NOW AVAILABLE - CENTRAL AUSTIN HEALTHCARE FACILITY

4207 Burnet Road, Austin, TX 78756

MATHIAS PARTNERS

- ±46,815 SF Freestanding Healthcare Facility with 63 Patient Rooms including 6 ICU & 4 Isolation Rooms
- Possible Uses: Skilled Nursing; Inpatient Rehab; Behavioral Health & more
- Tremendous Location within Central Medical District near Ascension Seton Medical Center, Heart Hospital of Austin, Central Market, The Triangle and The Grove

Michael Levy, Broker Associate
mlevy@mathiaspartners.com
O: 512.637.6957
C: 512.417.2919

Matt Mathias, Owner/Broker
matt@mathiaspartners.com
O: 512.637.6951
C: 512.413.3771

The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Interested parties should conduct their own independent investigation and rely on those results.

TABLE OF CONTENTS

MATHIAS PARTNERS

Property Overview	3
Area Map	4
Aerial	5
Demographics	6
Survey	7
Floor Plans	8-10
Additional Photos	11-12
Contact Information	13

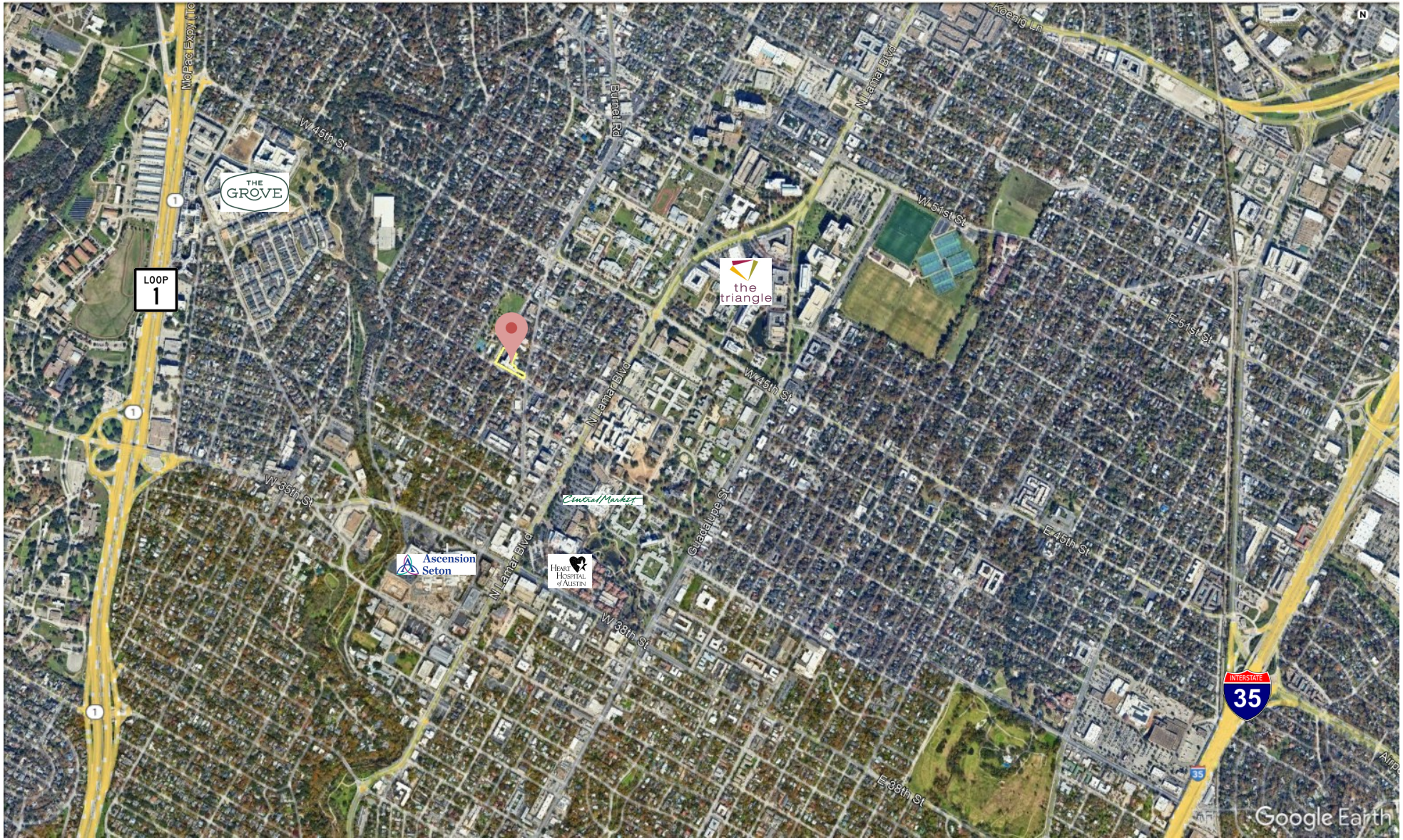
PROPERTY OVERVIEW

MATHIAS PARTNERS

Address:	4207 Burnet Road Austin, Travis County, Texas 78756
Building Size:	±46,815 square feet (TCAD)
Land Area:	±1.129 acres (TCAD)
Stories:	Three (3)
Parking:	±35 surface parking spaces
Zoning:	General Commercial Services (CS) District by the City of Austin
Year Built:	1988
Facility Features:	- 63 patient rooms including 6 ICU and 4 Isolation rooms - Separate Ambulance Bay - Oxygen & Vacuum Lines - Pharmacy & Lab - Kitchen & Dining - Generator

AREA MAP

MATHIAS PARTNERS



AERIAL

MATHIAS PARTNERS

DEMOGRAPHICS

MATHIAS PARTNERS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	17,044	151,798	347,267
2024 Population	17,626	162,396	372,410
2029 Population Projection	19,113	176,555	405,708
Annual Growth 2020-2024	0.9%	1.7%	1.8%
Annual Growth 2024-2029	1.7%	1.7%	1.8%
Households			
2020 Households	9,077	68,032	155,103
2024 Households	9,407	73,466	168,160
2029 Household Projection	10,268	80,727	184,895
Annual Growth 2020-2024	2.9%	3.7%	4.1%
Annual Growth 2024-2029	1.8%	2.0%	2.0%
