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SECOND GEN AUTO SHOP FOR SALE

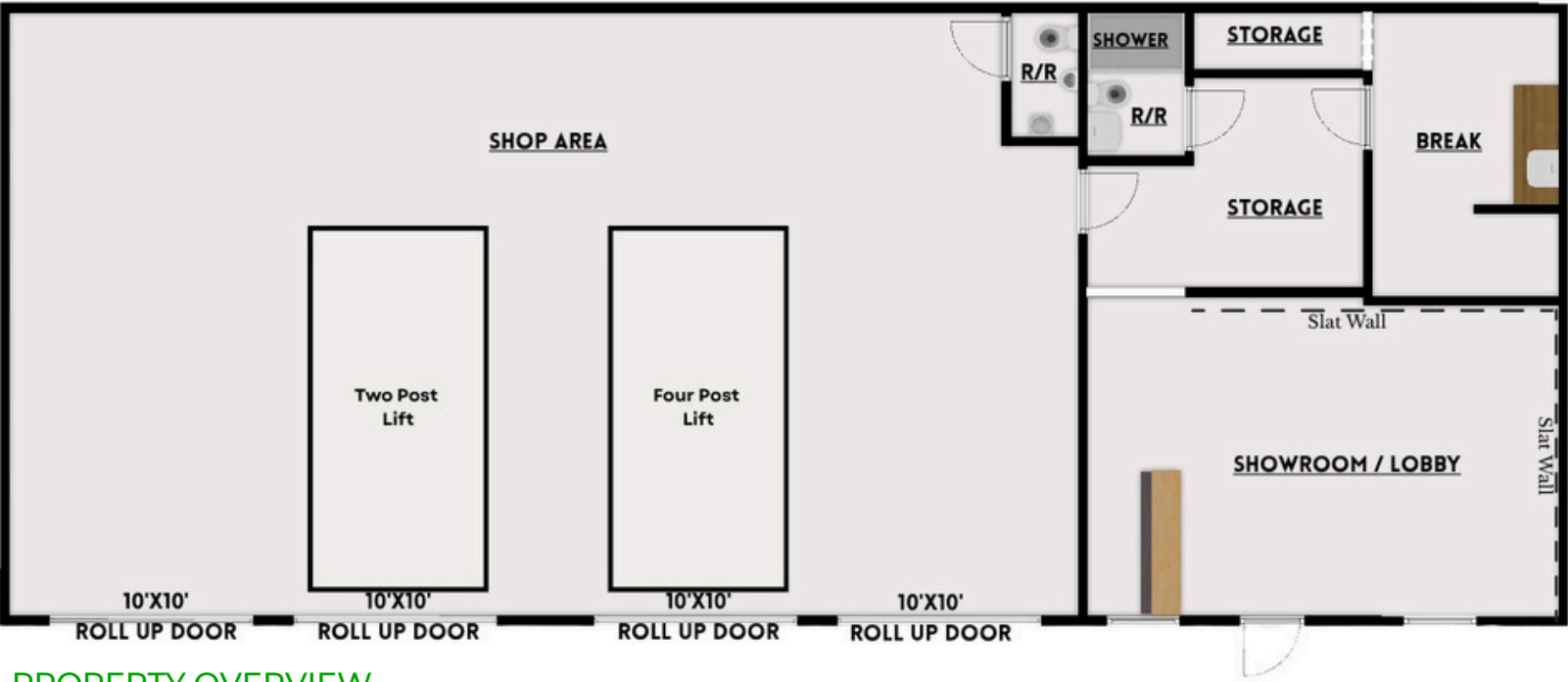
16299 FM 1325 A, AUSTIN, TX 78727

SECOND GENERATION AUTO SHOP - FOR SALE

16299 FARM TO MARKET ROAD 1325 A, AUSTIN, TX 78727



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

16299-AFM 1325 offers a rare opportunity to purchase a second-generation automotive service facility in the Austin ETJ. The ±2,340 SF building sits on ±0.2927 acres and features four service bays, two existing vehicle lifts, a very nice showroom/customer area, along with a storage area, break area, and two restrooms. The Showroom area features slat wall along two of the walls, and has been recently refreshed. The site is ideal for automotive customization, or related uses and benefits from excellent visibility and access along FM 1325. This is a great investor, or owner user, opportunity.

