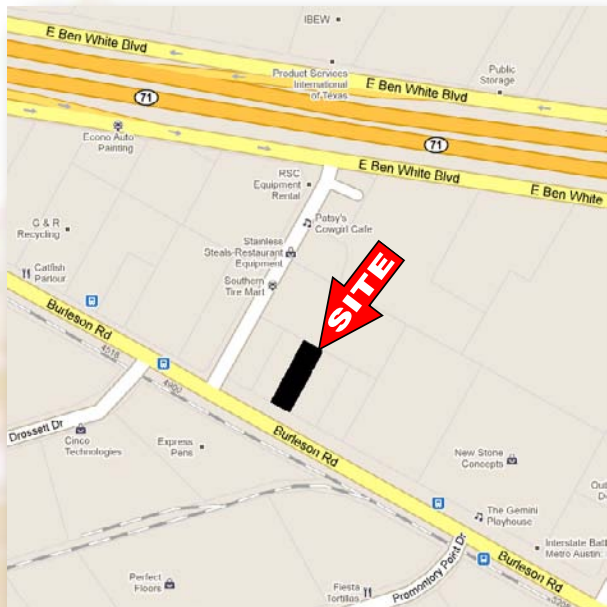


FOR SALE - SALES and DISTRIBUTION BUILDING

5002 Burleson Road Austin, Texas 78744



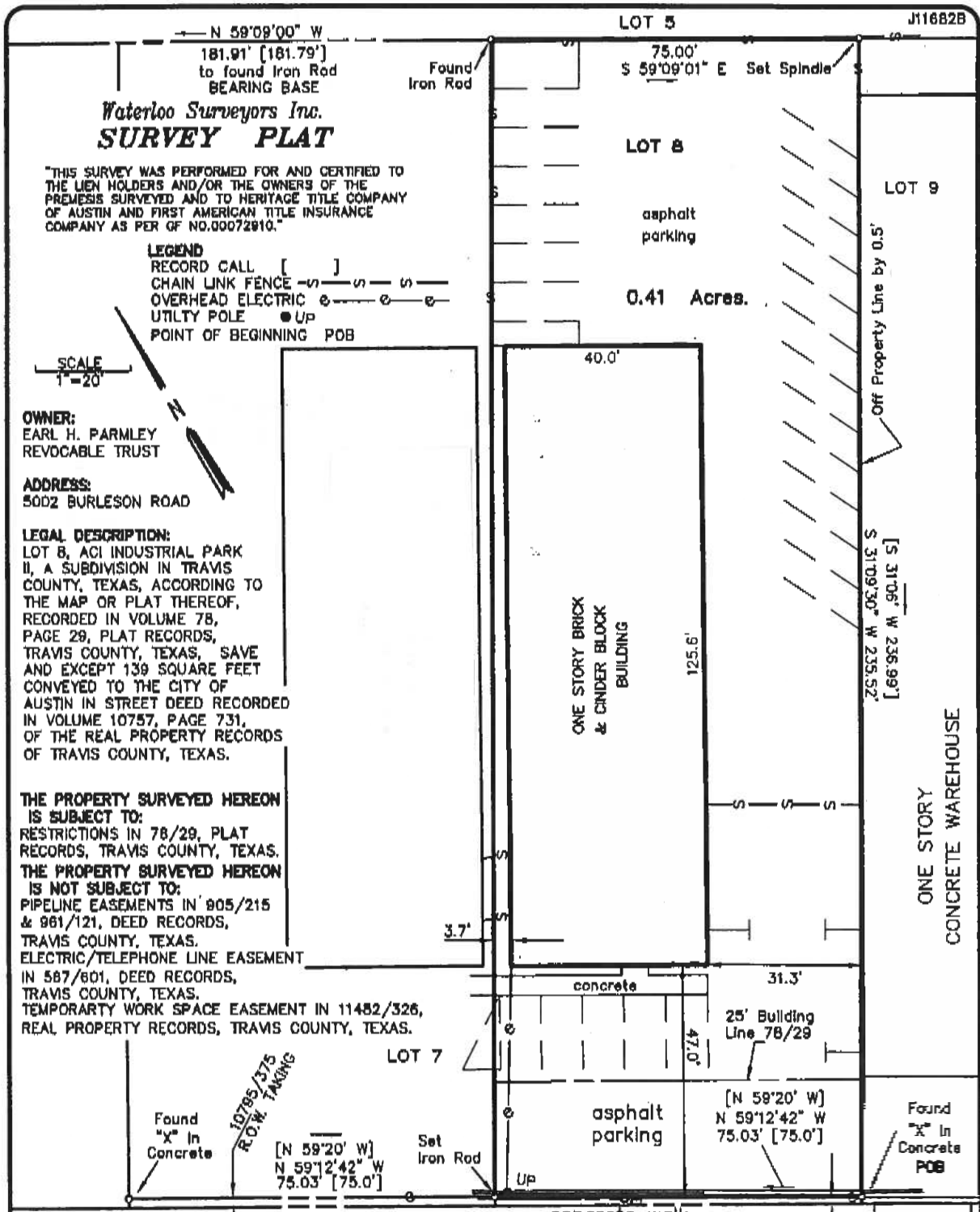
- LOCATION:** The Property is located one-half mile east of the intersection of Burleson Road and Ben White Blvd. in South Central Austin.
- FRONTAGE/ ACCESS:** Approximately 75 feet along Burleson Road
- UTILITIES:** All City of Austin utilities available at the site.
- SIZE:** Approximately 5,000 sq. ft. of improvements on 0.41 acres or approx. 17,860 sq. ft.
- ZONING:** "LI-NP" Limited Industrial-Neighborhood Plan
- IMPROVEMENTS:** The building is a very clean and refurbished concrete masonry structure. There are three (3) freshly painted offices with new carpeting and reception area. There is approximately 4,000 sq. ft. in the open, clear spanned warehouse area with 12 ft. side-walls. The ceiling is 14 ft. to the peak and 10.5 ft. to the base of the beam (s). There are two grade level overhead doors; one that opens at the rear of the building; the other on the side. Both within the fenced and paved yard area.
- LEASE RATE:** \$3,000 per month plus ad valorem taxes, fire insurance and maintenance (NNN) The "triple net" expenses are estimated to be \$500 per month
- PRICE:** \$475,000.00
- COMMENTS:** There are 5 parking spaces in front of the building. There is more than ample area to park alongside the building and in the fenced yard, say another 18 spaces. (per survey). There are two restrooms in the warehouse area. High efficiency lighting throughout.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Randy C. Merritt, CCIM
Office: (512) 472-2100
Randy@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.



