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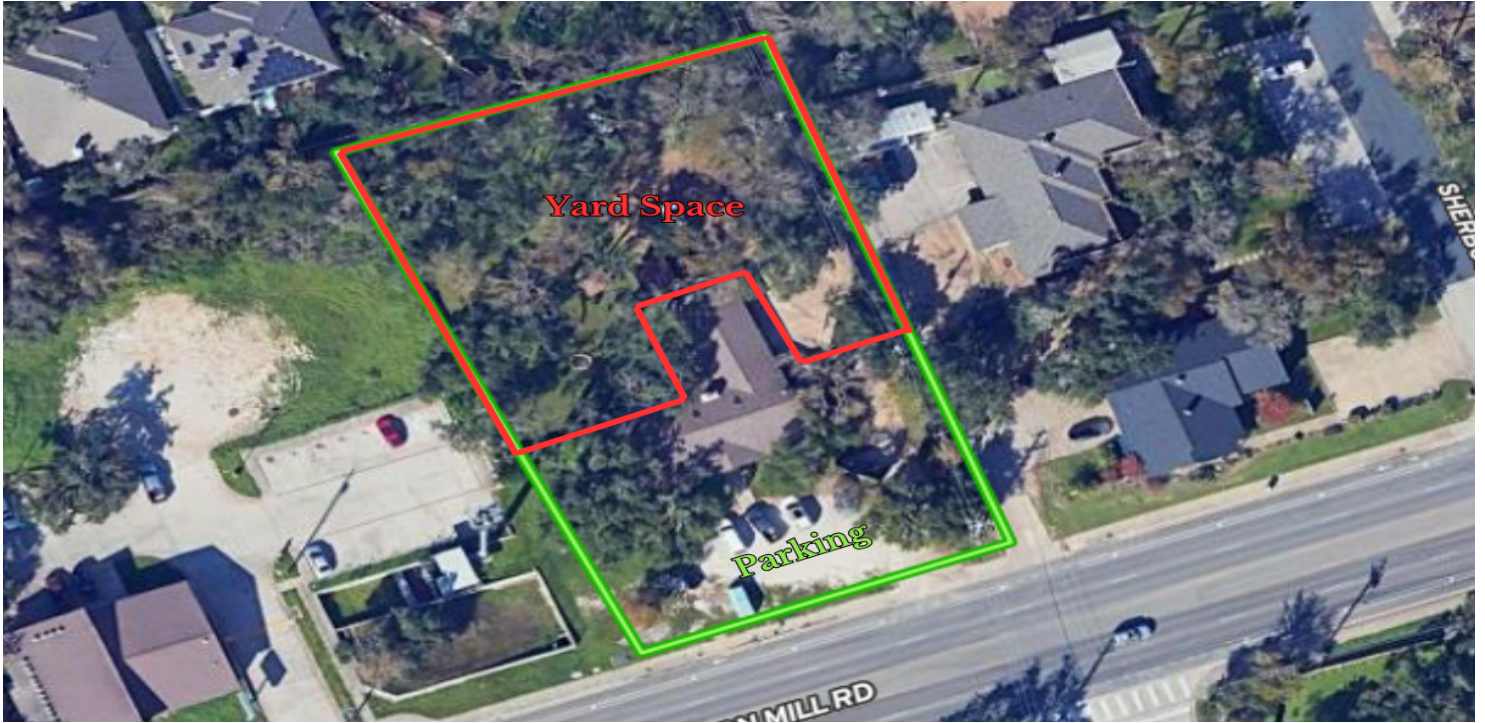
STANDALONE OFFICE WITH YARD SPACE

9020 ANDERSON MILL RD, AUSTIN, TX 78729

STANDALONE OFFICE WITH YARD SPACE

9020 ANDERSON MILL ROAD, AUSTIN, TX 78729

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,231 SF standalone office building with storage shed and large, fenced, yard space. The office is a former residence that has been converted to office space. It is comprised of five (5) private offices, an open office area, kitchen, two restrooms, and a lounge / break area. The space also offers a large covered back patio area and outdoor restroom. The property is in the Austin 2 Mile ETJ.

