



DAM-A KOREAN HOTPOT & BBQ

713 E Huntland Dr - Austin, TX 78752

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SandsIG.com

DAM-A KOREAN HOTPOT & BBQ - AUSTIN, TX

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SandsIG.com



WILL SCHUHMACHER

TX #629275
512.277.5924 | DIRECT
will@SandsIG.com

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CONFIDENTIALITY & DISCLAIMER

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An aerial photograph of a city street scene, overlaid with a semi-transparent blue filter. In the center, a building with a gabled roof and a sign that reads "DAM-A" is visible. To its left is a taller building with a sign that reads "ATX". To the right of the "DAM-A" building is a large parking lot with several cars parked. In the background, more city buildings and trees are visible. The sky is clear. The overall image has a modern, clean aesthetic with white text overlaid on the bottom half.

SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 6,324 SF DAM-A Korean Hotpot & BBQ located at 713 E Huntland Drive in Austin, Texas. The offering features a brand-new 10-year Absolute Triple Net (NNN) sale-leaseback commencing at closing, providing long-term, passive cash flow. The tenant has invested in renovations, demonstrating a strong commitment to the location and its long-term success. The lease includes 10% rent increases every five years, offering built-in inflation protection and consistent return growth.

Sale Price	\$3,873,239
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OFFERING SUMMARY

Cap Rate:	7.10%
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NOI:	\$275,000
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Price / SF:	\$612.47
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BUILDING INFORMATION

Street Address:	713 E Huntland Drive
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City, State, Zip:	Austin, TX 78752
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County:	Travis
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Building Size:	6,324 SF
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Lot Size:	1.25 Acres
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Year Built:	1994
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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Long-Term 10-Year Sale-Leaseback:** The property features a brand new 10-year lease term upon closing, providing an investor with long-term passive cash flow.
- **Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities:** This is an Absolute Triple Net (NNN) Lease where the landlord has zero responsibilities. Offering a hands off investment for a passive owner.
- **Significant Tenant Investment in Property:** The tenant has invested approximately \$500,000 in renovations, demonstrating a strong commitment to this location and its long-term success.
- **Hedge Against Inflation with Attractive Rent Increases:** The lease features 10% rental increases every five years, providing a strong hedge against inflation and consistent growth in returns.
- **High-Growth Experiential Dining Concept:** DAM-A Korean Hotpot & BBQ is part of the rapidly expanding Korean BBQ and hot pot dining segment, which has seen explosive growth driven by consumer demand for authentic, communal, and experiential dining.
- **Located in #1 U.S. Boomtown – Austin, TX:** Austin is consistently ranked as one of the fastest-growing metropolitan areas in the United States, with a booming economy, a rapidly expanding population, and a thriving tech sector, ensuring long-term real estate appreciation.
- **Affluent & Dense Demographics:** The surrounding area boasts a dense and affluent population, with over 161,998 daytime employees within a 3-mile radius, an average household income exceeding \$104,582, and \$2.1 billion in annual retail spending, providing a robust and captive customer base for the tenant.
- **Excellent Visibility & High-Traffic Corridor:** The property is strategically located with excellent visibility and frontage on Huntland Drive, just off the major thoroughfares of I-35 and US-183, which experience significant daily traffic counts.
- **Strong Real Estate Fundamentals:** The property sits on a large 1.25-acre lot and features a spacious 6,324 SF building, providing significant intrinsic value and future development potential.
- **Thriving Asian Retail Corridor:** The property is situated within a vibrant and growing Asian retail corridor, with major anchors like 99 Ranch Market and Han Yang Market, creating a regional draw and significant cross-traffic.
- **Surrounded by National & Regional Retailers:** The property is surrounded by a host of national and regional retailers, restaurants, and hotels, including Burlington, Academy Sports + Outdoors, Pappadeaux, Pappasito's Cantina, Target, and Walmart, driving traffic to the area and creating strong retail synergy.