Housing			
Median Home Value	$768,889	$761,256	$709,593
Household Income			
Avg Household Income	$113,158	$109,223	$113,118
Median Household Income	$74,699	$76,541	$79,624

Source: CoStar

SURVEY

MATHIAS PARTNERS

ALTA/NSPS LAND TITLE SURVEY

4207 BURNET ROAD

AUSTIN, TRAVIS COUNTY, TEXAS 78756

SITE INFORMATION

N/F: CHG AUSTIN RE HOLDINGS LLC
4207 BURNET ROAD, AUSTIN, TEXAS 78756
APN: 219791
49,199 SQ. FEET, OR 1.129 ACRES ±

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT (NTTAUS/3-C-25-1829), EFFECTIVE 07/24/2025 AT 07:59AM, ISSUED 8TH DAY OF AUGUST, 2025.

SCHEDULE A DESCRIPTION

LOT 1, RAMSEY PLACE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK NO. 81, PAGE 294 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES CORRESPONDING TO SCHEDULE B

(1) — THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

AS REFLECTED ON THE MAP OR PLAT RECORDED IN BOOK NO. 81, PAGE 294 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. ANY COVENANTS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN ARE HEREBY DELETED TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C).
(AFFECTS, BLANKET IN NATURE)

(10) — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

(F) — THE FOLLOWING MATTERS REFLECTED ON THE MAP OR PLAT RECORDED IN BOOK NO. 81, PAGE 294 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS:
BUILDING SETBACK LINE 10 FEET WIDE ADJACENT TO BURNET ROAD AND WEST 42ND STREET.
(AFFECTS, PLOTTED AND SHOWN)

(G) — EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO PAUL MURCHISON AND S.R. SHEPPARD FOR DRIVEWAY AND UNDERGROUND UTILITIES, AS SET FORTH, DEFINED AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1400, PAGE 119 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID EASEMENT AFFECTED BY PARTIAL RELEASE AND ABANDONMENT OF DRIVEWAY AND UTILITY EASEMENT RECORDED IN VOLUME 10673, PAGE 520 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
(VOLUME 1400, PAGE 119 AFFECTS, AS PARTIALLY RELEASED BY VOLUME 10673, PAGE 520, PLOTTED AND SHOWN)