PROPERTY HIGHLIGHTS

- 2,231 SF Standalone Office Building
- 5 Private offices plus open office space
- Large, fenced & gated, outdoor yard area
- Outdoor Patio Area
- Austin 2 Mile ETJ
- Great access to nearby highways

OFFERING SUMMARY

Lease Rate:	Please Contact Broker
Lease Type:	Absolute Net
Units:	One
Available SF:	2,231 SF
Lot Size:	37,897 SF
Building Size:	2,231 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	466	1,880	6,982
Total Population	1,028	4,035	14,574
Average HH Income	\$77,856	\$77,871	\$82,786

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OVERVIEW / RETAIL MAP



3 | BAILEY MORSE // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888
MATT DELAHOUSAYE // BROKER // MATT@CMEATX.COM // 512.585.5313

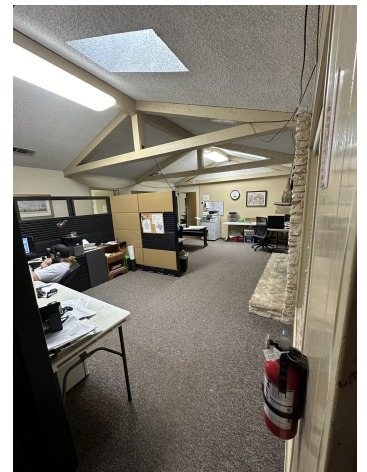
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



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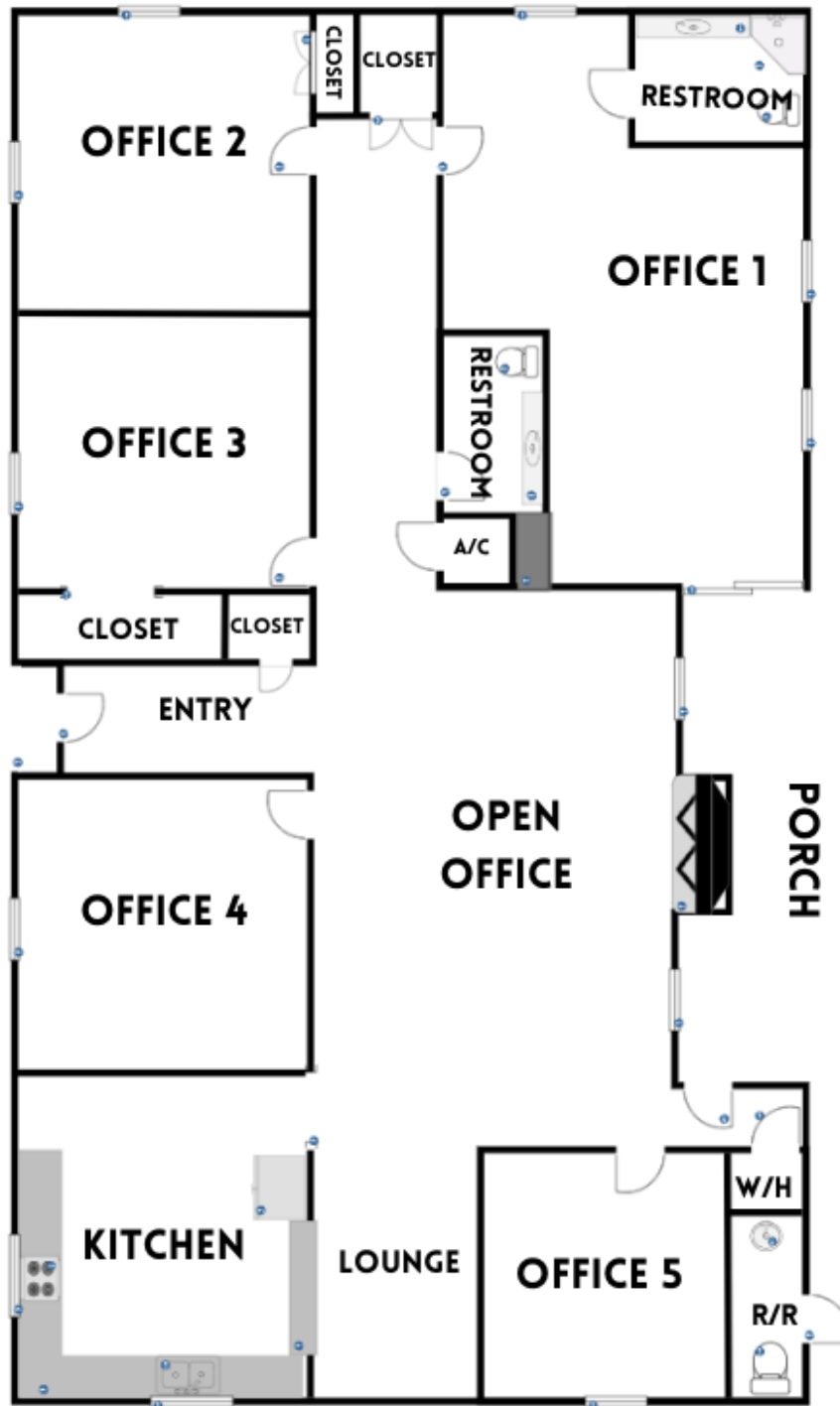
ADDITIONAL PHOTOS



