

North Central Austin Office Building

1000 Payton Gin Rd, Austin, TX 78758

FOR SALE



David Stojanik
Commercial Brokerage

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Executive Summary

1000 Payton Gin is conveniently located in North Central Austin with excellent visibility. The building is split-level with well-appointed entrances on both sides. Recent upgrades include new metal roof, cosmetic enhancements, and more.



Listing Details

Sale Price: \$1,650,000

Year Built: 1984

Building: 8,460 SF

Land: 34,412 SF

Zoning: LR-NP

Parking: Ample Parking

Occupancy: Current Tenant on M-T-M

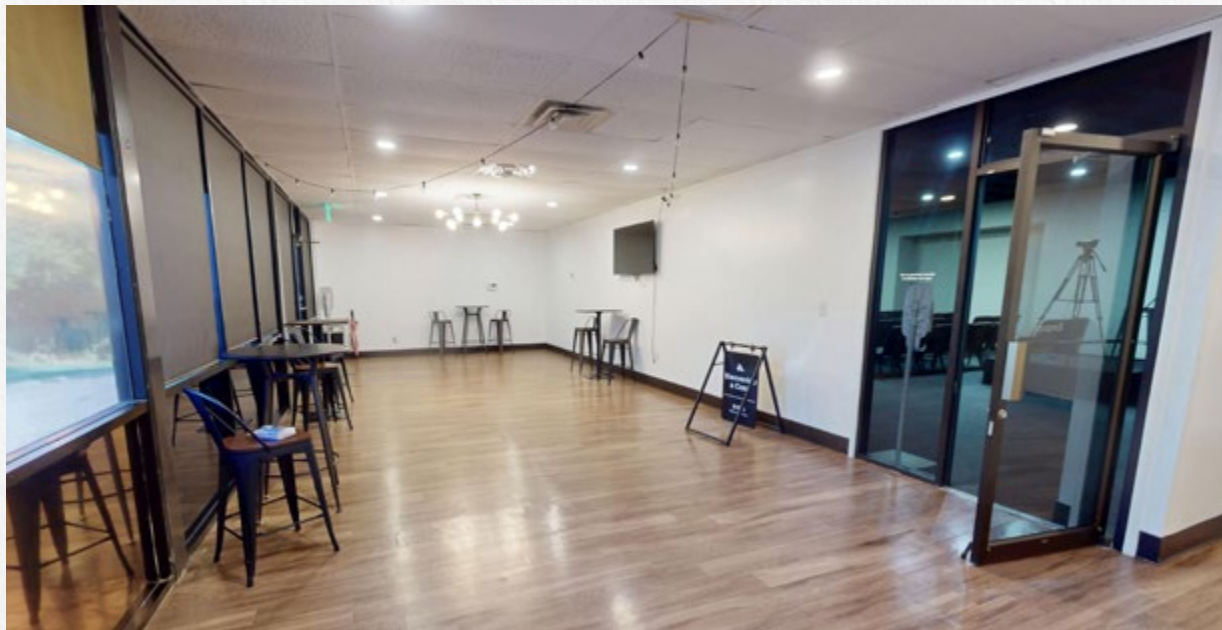


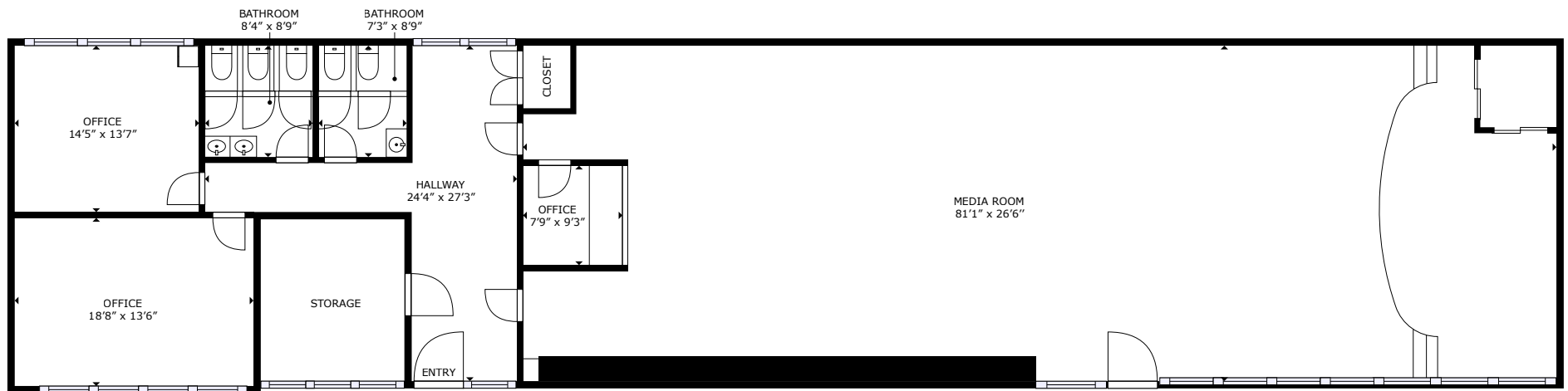
All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