(H) — ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF AUSTIN AS SET FORTH, DEFINED AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 10903, PAGE 1248 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT, EASEMENT IS REPLACED BY VOLUME 11944, PAGE 1132)

(I) — EASEMENT AND RIGHT OF WAY TO PLACE, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, INSPECT AND REPLACE ELECTRIC LINES AND SYSTEMS, CONSISTING OF ONE OR MORE ELECTRIC DISTRIBUTION LINES AND ALL NECESSARY OR DESIRABLE STRUCTURES AND APPURTENANCES, GRANTED TO THE CITY OF AUSTIN AS SET FORTH, DEFINED AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11944, PAGE 1132 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0465K, WHICH BEARS AN EFFECTIVE DATE OF 1/22/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHWEST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTHWEST RIGHT-OF-WAY LINE OF WEST 42ND AVENUE. THE BEARING IS DENOTED AS N 61°57'35" W PER GPS COORDINATE OBSERVATIONS: TEXAS STATE PLANE, CENTRAL ZONE NAD83.
LATITUDE = 30°18'12.5724"
LONGITUDE = -97°44'37.3179"
CONVERGENCE ANGLE = 01°20'01.7301"

PARKING INFORMATION

REGULAR= 31
GARAGE= 2
HANDICAP= 2
TOTAL = 35

SIGNIFICANT OBSERVATIONS

(A) — BUILDING APPEARS TO EXTEND INTO 10.0' BUILDING LINE BY AS MUCH AS 4.5'

UTILITY INFORMATION

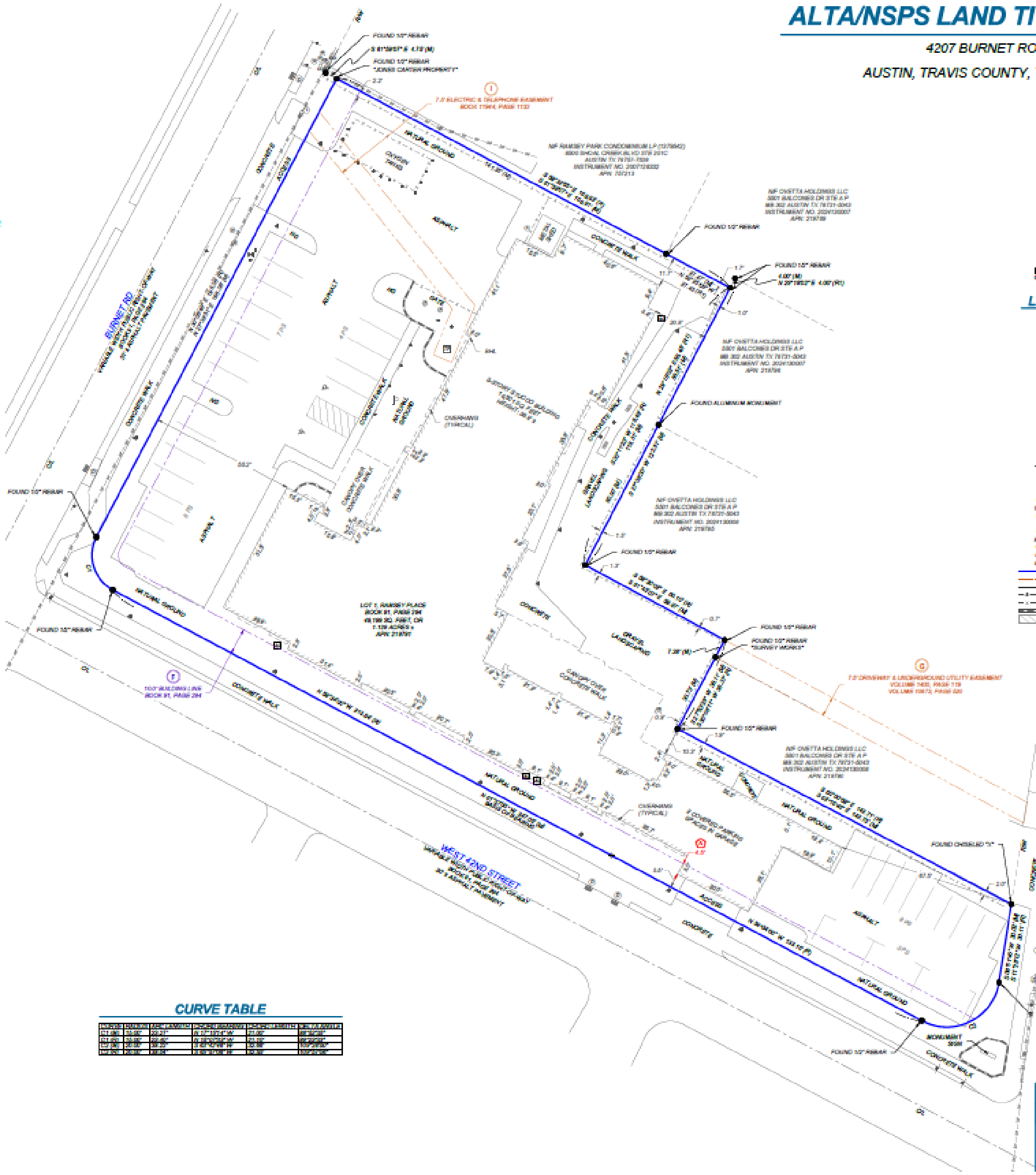
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED
PERMITTED USE		HOSPITAL
MIN. SETBACKS FRONT		55.2'
MIN. SETBACKS SIDE		5.5'
MIN. SETBACKS REAR		67.5'
MAX. BUILDING HEIGHT		28.9'
MIN. LOT AREA		49,199 SQ.FT.
MIN. LOT WIDTH		30.02'
MAX. BLDG COVERAGE		34%
PARKING REGULAR		31
PARKING GARAGE		2
PARKING HANDICAP		2
PARKING TOTAL		35