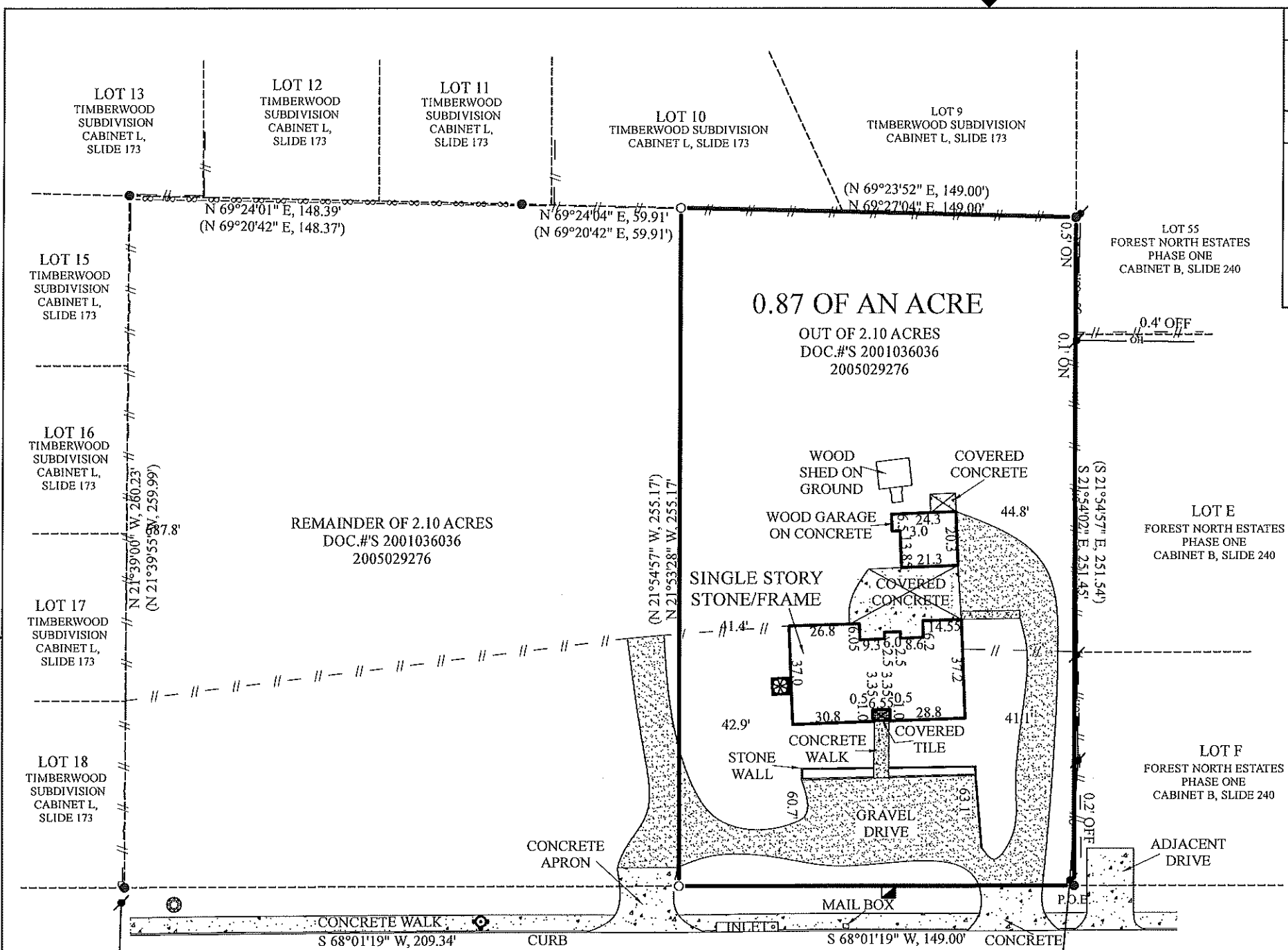
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LAYOUT PLAN - NOT TO SCALE



