

OFFERING MEMORANDUM

5800 CURRAN DR, VON ORMY, TX 78073



FOR SALE & LEASE

KW COMMERCIAL AUSTIN SOUTHWEST

1801 S. Mo-Pac Expressway Ste. 100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

MEGAN FLAKE

Director of Commercial at Papasan Commercial

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meganflake@kw.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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IABS

Consumer Protection Notice



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KW Commercial Austin Southwest

1801 S. Mo-Pac Expressway Ste. 100 Austin, TX 78746

Megan Flake is a dedicated commercial real estate agent specializing in the Austin, TX Metro market. With more than a decade and a half of experience in the investing world, she has a proven track record and a passion for helping clients achieve their financial objectives.

Megan is the senior partner of the Commercial Division of the Papasan Properties Group at KW Commercial. Papasan Properties has closed nearly \$750 Million in real estate transactions since 2009.

Megan specializes in investment sales for income-producing industrial, flex, data centers, land and office assets in the Central Texas Region.

Prior to her work in real estate, Megan worked in operations management and business procurement for GE. While there she earned her Greenbelt in 6 Sigma.

She effectively uses her experience to deliver exceptional service and results. By working closely with investors, she understands their unique needs, and provides tailored solutions to maximize their returns.

Megan has established herself as a trusted professional in the industry and works hard to stay well-informed about market trends, emerging developments, and economic factors that can impact commercial real estate investments. Her strategic insights and sharp negotiation skills have helped investors throughout the Central Texas area achieve their goals.

EXECUTIVE SUMMARY

5800 CURRAN DRIVE



OFFERING SUMMARY

PRICE:	\$1,400,000
PRICE / ACRE:	\$70,028.01
ACREAGE:	19.992 Acres
LEASE PRICE:	\$ 12,500 NNN / month
YEAR BUILT:	1995
RENOVATED:	2013

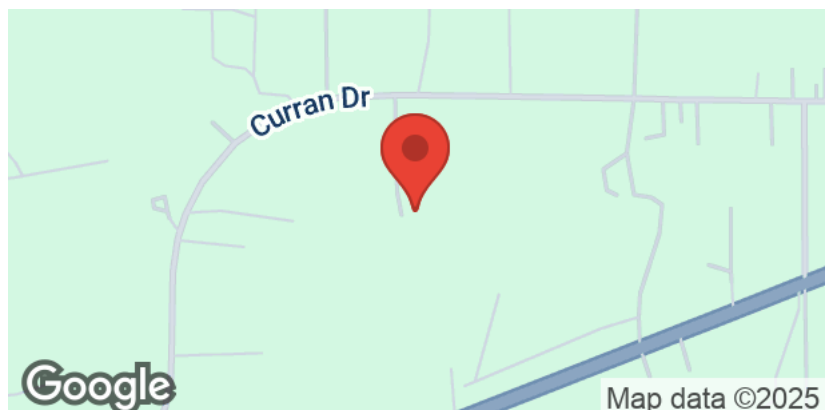
PROPERTY OVERVIEW

Flexible sale terms: For Sale, For Lease, or For Sale by Owner
Capacity for 140+ dogs; supported military and police contracts.
Fully remodeled in 2013.

Formerly operated as a successful dog kennel business from 2010 to 2016.
Dedicated dog training pool built for endurance training and heat tolerance.
6 whelping buildings (10'x12' interiors with 10'x10' private outdoor runs).
2,339 sq ft residential home included – 4 bedrooms, 2 bathrooms – ideal for onsite management or live-in operator.

6 DEA-approved safes in the office and movable ATF Type 2 explosive safe in the detached garage.

[CLICK HERE FOR THE VIDEO TOUR!](#)



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EXECUTIVE SUMMARY

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This unique 20-acre property in unrestricted Bexar County offers a turnkey setup for large-scale kennel operations, training programs, or animal services. Conveniently located just 20–30 minutes from San Antonio International Airport and near major routes including State Loop 1604, Highway 16, and IH-35, the site provides both accessibility and privacy for business operations. Remodeled in 2013, the property includes a fully updated home, extensive infrastructure for kennel and training use, and ample space for future expansion.

The facility features 82 concrete kennels spread across four kennel pads, with two additional concrete pads equipped with septic access and water hookups, allowing for temporary movable kennels or permanent structures to be added. A dedicated dog training pool includes a Fast Lane swim current system, ideal for endurance and heat tolerance training. The property also includes six whelping buildings, a people pool, multiple gated access points, and secure fencing throughout.

For specialized or government-level animal training programs, the property is well-equipped with six DEA-approved safes inside the office and a movable ATF Type 2 explosive safe located in the detached garage. With a strong foundation, unmatched infrastructure, and flexible zoning, this property is an exceptional opportunity for breeders, trainers, or investors seeking a well-appointed animal services facility with room to grow.

