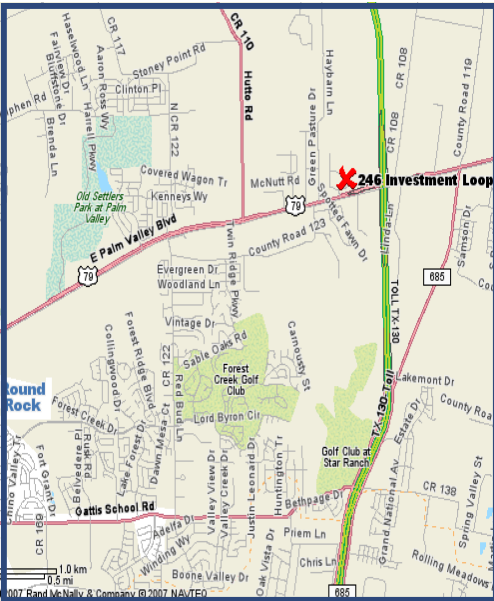


FOR SALE



246 Investment Loop Hutto | Texas | 78634

- Located between Hutto and Round Rock, near the HWY 79 and SH 130 tollway intersection.
- 9,004.75 SF office/warehouse building, built in 2000.
- Fully insulated, steel constructed, 2 story building with approximately 16,000 SF of concrete parking on a .75 acre lot.
- 1,800 SF of nice office space and an additional 1,800 SF of open office area on 2nd story.
- 16' eves with a 6' overhang; 3 grade level doors; 600 AMP - 3 phase power.
- Utilities: HVAC in office areas, City of Jonah water, septic system.
- No zoning.
- Price: \$595,000.00

1000 N. IH-35, Suite A | Round Rock | TX | 78681

Phone 512.255.3000

www.DonQuick.com

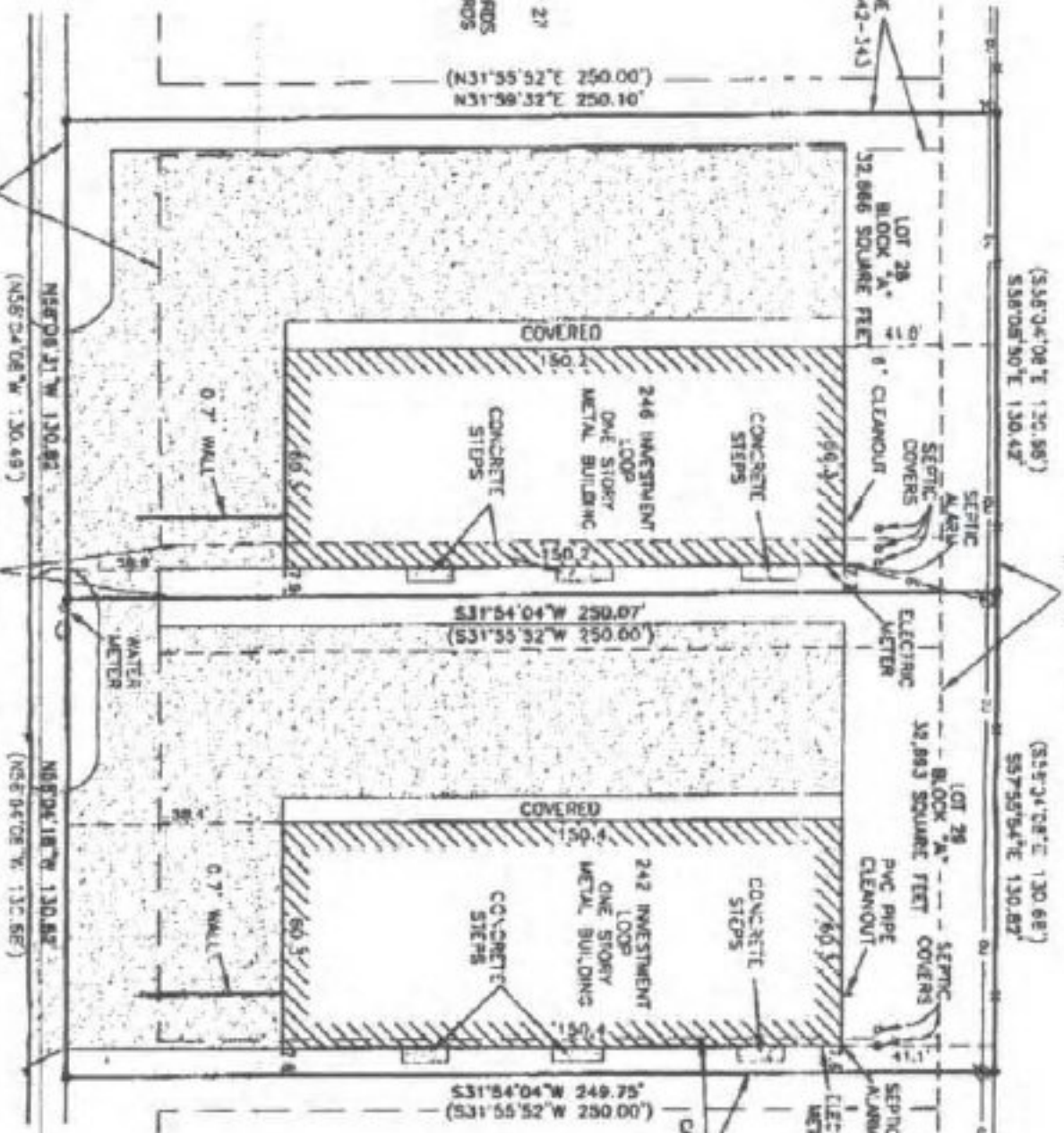
The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

