIDENCE
	1.09 ACRES
YEAR BUILT	LATE 1800's - EARLY 1900's; RESIDENCE 2015
VEHICLE COUNTS	EXCEED 7,000 CARS ON FM 471
POPULATION	18,259 IN TEN MILE RADIUS OF TRADE AREA

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AERIAL



SITE PLAN



SITE PLAN





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OFFERING MEMORANDUM





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
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Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Stephen Berchelmann</u>	<u>589832</u>	<u>sberchelmann@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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