PROPERTY HIGHLIGHTS

- ±2,340SF Second-generation automotive service facility
- ±0.2927-acre site
- 4 service bays with 2 existing lifts
- Customer showroom area
- Drive-in doors providing convenient bay access
- Pylon and building signage available
- Excellent visibility along FM 1325
- Located in Austin ETJ

OFFERING SUMMARY

Price:	Contact Broker
Building Size:	2,340 SF
# of Bays	4
Lot Size:	0.293 Acres
Year Built:	2008
Zoning:	ETJ



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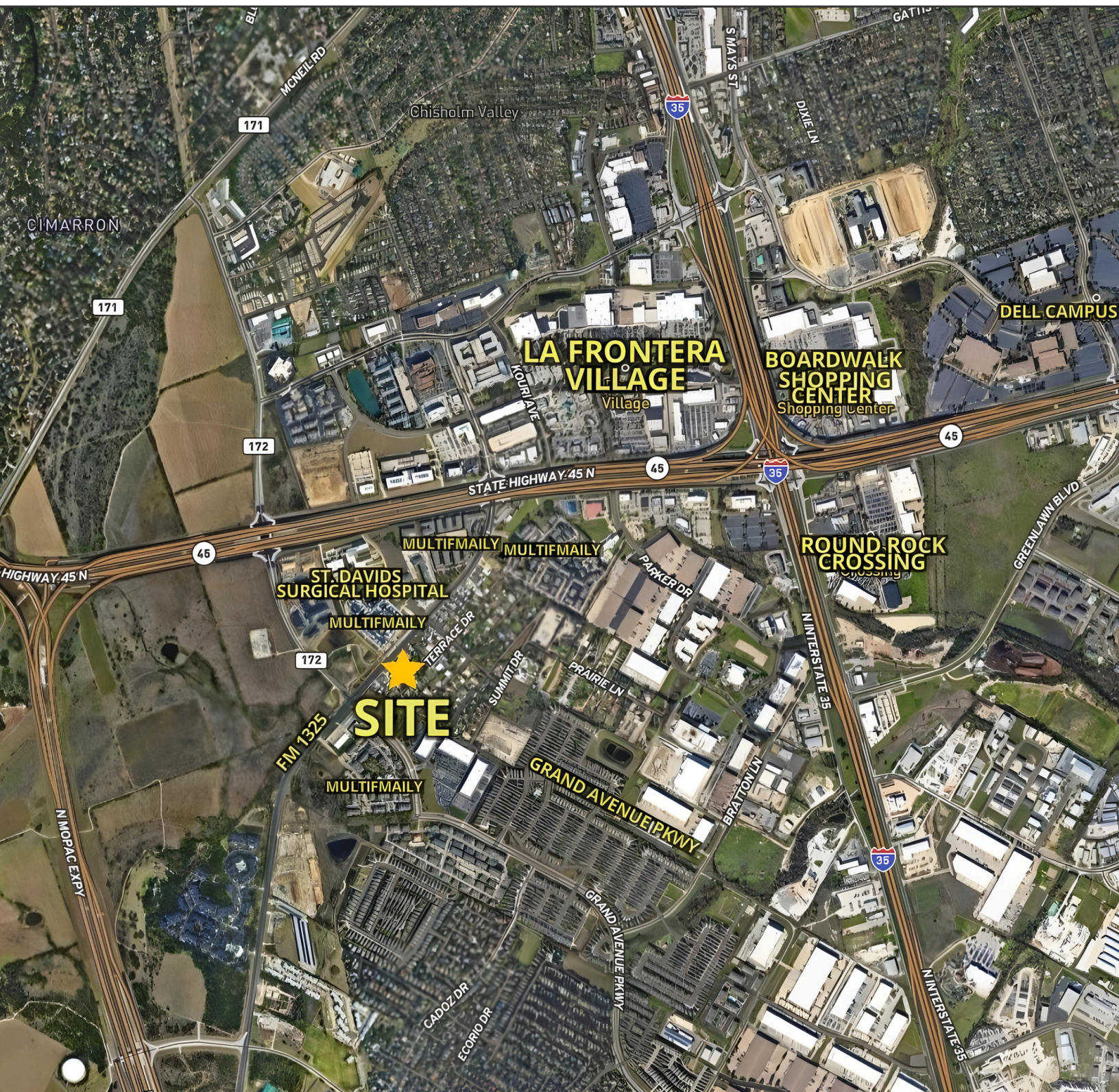
PROPERTY PHOTOS