PARKING INFORMATION



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

N / W / E / S

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- UTILITY POLE
- GUY ANCHOR
- FLOOD LIGHT
- ELECTRIC TRANSFORMER
- AIR CONDITIONER
- GENERATOR
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- GAS METER
- GAS VALVE
- CURB INLET
- STORM DRAIN MANHOLE
- CLEANOUT
- GREASE TRAP
- TELEPHONE VAULT
- SIGN
- BOLLARD
- FLAGPOLE
- HANDICAPPED PARKING
- (R) RECORD DIMENSION PER BOOK 81, PAGE 294
- (R1) RECORD DIMENSION PER VOLUME 88, PAGE 308
- (M) MEASURED / CALCULATED DIMENSION
- PS PARKING SPACE(S)
- NG NATURAL GROUND
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- OVERHEAD POWER LINE
- FENCE
- WALL
- NO PARKING AREA

VICINITY MAP

NOT TO SCALE

SITE

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS AUGUST 22, 2025.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BURNET ROAD AND WEST 42ND STREET, WHICH ABUTS THE WEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BURNET ROAD AND WEST 42ND STREET, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM TRAVIS COUNTY CENTRAL APPRAISAL DISTRICT.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

SURVEYOR'S CERTIFICATE

TO: 4207 BURNET, LLC, A TEXAS LIMITED LIABILITY COMPANY; FRONTIER BANK OF TEXAS; KEY TITLE GROUP; FP ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/22/2025.

DATE OF PLAT OR MAP: 08/25/2025

STATE OF TEXAS — REGISTERED — DAVID A. NIX — 6727 — PROFESSIONAL LAND SURVEYOR

DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6727
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