Waterloo Surveyors Inc.
SURVEY PLAT

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO HERITAGE TITLE COMPANY OF AUSTIN AND FIRST AMERICAN TITLE INSURANCE COMPANY AS PER OF NO.00072010."

- LEGEND**
 RECORD CALL []
 CHAIN LINK FENCE -s-s-s-
 OVERHEAD ELECTRIC e---e---e---
 UTILITY POLE ●Up
 POINT OF BEGINNING POB

SCALE
1"=20'

OWNER:
EARL H. PARMLEY
REVOCABLE TRUST

ADDRESS:
5002 BURLESON ROAD

LEGAL DESCRIPTION:
LOT 8, ACI INDUSTRIAL PARK II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 78, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 139 SQUARE FEET CONVEYED TO THE CITY OF AUSTIN IN STREET DEED RECORDED IN VOLUME 10757, PAGE 731, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

THE PROPERTY SURVEYED HEREON IS SUBJECT TO:
RESTRICTIONS IN 78/29, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
THE PROPERTY SURVEYED HEREON IS NOT SUBJECT TO:
PIPELINE EASEMENTS IN 905/215 & 961/121, DEED RECORDS, TRAVIS COUNTY, TEXAS.
ELECTRIC/TELEPHONE LINE EASEMENT IN 587/601, DEED RECORDS, TRAVIS COUNTY, TEXAS.
TEMPORARY WORK SPACE EASEMENT IN 11482/326, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

State of Texas:
County of Travis:

BURLESON ROAD

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and

Specifications for a Category 1A Condition II Survey. Revised 09/12/07

Dated this the 7TH day of AUGUST 2007

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0170 G

Zone: X Dated: 01/19/00

Thomas P. Dixon R.P.L.S. 4324

STRIP TAKEN FOR R.O.W. PURPOSES IN 10757/731