An aerial photograph of a commercial property, featuring a large, light-colored rectangular building with a flat roof. The building is surrounded by extensive parking areas filled with numerous cars. To the left of the building, there is a landscaped area with trees and a curved driveway. The entire image is overlaid with a semi-transparent blue filter. At the top of the page, there are several white, wavy, horizontal lines that sweep across the width of the image.

SECTION 2

LEASE ABSTRACT

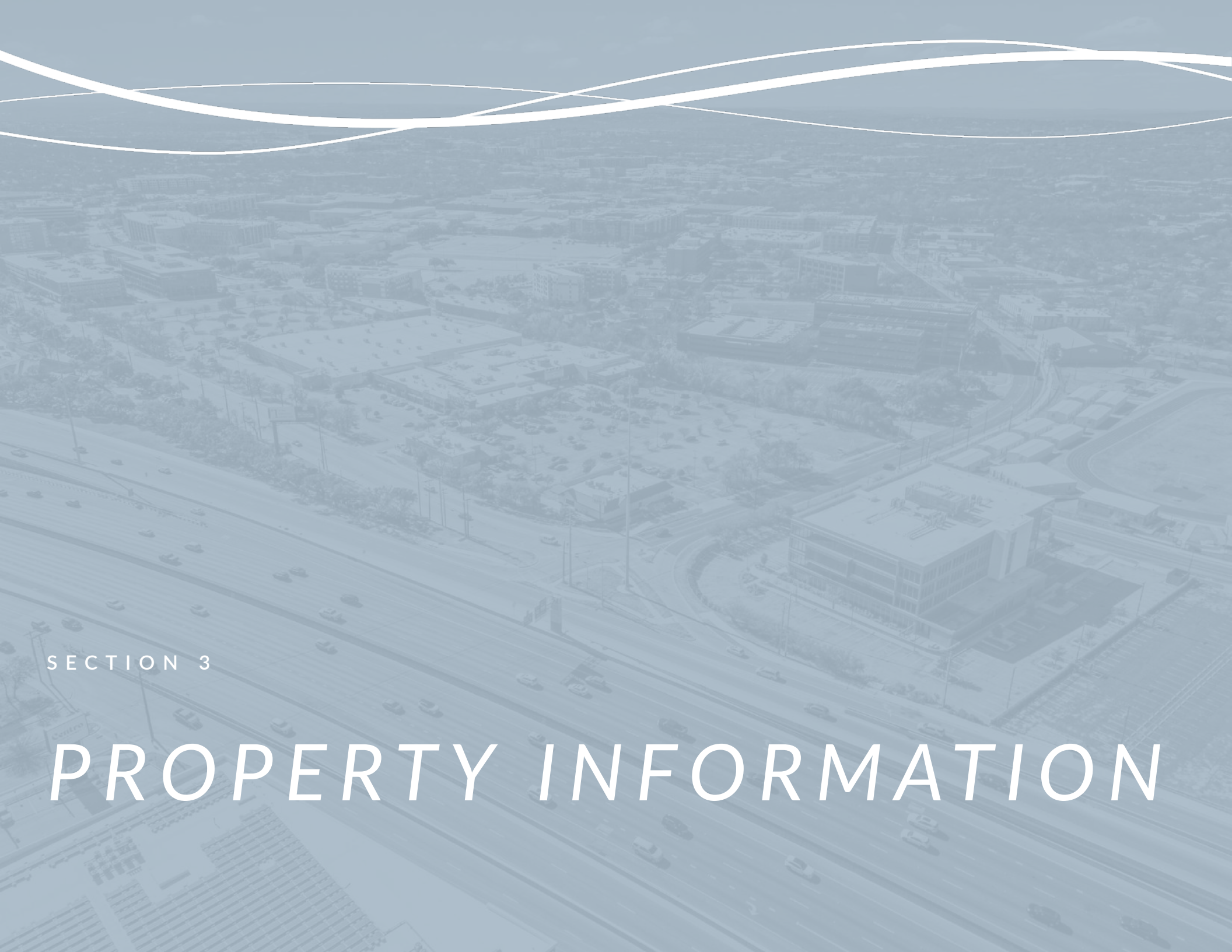
LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

