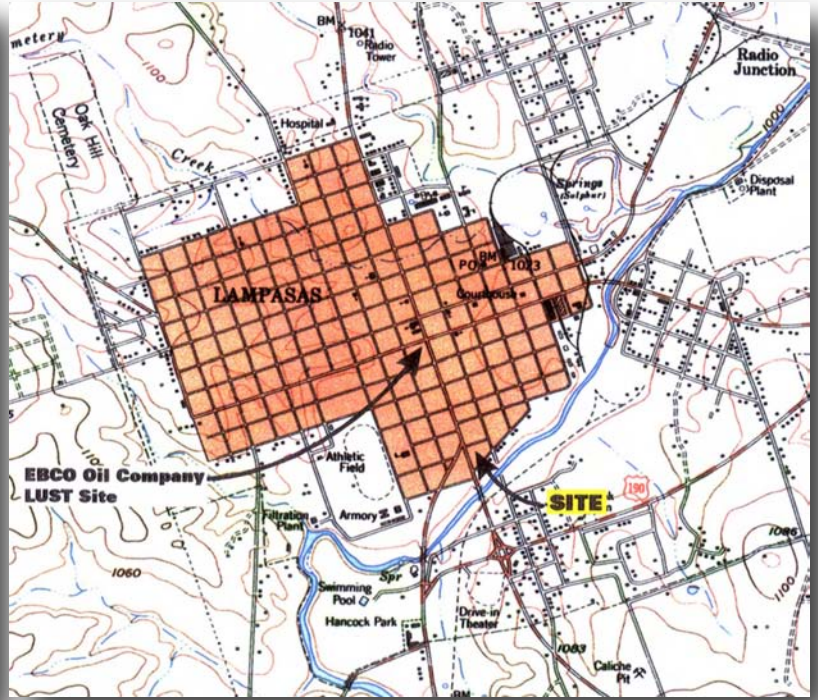


# BUILDING FOR LEASE/SALE

1003 SOUTH KEY AVENUE - LAMPASAS, TEXAS 76550



**VISIBILITY/  
ACCESS:**

Unobstructed views of the Property from both South Key Avenue and South Street. Access to the property via South Street and a public alley that bisects the Property.

**IMPROVEMENTS:** 5,000 Sq.Ft. Building finished with several offices, two restrooms, private bathroom, media room, and kitchen area; carpet and tile floors; paneled and textured ceilings

**SIZE:** Approximately 1.0 acre

**YEAR BUILT:** Retail Building: 1984; renovated 1988; stone exterior, metal roof

**PARKING:**

The majority of the Property is paved and features 1,440 Sq.Ft. of covered parking and 30+ open parking spaces.

**TI ALLOWANCE:**

\$18.00 per square foot for the 5,000 SF building.

**COMMENTS:**

The Property comprises most of a city block and was formerly operated as a funeral home. The Property includes a Pole Sign and a separate fenced area.

**LEASE RATE:**

\$90,000.00 Annually plus NNN (Triple Net Expenses)