Not to Scale - Visual representation Only



RESTRICTIONS

SUBJECT TO A 25' ROADWAY EASEMENT RECORDED IN VOLUME 532, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY.
ELECTRIC AND TELEPHONE EASEMENT PER VOLUME 550, PAGE 190, DOES NOT AFFECT.

LEGAL DESCRIPTION

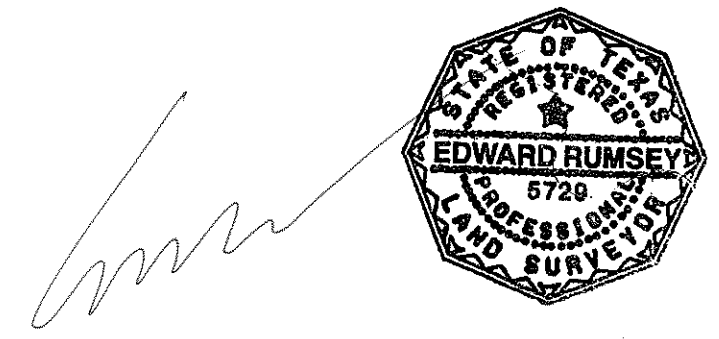
BEING 0.87 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE ELISHA ALLEN SURVEY, ABSTRACT NUMBER 18, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN AFS ENVIRONMENTAL, INC 2.10 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2005029276, OFFICIAL PUBLIC RECORDS, SAID COUNTY, AND FURTHER DESCRIBED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2001036036, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAID 0.87 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

F.I.R.M. MAP INFORMATION

ALLSTAR
Land surveying

12731 RESEARCH BLVD.
BUILDING A, SUITE 106
AUSTIN, TEXAS 78759
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.48053C0325 D PANEL: 0325 D
DATED: 1-3-1997
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.



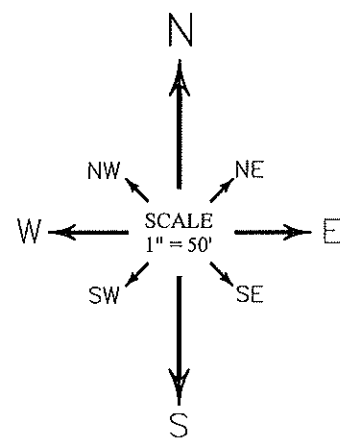
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
INDEPENDENCE TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

ADDRESS

ERSR PROPERTIES, LLC.
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS, 78729

SURVEY DATE:	11/01/2006	FILED BY:	PETE/PAUL	11/01/2006
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	EDWARD RUMSEY	11/01/2006
G.F. NO.:	0607649-LBH	DRAWN BY:	DANIEL TREVINO	11/02/2006
JOB NO.:	NEW OFFICE	CHECKED BY:	DANIEL TREVINO	11/02/2006
		RPLS CHECK:	EDWARD RUYMSEY	11/02/2006

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - CHAIN LINK FENCE
 - - - WOOD FENCE
 - () RECORD INFORMATION
 - UTILITY POLE
 - OH OVERHEAD UTILITY LINE(S)
 - WATER METER
 - ⊙ MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊗ AIR CONDITIONER
 - ON INSIDE OF SUBJECT BOUNDARY
 - OFF OUTSIDE OF SUBJECT BOUNDARY
 - P.O.B. POINT OF BEGINNING



ANDERSON MILL ROAD



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.

<u>Commercial Market Exchange LLC</u>	<u>9003840</u>	<u>infocmeatx.com</u>	<u>(512)774-9520</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512)535-5313</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jennifer Bernstein</u>	<u>603557</u>	<u>jennifer@cmeatx.com</u>	<u>(512)774-9520</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Bailey Morse</u>	<u>776559</u>	<u>Bailey@cmeatx.com</u>	<u>(512)630-9888</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date