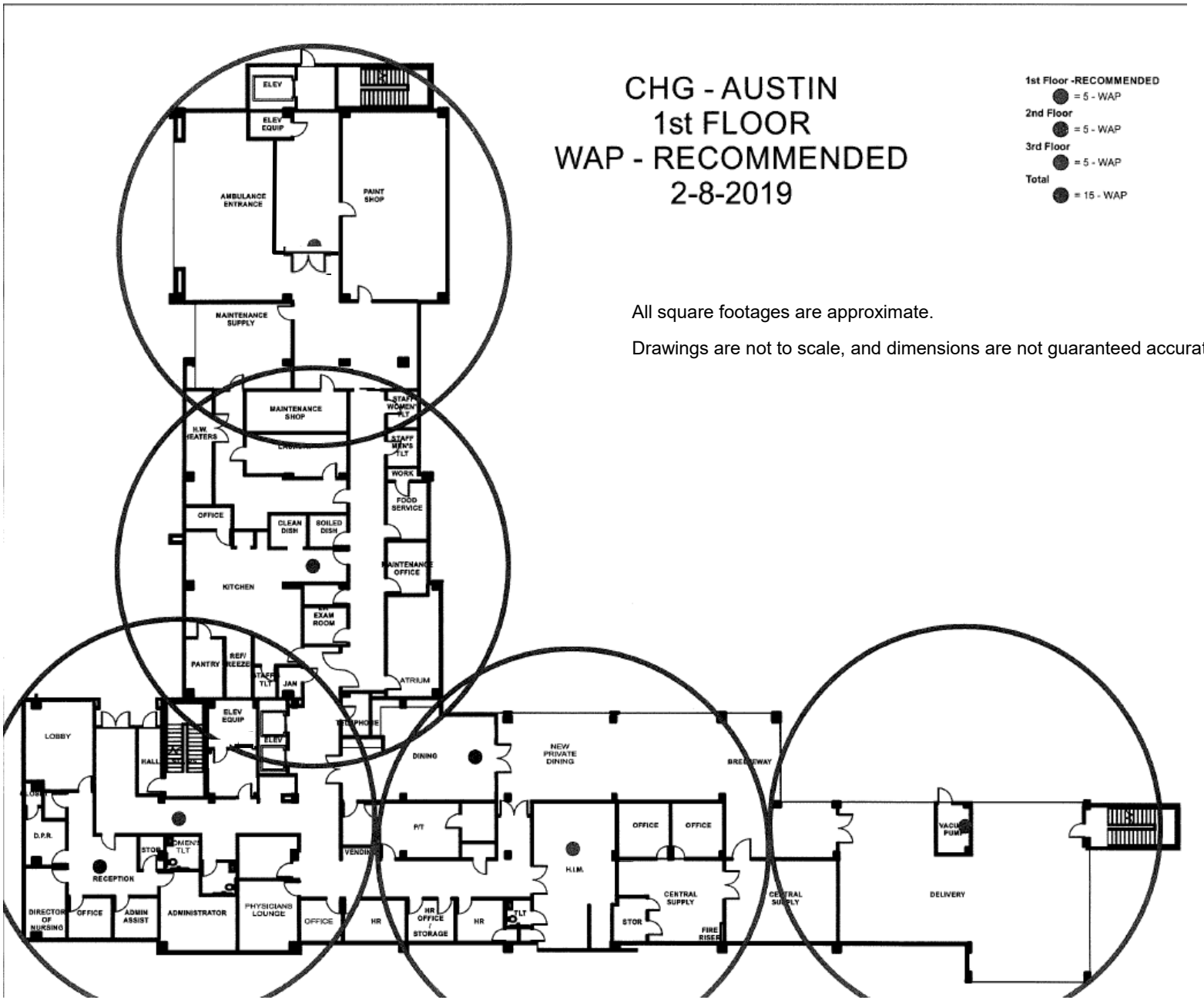
DATE	REVISION HISTORY	BY
08/27/25	CERTIFIED PARTIES	AJ

BLEW
Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817.391.7720 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 25-7021	SURVEY DRAWN BY: CW - 08/25/2025
SURVEY REVIEWED BY: KAP	SHEET: 1 OF 1