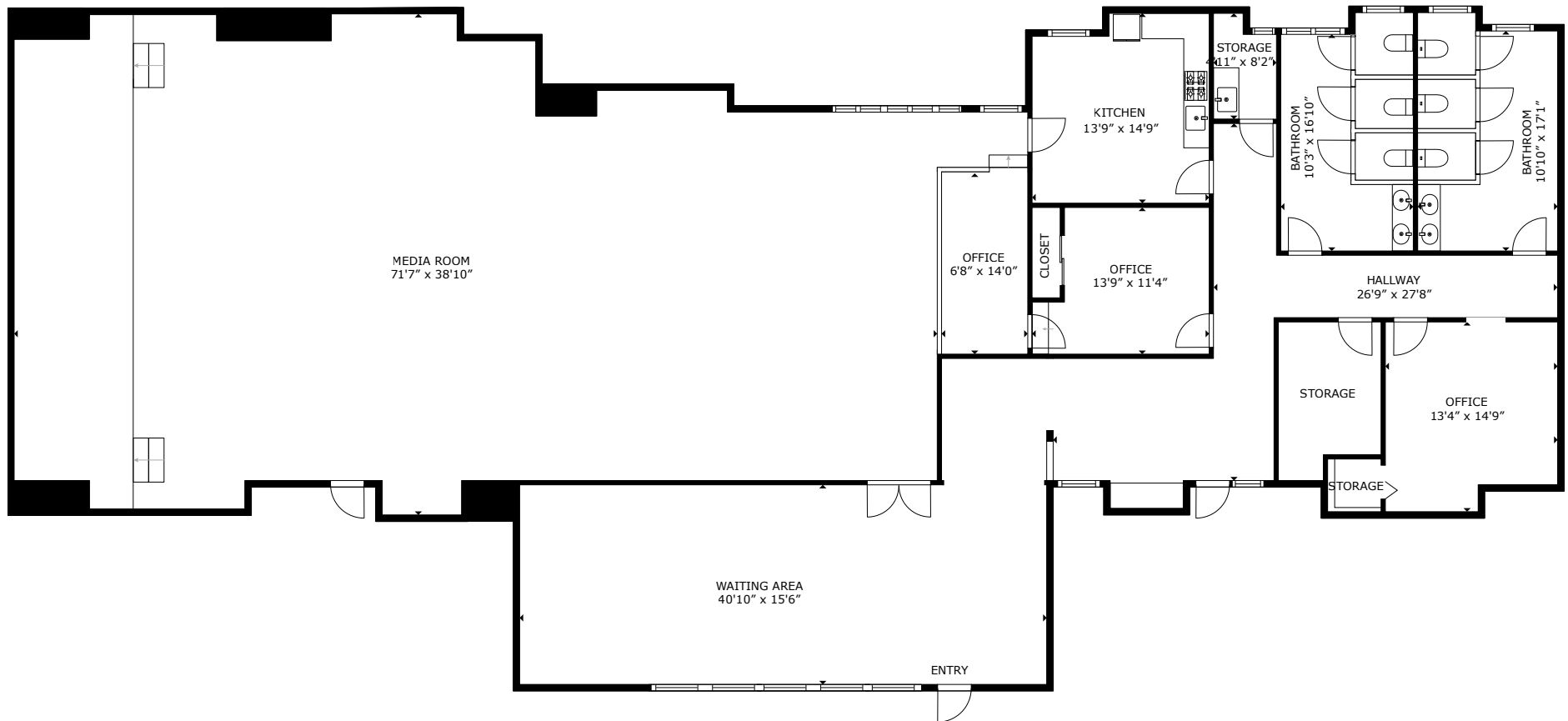
Floor 1



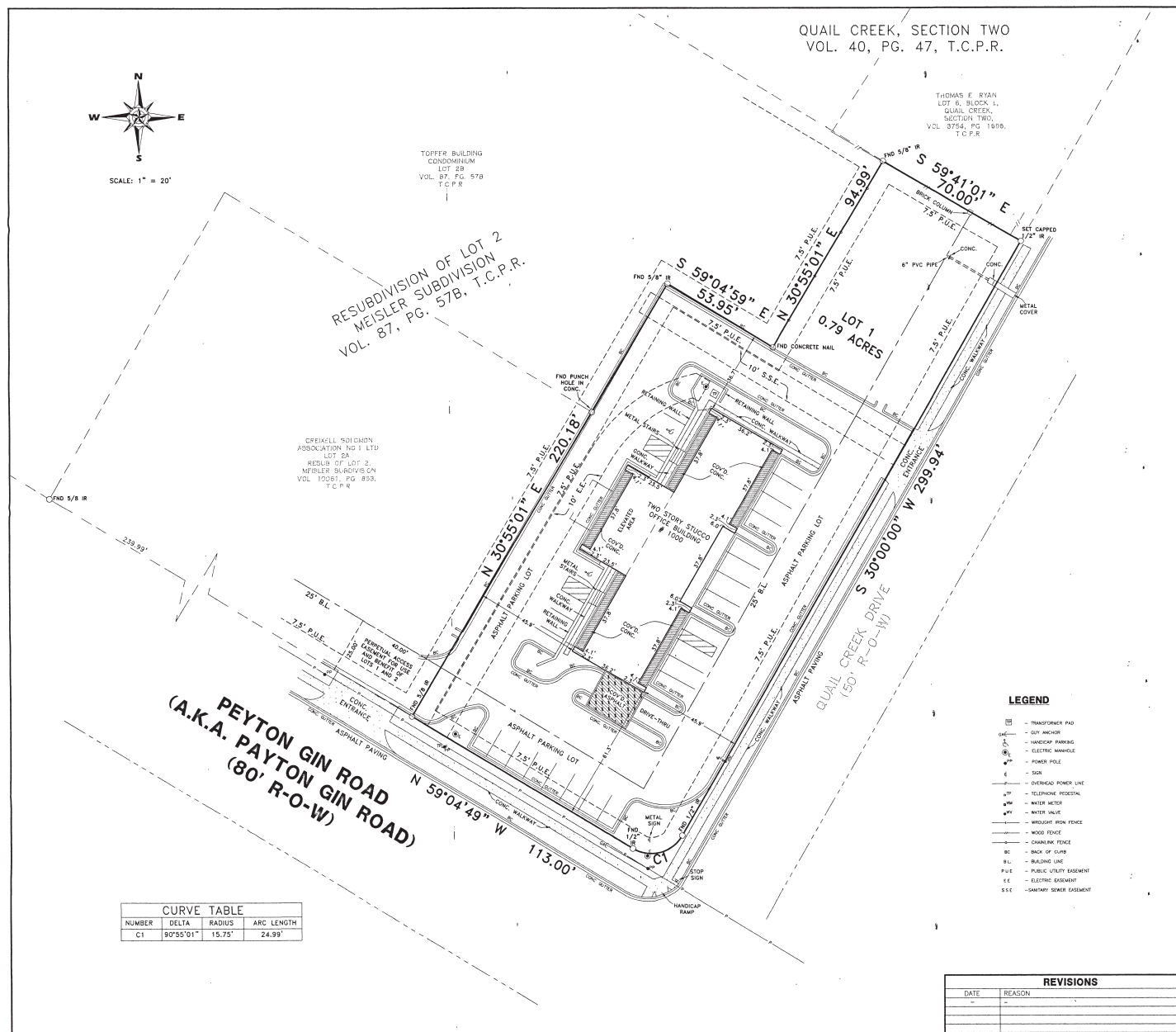
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Survey



**SURVEY OF
LOT 1
MEISLER SUBDIVISION,
BOOK 83, PAGE 184C, T.C.P.R.
TRAVIS COUNTY, TEXAS**

GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 2022 AM 240305-14 OF AUSTIN TITLE COMPANY, EFFECTIVE DATE OF SEPTEMBER 03, 2022. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY
- 2) BEARINGS ARE BASED ON THOSE OF THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 3) EASEMENTS AND BUILDING LINES ARE BASED ON THOSE OF THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "UNLASHED" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 17083-01-0044, DATED 01/60. REVISION 16, JUNE 14, 1983. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION
- 5) SUBJECT TO RESTRICTIVE COVENANTS OF RECORD UNDER BOOK 83, PAGE 1842, T.C.P.R

I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

9/27/02

PURCHASER. KUHN FAMILY TRUST AND WELAND FAMILY TRUST, LTD.
ADDRESS. 1000 PEYTON GIN ROAD (A.K.A. PAYTON GIN ROAD), AUSTIN, TEXAS