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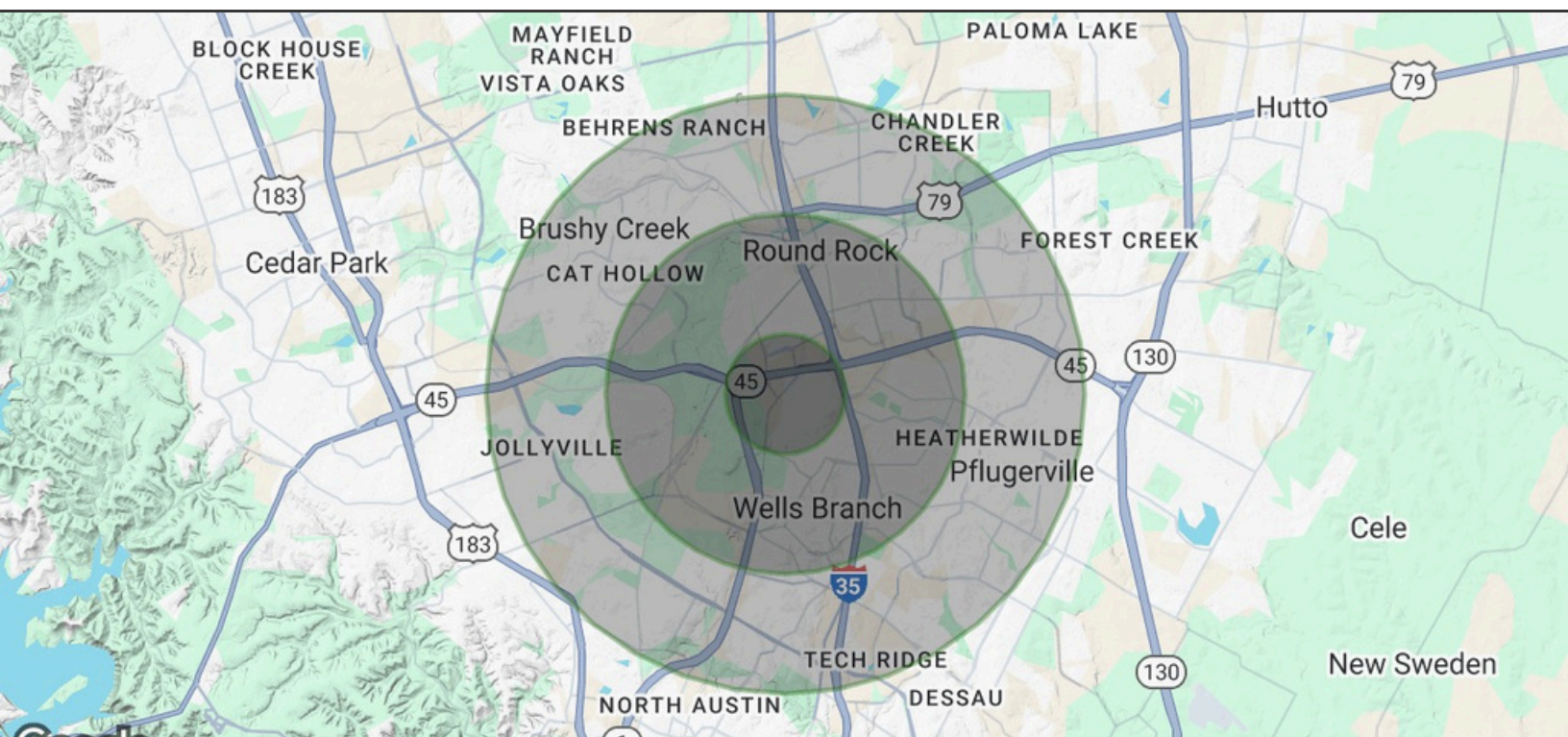
AERIAL MAP



SECOND GENERATION AUTO SHOP - FOR SALE / LEASE

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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

1 MILE

10,738

3 MILES

81,343

5 MILES

287,769

Average Age

34

37

37

Average Age (Male)

34

36

36

Average Age (Female)

35

38

38

HOUSEHOLDS & INCOME

Total Households

5,024

34,154

113,796

of Persons per HH

2.1

2.4

2.5

Average HH Income

\$89,934

\$104,326

\$123,905

Average House Value

\$334,387

\$368,955

\$449,376

Demographics data derived from
AlphaMap



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
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Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date