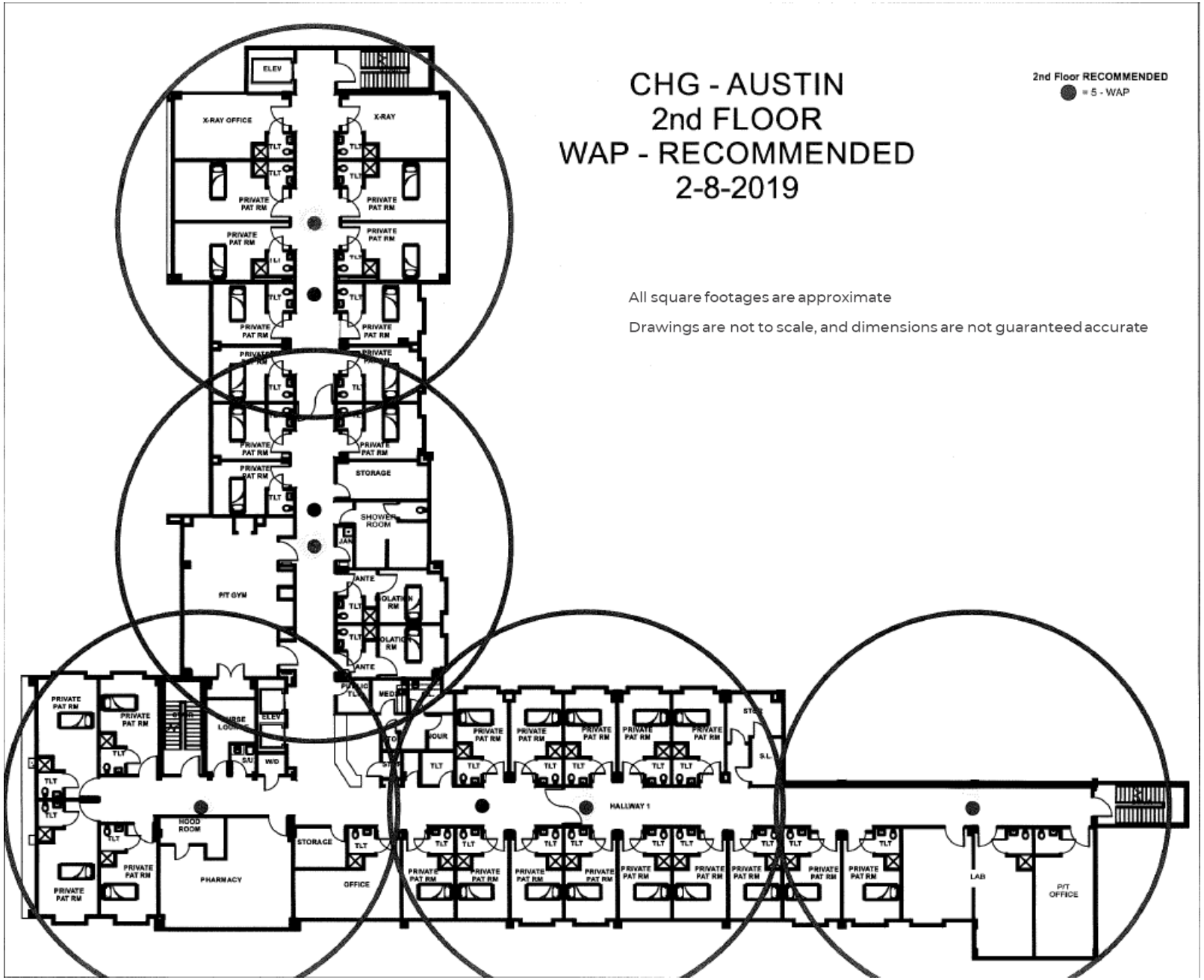
FLOOR PLAN LEVEL ONE

MATHIAS PARTNERS



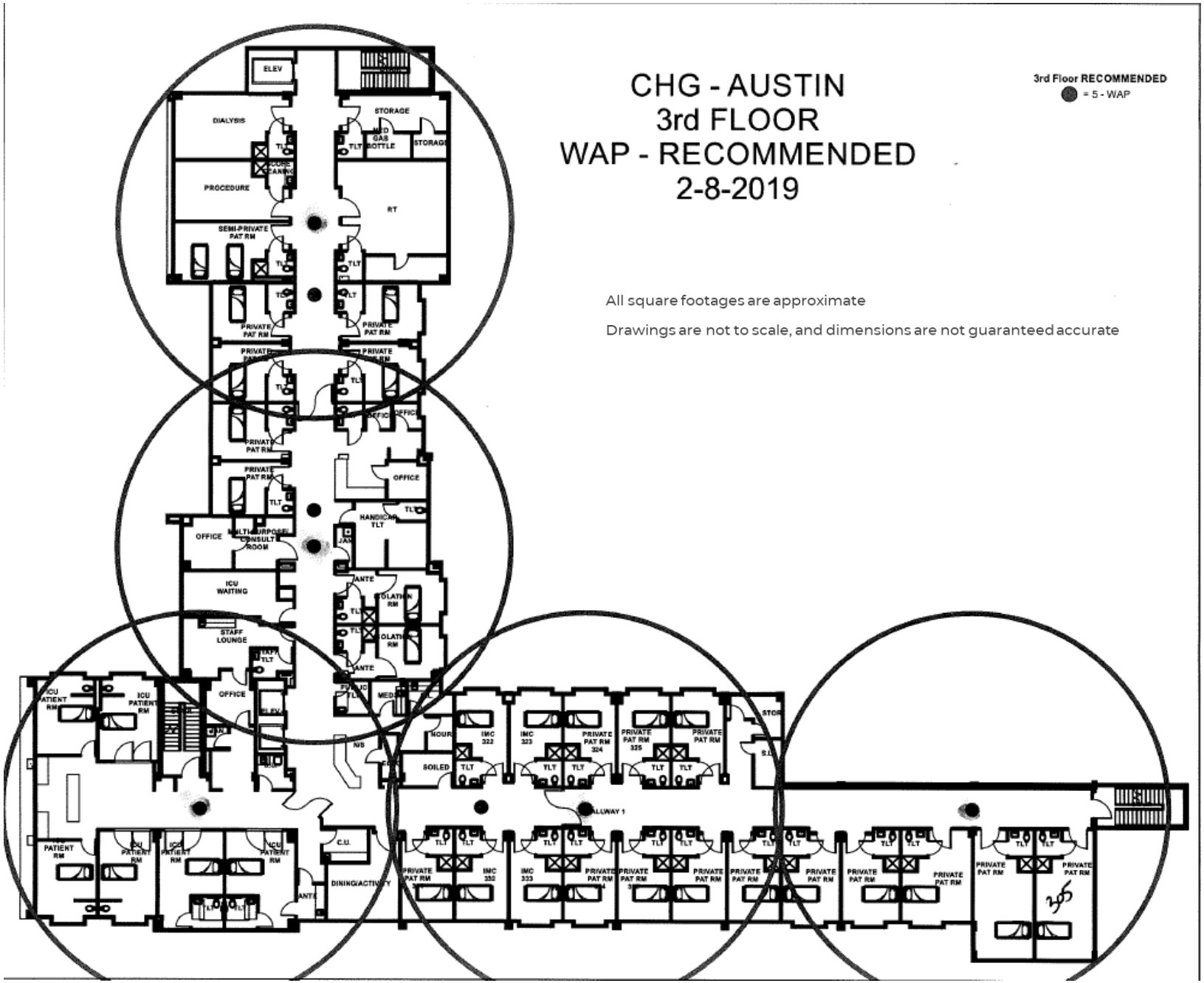
FLOOR PLAN LEVEL TWO

MATHIAS PARTNERS



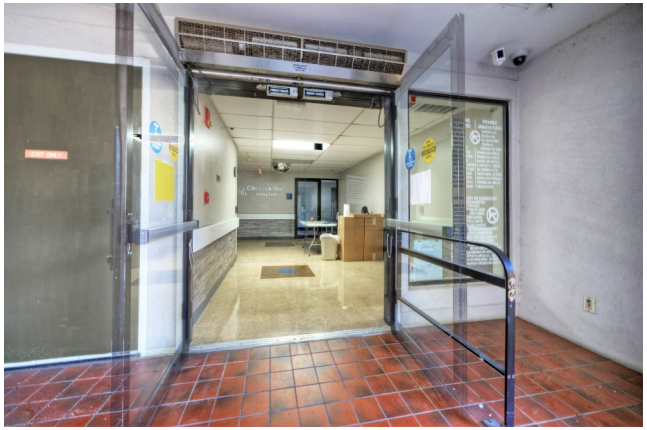
FLOOR PLAN LEVEL TWO

MATHIAS PARTNERS



ADDITIONAL PHOTOS

MATHIAS PARTNERS



ADDITIONAL PHOTOS

MATHIAS PARTNERS

MATHIAS PARTNERS
3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746
www.mathiaspartners.com

Matt Mathias
O: 512.637.6951
C: 512.413.3771
matt@mathiaspartners.com

Michael Levy
O: 512.637.6957
C: 512.417.2919
mlevy@mathiaspartners.com

11-2-2015

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Mathias Partners	602940	matt@mathiaspartners.com	(512)330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Designated Broker of Firm	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____