**PRICE:**

\$749,000.00

**McALLISTER  
& ASSOCIATES**  
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

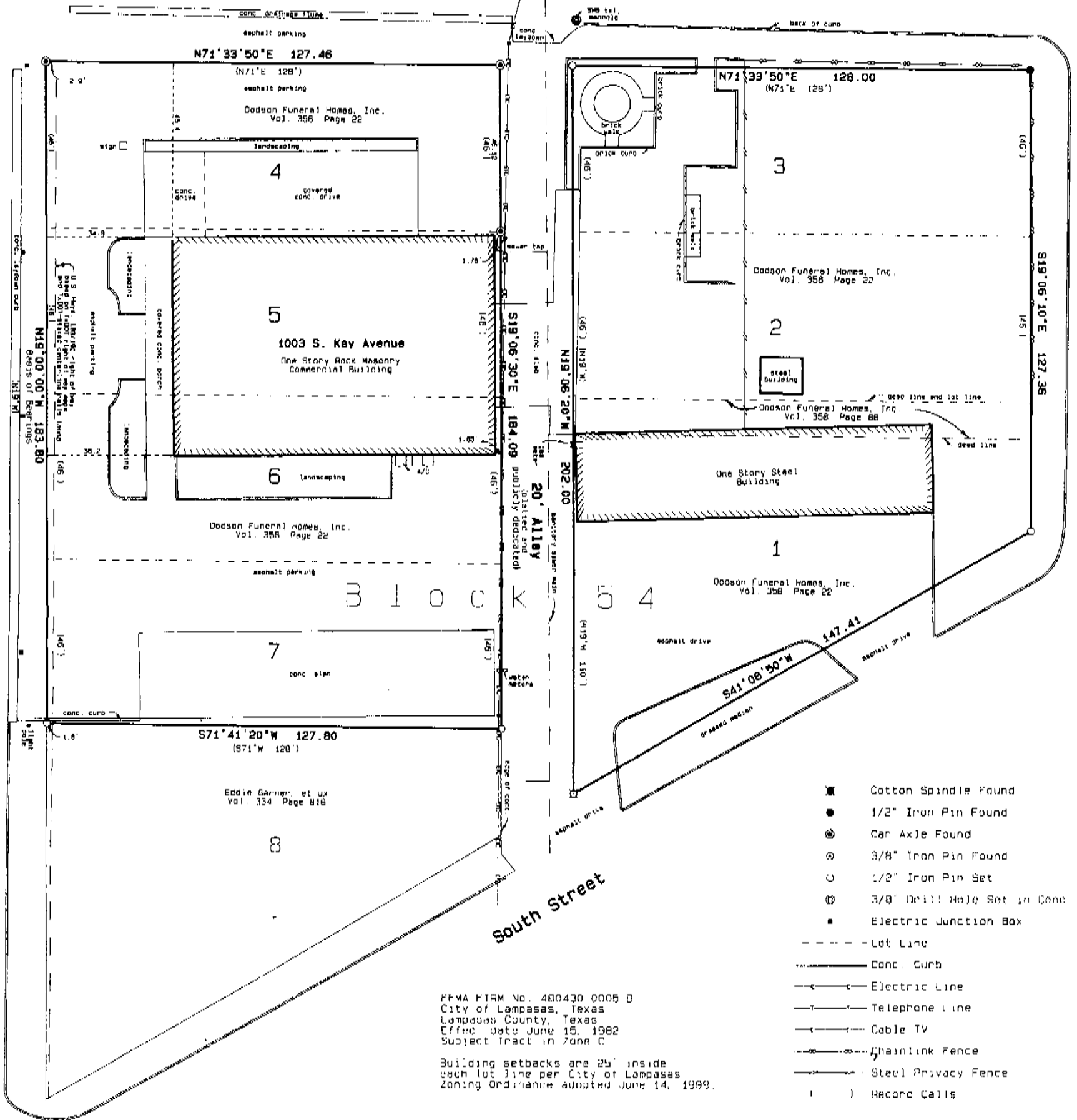
**CONTACT **Justen E. Aranda****  
**Cell: (512) 750-5690 Direct: (512)536-7817**  
**Justen@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Ninth Street

Chestnut Street

Key Avenue  
U.S. HWYS. 183 and 190



- Cotton Spindle Found
- 1/2" Iron Pin Found
- ⊙ Car Axle Found
- ⊙ 3/8" Iron Pin Found
- 1/2" Iron Pin Set
- ⊙ 3/8" Drill Hole Set in Conc.
- Electric Junction Box
- - - Lot Line
- Conc. Curb
- Electric Line
- Telephone Line
- Cable TV
- Chainlink Fence
- Steel Privacy Fence
- ( ) Record Calls

FFMA FIRM No. 460430 0005 0  
 City of Lampasas, Texas  
 Lampasas County, Texas  
 Effective Date June 15, 1982  
 Subject Tract in Zone C

Building setbacks are 25' inside each lot line per City of Lampasas Zoning Ordinance adopted June 14, 1999.

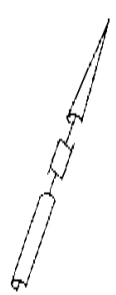
**PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON LOTS 1, 2, 3, 4, 5, 6, AND 7 OF BLOCK 54 OF THE A.H. BARNES ADDITION TO THE CITY AND COUNTY OF LAMPASAS, TEXAS.**

(as recorded in Plat Cabinet 1, Slide 25 of the Plat Records of Lampasas County, Texas.)

Surveyed on the ground on February 13, 2007.

This survey complies with the Professional and Technical Standards (Sections 663.13 - 663.19) of the GENERAL RULES OF PROCEDURES AND PRACTICES as promulgated by the Texas Board of Professional Land Surveying.

*Paul W. Maples*  
 Paul W. Maples, RPLS  
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Scale 1" = 20'

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