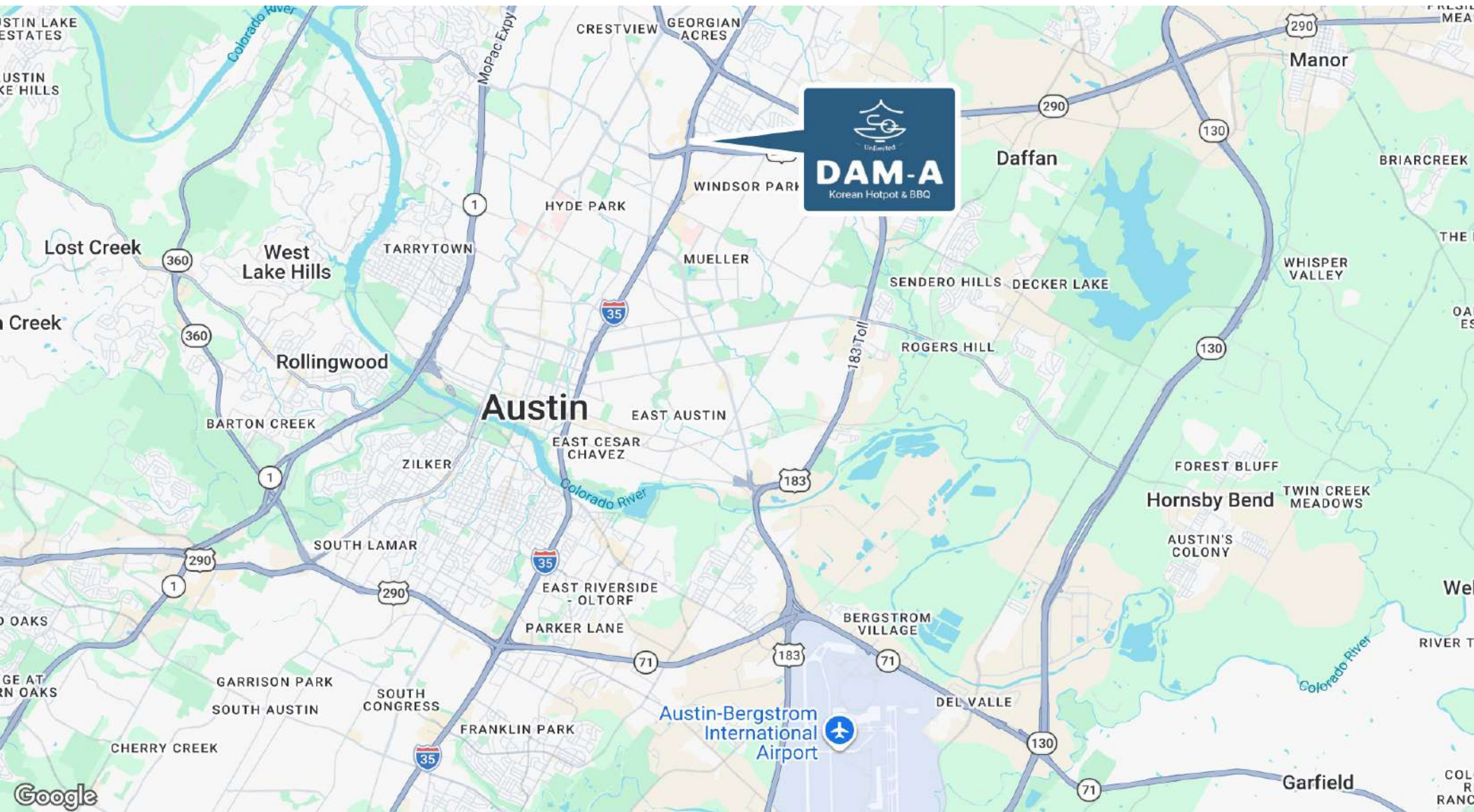
Tenant:	DAM-A Korean Hotpot & BBQ
Premises:	6,324 SF
Base Rent:	\$275,000
Rent Per SF:	\$43.49
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	10 Years From Close of Escrow
Lease Term:	10 Years
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