PRIME OPPORTUNITY FOR OWNERS AND TENANTS:

This property presents a unique opportunity for new owners and tenants, with several key advantages:

- Flexible sale terms: For Sale, For Lease, or For Sale by Owner
- Approx. 20 acres across two surveyed parcels (5.407 & 14.585 acres), located near Loop 1604, Hwy 16, and IH-35
- 82 concrete dog kennels across four kennel pads, plus two additional concrete pads with septic & water hookups for expansion
- Six whelping buildings (10'x12' interiors with 10'x10' private outdoor runs)
- Dog training pool with Fast Lane swim current system for endurance and heat tolerance training plus a separate 5-ft deep people pool
- Residential home (2,339 sq ft, 4 bed / 2 bath) remodeled in 2013 with new water lines, electrical, and septic system — ideal for onsite management or a live-in operator
- Six DEA-approved safes in the office and a movable ATF Type 2 explosive safe in the detached garage
- Multiple gated access points including two 12-ft pull-through gates for kennel access

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PROPERTY PHOTOS

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PROPERTY BOUNDARY

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Property boundaries provided by the seller are approximate. Buyer to conduct their own due diligence.

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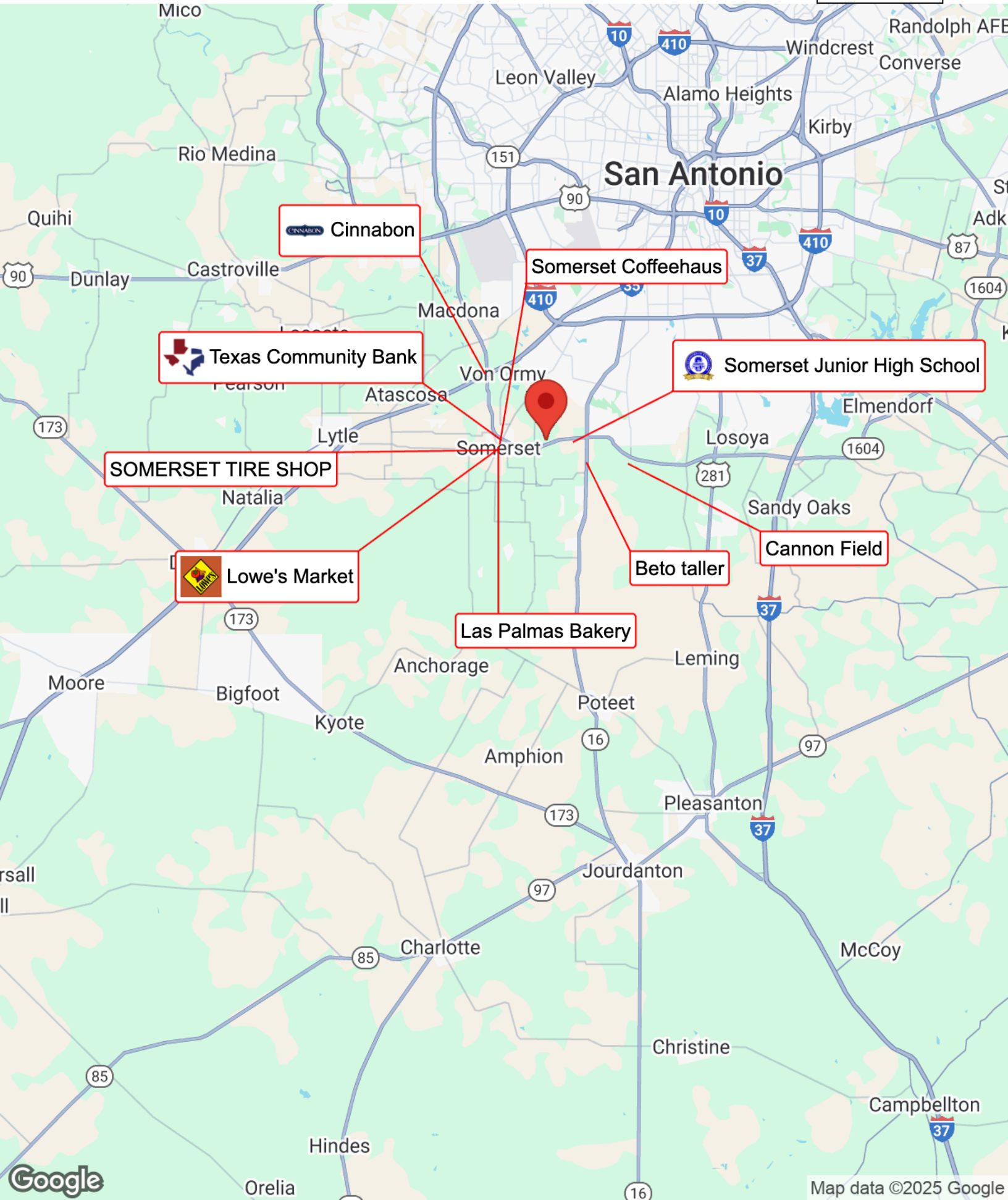
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BUSINESS MAP

5800 CURRAN DRIVE

Mico



DISCLAIMER

5800 CURRAN DRIVE



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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. **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.

<u>Keller Williams Realty</u>	<u>9010968</u>	<u>kwatxbroker@kw.com</u>	<u>512-448-4111</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Megan Flake</u>	<u>767786</u>	<u>megan@papasanproperties.com</u>	<u>512-364-0949</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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