LENDER -
TITLE COMPANY. AUSTIN TITLE COMPANY

LENDER
TITLE COMPANY, AUSTIN TITLE COMPANY

FIELD BY RW 09-20-02
DRAWN BY SBP 09-25-02
CHECKED BY RW 09-26-02

JOB NO 4268W
SHEET 1 OF 1

REVISIONS

REVISIONS	
DATE	REASON

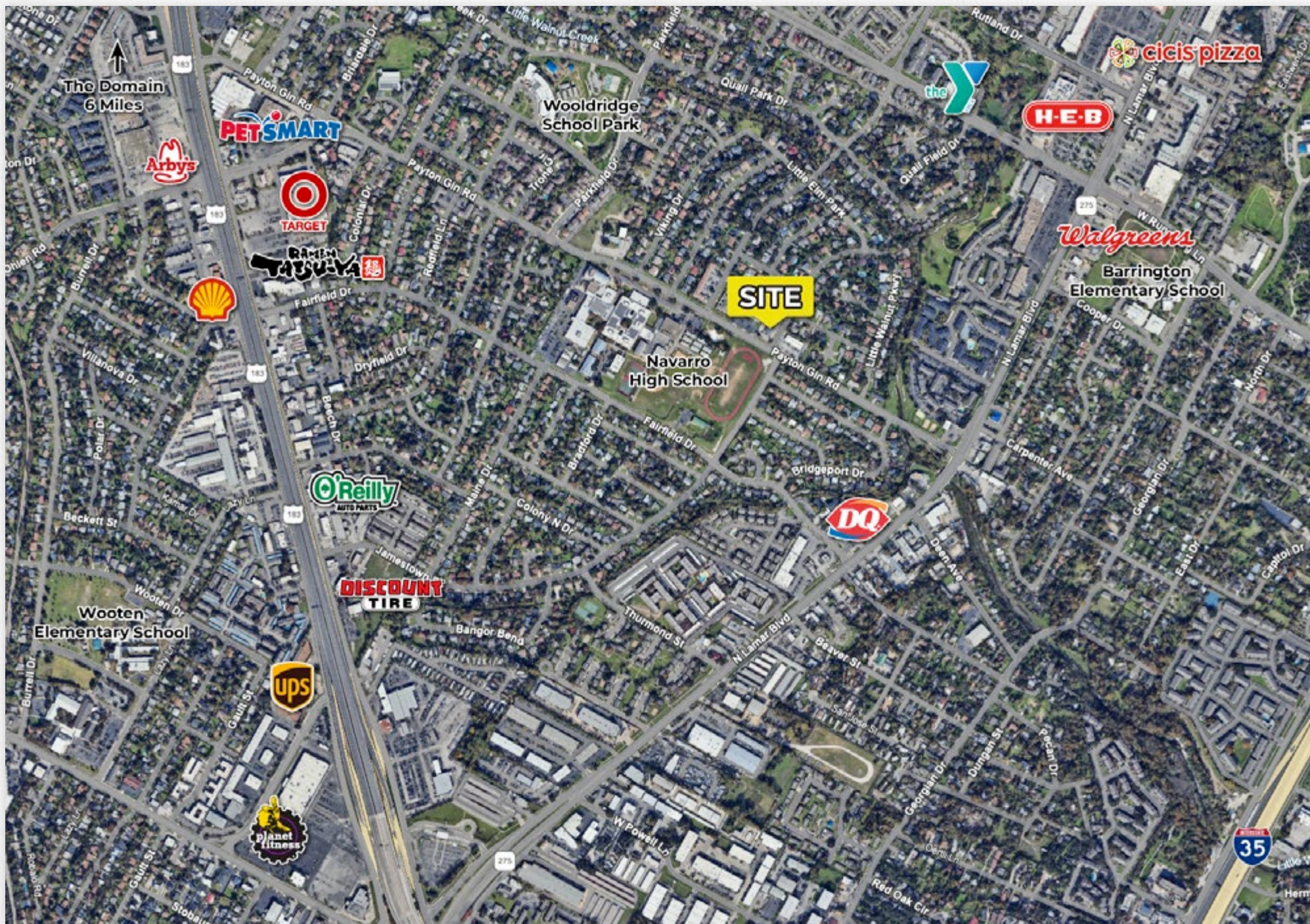
Windrose Services  **Land Austin**

3913 TODD LANE, SUITE 512
AUSTIN, TEXAS 78744

Telephone: (512) 326-2100
Fax: (512) 326-2770

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