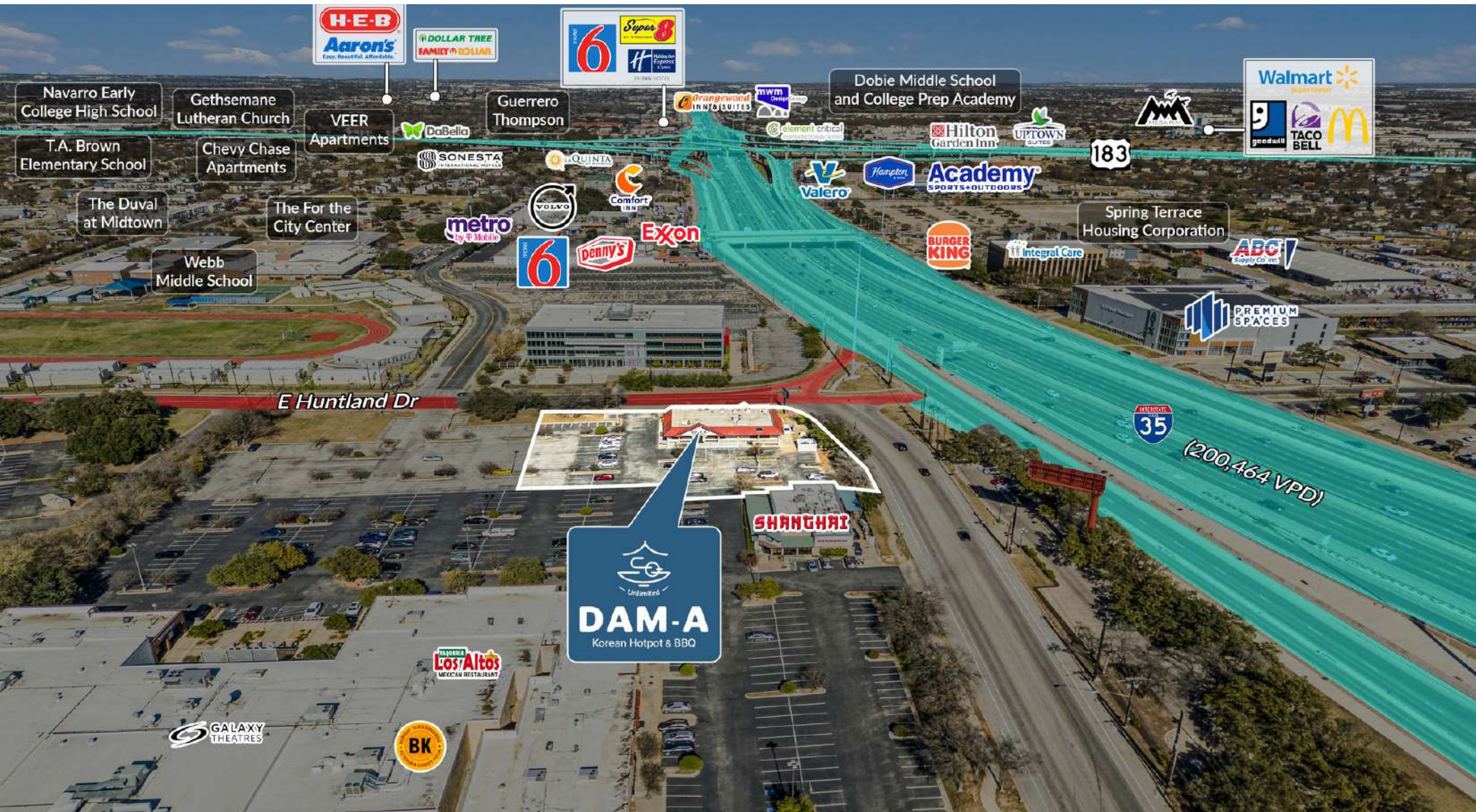
PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