**DON
QUICK**
& associates, inc.

Contact
Darren Quick, Realtor®
512.255.3000
Darren@donquick.com



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - () RECORD INFORMATION
 - ⊗ UTILITY POLE
 - GUY WIRE
 - WIRE FENCE
 - FINE HYDRANT
 - EDGE OF ASPHALT
 - OVERHEAD ELECTRIC
 - CONCRETE
 - W.C.D.R. WILLIAMSON COUNTY DEED RECORDS
 - W.C.P.R. WILLIAMSON COUNTY PLAT RECORDS



GARY REYNOLDS
(74.67 ACRES)
VOLUME 2226, PAGE 233
W.C.D.R.

15' PUBLIC UTILITY EASEMENT
CABINET "C", SLICES 342-343
W.C.P.R.

25' BUILDING LINE
VOLUME 1338, PAGE 850
W.C.D.R.

CABINET "C", SLICES 342-343
W.C.P.R.

15' PUBLIC UTILITY EASEMENT
VOLUME 223, PAGE 232
W.C.D.R.

CABINET "C", SLICES 342-343
W.C.P.R.

INVESTMENT LOOP
(20' RIGHT-OF-WAY)
CABINET "C", SLICES 342-343
W.C.P.R.

TITLE DOCUMENT NOTE

THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF TEXAS AMERICAN TITLE COMPANY, TITLE REPORT OF 501-02-1090, DATED FEBRUARY, 2002 WITH THE FOLLOWING CLARIFICATIONS

SEE RESTRICTIONS AND CONDITIONS OF RECORD IN VOLUME 1338, PAGE 850, W.C.D.R.

94 CABINET "C", SLICES 342-343, W.C.P.R.

95 ELECTRIC LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 1223, PAGE 282, W.C.D.R. AS SHOWN.

96 WATER PIPING EASEMENT GRANTED TO JOHAN WATER CORP. RECORDED IN VOLUME 662, PAGE 583, W.C.D.R. NOT DETERMINED.

97 15' PUBLIC UTILITY EASEMENT ALONG THE REAR LOT LINE RECORDED IN CABINET "C", SLICES 342-343, W.C.P.R. AS SHOWN.

98 5' PUBLIC UTILITY EASEMENT ALONG THE SOUTHWEST CORNER OF LOT 28 RECORDED IN CABINET "C", SLICES 342-343, W.C.P.R. AS SHOWN.

10' BUILDING LINE
CABINET "C", SLICES 342-343
W.C.P.R.

NOTES:

1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT OF # 901-02-1090 AS SUPPLIED BY TEXAS AMERICAN TITLE COMPANY, DATED FEBRUARY 20, 2002 AND ADDITIONAL RESEARCH WAS DONE BY LANE DAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X" AREAS OUTSIDE THE 500 YEAR FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481079-0244-C, DATED: SEPTEMBER 27, 1991

TO ROBERT M. BLINCOE, DONNA K. BLINCOE, DOUG SCOTT, DOUG SCOTT BUILDERS, WELLS FARGO, TITLE RESOURCES QUARANTY COMPANY, & TEXAS AMERICAN TITLE COMPANY OF # 901-02-1090

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, FACEDORCHMENTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND SAID PROPERTY ADJACENT TO PUBLIC ROADWAY, DEPT AS SHOWN HEREON.

DEAN A. WOODLEY
3-5-2002
DATE

DEAN WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5085

©COPYRIGHT DEAN WOODLEY, 2002

SURVEY
OF LOTS 28-29, BLOCK "A"
78 BUSINESS PARK
AS RECORDED IN CABINET "C", SLICES 342-343
WILLIAMSON COUNTY, TEXAS

LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727
(512) 857-1018

CLIENT: TX. AM. TITLE
FIELD BOOK: 86, PAGE: 23
DRAWN BY: G.J.S.
PROJECT NO.: 129-01-02
DATE: 03-05-2002
FILE: 1290102.DWG