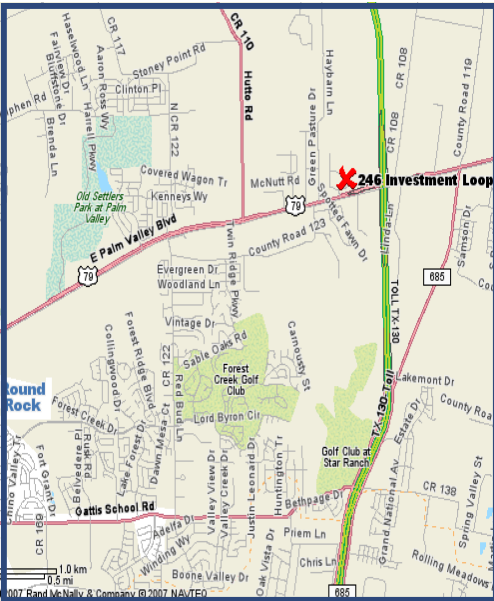


# FOR SALE



## 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: \$550,000.00

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

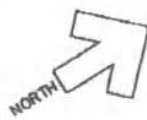
Phone 512.255.3000

www.DonQuick.com

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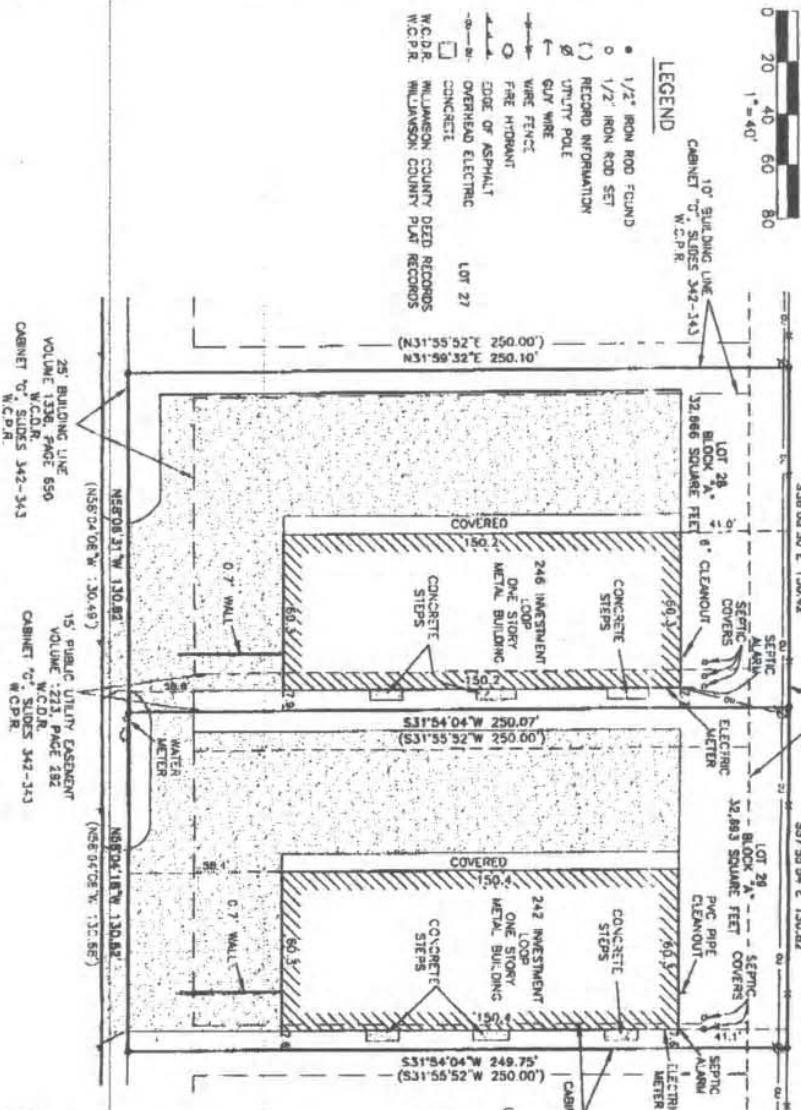
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QUICK**  
& associates, inc.

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
- FIRE 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  
(24.87 ACRES)  
VOLUME 2226, PAGE 233  
W.C.D.R.  
15' PUBLIC UTILITY EASEMENT  
CABINET "G", SLIDES 342-343  
W.C.P.R.

25' BUILDING LINE  
VOLUME 1336, PAGE 850  
CABINET "G", SLIDES 342-343  
W.C.P.R.

15' PUBLIC UTILITY EASEMENT  
VOLUME 221, PAGE 182  
W.C.D.R.  
CABINET "G", SLIDES 342-343  
W.C.P.R.

INVESTMENT LOOP  
(24' RIGHT-OF-WAY)  
CABINET "G", SLIDES 342-343  
W.C.P.R.

**"TITLE COMMITMENT" NOTE**  
THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF TEXAS AMERICAN TITLE COMPANY, TITLE NUMBER G79 501-02-1090 DATED FEBRUARY, 2002 WITH THE FOLLOWING CLARIFICATIONS:  
SEE RESTRICTIONS AND CONDITIONS OF RECORD IN VOLUME 1336, PAGE 850, W.C.D.R.  
90. CABINET "G", SLIDES 342-343, W.C.P.R. COMPANY RECORDED IN VOLUME 1223, PAGE 282, W.C.D.R. AS SHOWN.  
91. WATER PIPELINE EASEMENT GRANTED TO JOHAY WATER CORP., RECORDED IN VOLUME 662, PAGE 583, W.C.D.R. NOT DETERMINED.  
92. 15' PUBLIC UTILITY EASEMENT ALONG THE REAR LOT W.C.P.R. AS SHOWN, CABINET "G", SLIDES 342-343.  
93. "G" PUBLIC UTILITY EASEMENT ALONG THE SOUTHWEST LINE OF LOT 26 RECORDED IN CABINET "G", SLIDES 342-343, W.C.P.R. AS SHOWN.

**NOTES:**

1. ANY EASEMENTS AND BUILDING LINES AS SHOWN ON THIS SURVEY ARE THE PROPERTY OF TEXAS AMERICAN TITLE COMPANY, DATED FEBRUARY 20, 2002. NO ADDITIONAL RESEARCH WAS DONE BY THIS SURVEYOR FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE "FLOOD HAZARD ZONE" IN FLOOD ZONE MAP NUMBER 510 72AN INSURANCE RATE MAP PANEL NO. 481079-0244-C, DATED: SEPTEMBER 27, 1991.
3. ROBERT K. BINGCOE, DONNA K. BINGCOE, DOUG SCOTT, DOUG SCOTT BUILDERS, WELLS FARGO, TITLE RESOURCES GUARANTY COMPANY, & TEXAS AMERICAN TITLE COMPANY G79 501-02-1090.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREOF.

DEAN A. WOODLEY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5088

DATE: 3-5-2002



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CLIENT: 1X AM TITLE  
FIELD BOOK: 66, PAGE: 23  
DRAWN BY: G.J.S.  
PROJECT NO.: 129-01-02  
DATE: 03-05-2002  
FILE: 1290102.DWG

**SURVEY**  
OF LOTS 26-29, BLOCK "A"  
79 BUSINESS PARK  
AS RECORDED IN CABINET "G", SLIDES 342-343  
WILLIAMSON COUNTY, TEXAS

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