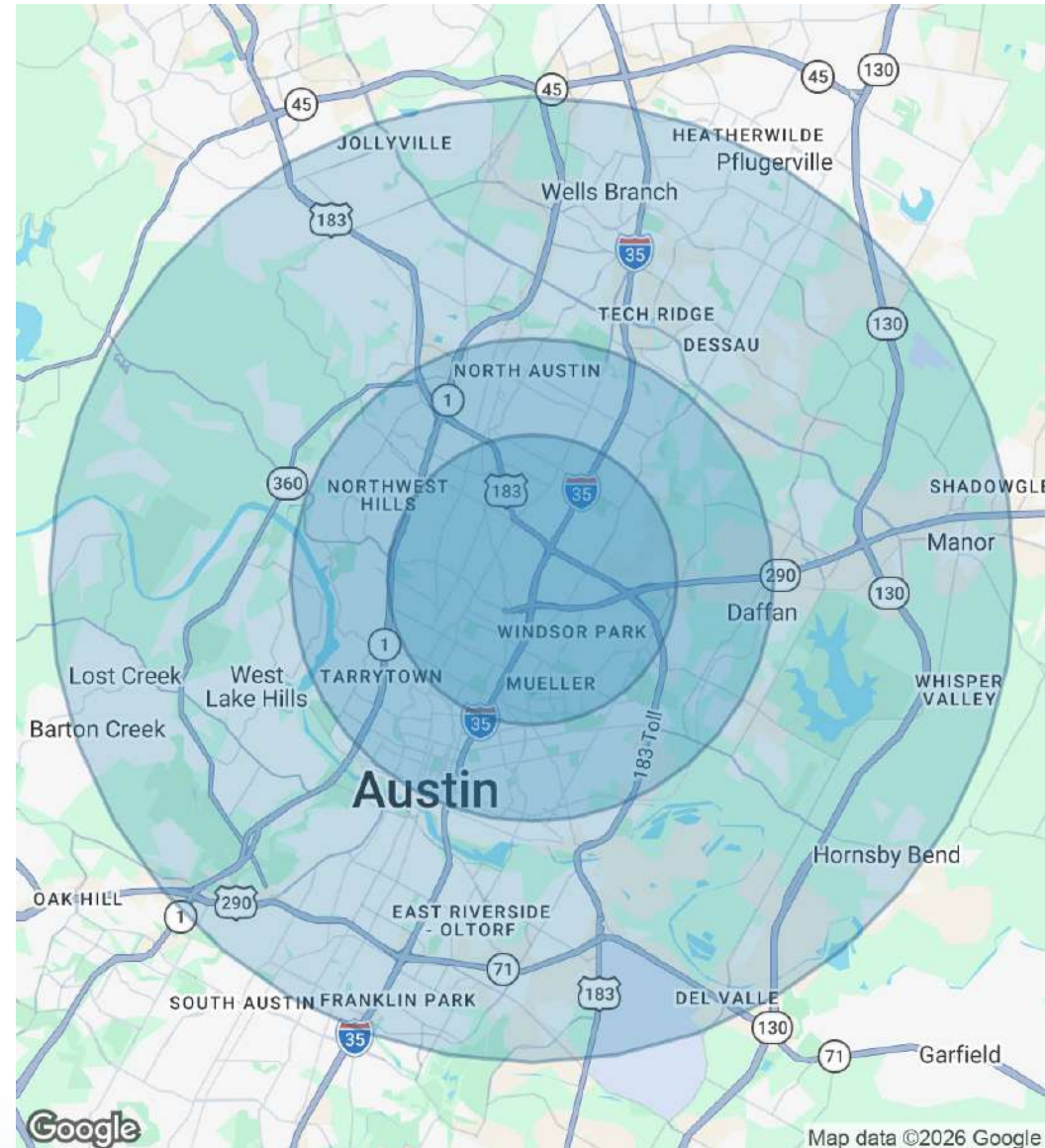


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	161,998	343,215	876,343
Average Age	36	36	37
Average Age (Male)	36	35	36
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	71,950	145,471	382,964
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$104,582	\$109,883	\$123,256
Average House Value	\$602,896	\$624,159	\$629,318

TRAFFIC COUNTS			
I-35			200,464 VPD
TX 121			90,406 VPD
Airport Boulevard			22,421 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Austin, TX



University of Texas at Austin

AUSTIN, TX

Austin is the capital of the state of Texas and the county seat of Travis County. It is also the fastest-growing large city in the U.S. and the second most populous state capital. Austin, the capital of Texas, is the fourth most populous city in the state (behind Houston, San Antonio, and Dallas) and the eleventh largest in the nation, with a September 2021 population of 975,321 according to the City's estimates. The city is the cultural and economic center of the Austin–Round Rock metropolitan statistical area. Geographically, Austin consists of approximately 327 square miles. For quality of life, Austin ranked 4th in the US and 8th worldwide in a quality-of-life index based in part on purchasing power, safety, health care, and pollution and climate. Austin is a city located in Travis County, Texas. Austin has a 2026 population of 993,588.

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees who help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Companies such as Hospira, Pharmaceutical Product Development, and ArthroCare Corporation are located there. Other companies based in Austin include NXP Semiconductors, GoodPop, Temple-Inland, Sweet Leaf Tea Company, Keller Williams Realty, National Western Life, GSD&M, Dimensional Fund Advisors, Golfsmith, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed, Speak Social, and YETI. Major employers include the State Government, The University of Texas at Austin, H-E-B, Ascension Seton, and the Federal Government.

