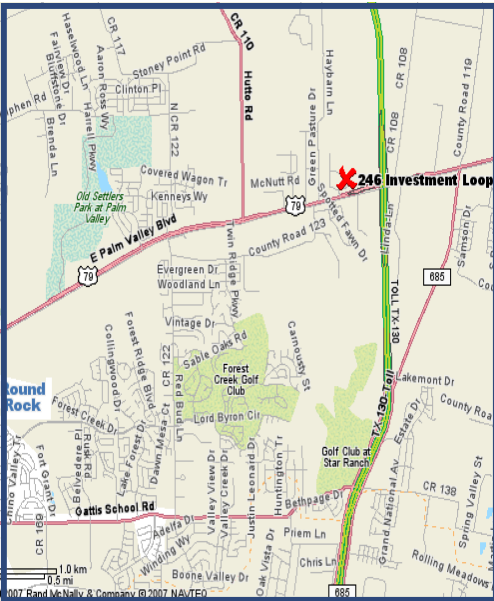


FOR SALE



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: \$522,275.00.

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

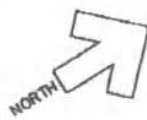
Phone 512.255.3000

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.

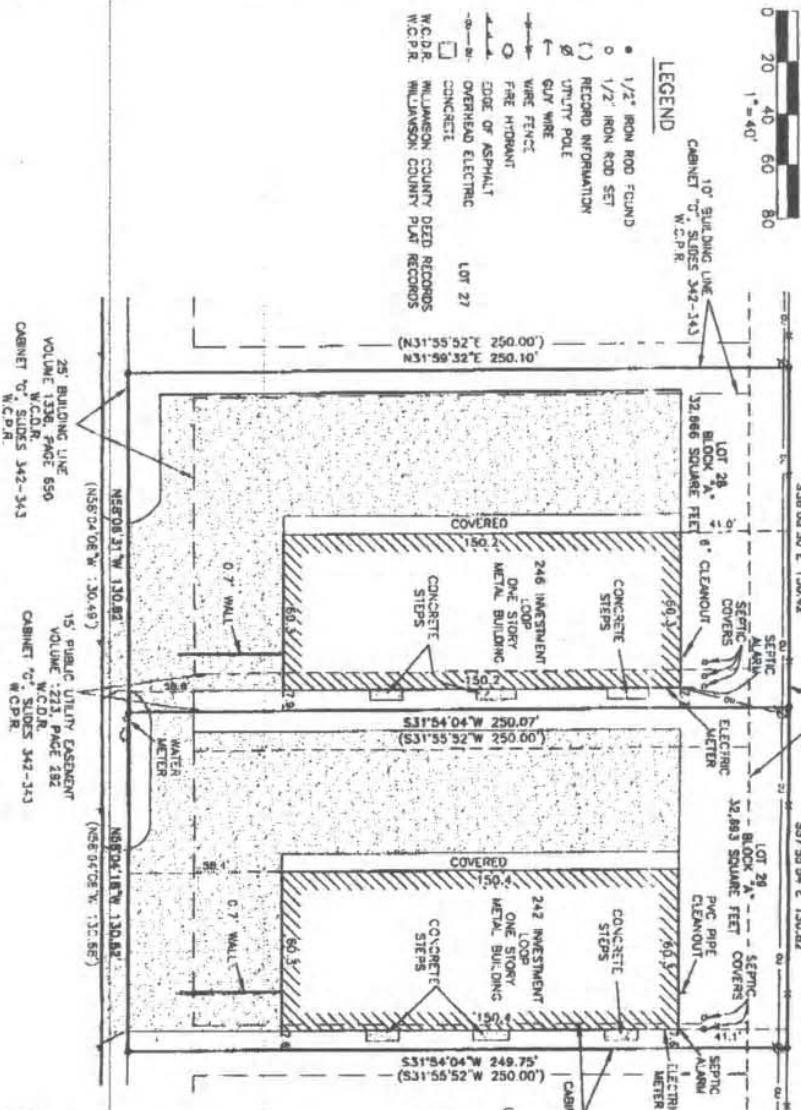
**DON
QUICK**
& associates, inc.

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
- 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.
91. COMPANY RECORDED IN VOLUME 1223, PAGE 282, W.C.D.R. AS SHOWN.
92. WATER PIPELINE EASEMENT GRANTED TO JOHAY WATER CORP., RECORDED IN VOLUME 662, PAGE 583, W.C.D.R. NOT DETERMINED.
93. 15' PUBLIC UTILITY EASEMENT ALONG THE REAR LOT W.C.P.R. AS SHOWN, CABINET "G", SLIDES 342-343.
94. 15' 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 BASED ON THE RECORDS OF THE TITLE COMPANY DATED FEBRUARY 20, 2002 BY THE DEED SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE AREA SHOWN HEREON IS A FLOOD ZONE AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 481079-0244-C, DATED: SEPTEMBER 27, 1991.
3. ROBERT K. BLINCOE, DONNA K. BLINCOE, 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 THE SURVEY HAS BEEN MADE ON THE GROUND AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088

DATE: 03-05-2002



©COPYRIGHT DEAN WOODLEY, 2002

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



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

01A

TREC No. OP-K

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