Austin is home to the Zilker Metropolitan Park, which is a 350-acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark, and it is a remarkable building. The city also includes the Bullock Texas State History Museum, which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool, which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture-worthy murals located all around the city.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2020
Locations:	1
Headquarters:	Austin, Texas
Website:	damaaustintx.com

DAM-A KOREAN HOTPOT & BBQ

DAM-A Korean Hotpot & BBQ is a unique Asian dining destination in Austin that combines all-you-can-eat Korean barbecue and hot pot under one roof. The restaurant was developed by local entrepreneurs with deep roots in the Austin Korean food scene, evolving from years of experience operating Korean barbecue concepts before launching this innovative hybrid model. At DAM-A Korean Hotpot & BBQ, diners enjoy an interactive and social culinary experience — grilling marinated meats at the table while simmering their choice of hot pot broths such as mushroom, mala, tomato, tonkotsu, and seafood. The menu also includes a DIY spring roll station and a variety of side dishes, reflecting a fusion of traditional Korean flavors and modern communal dining trends. This concept has quickly become a notable part of Austin's diverse restaurant landscape, appealing to both adventurous food lovers and groups seeking a fun, shared meal. With a relaxed yet lively atmosphere, DAM-A Korean Hotpot & BBQ offers a memorable feast that blends barbecue and hot pot traditions in one setting.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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713 E Huntland Dr - Austin, TX 78752

Exclusively Marketed by:

Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SandsIG.com

Will Schuhmacher // TX #629275

512.277.5924 // will@SandsIG.com



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. **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 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.

Sands Investment Group Austin, LLC	9004706	max@SandsIG.com	512-766-2711
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Max Freedman	644481	max@SandsIG.com	512-766-2711
Designated Broker of Firm	License No.	Email	Phone
Max Freedman	644481	max@SandsIG.com	512-766-2711
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date