

FOR SALE – OFFICE BUILDING | 1823 Fort View Rd, Austin, Texas 78704

Conveniently located in 78704, this stand-alone office building is easily accessible from Lamar, Ben White & Menchaca. As currently configured, the 8,252 square feet (per TCAD) building features 16 office suites which are leased on a triple net basis. A handful of tenants are on “month-to-month” lease terms, which uniquely positions this property for an owner / occupant to acquire and absorb most of the square footage quickly (longest lease term goes through 5/13/26).

The 0.509-acre site features Limited Office (LO) Zoning per City of Austin’s Zoning Profile GIS. Parking lot features 28 spaces + 1 handicap which equates to approximately 1:300 parking ratio. Solar panels installed on the roof offset electricity demand. Google Fiber provides data service to the building. Most HVAC units have been replaced over the past decade and have serviced the property’s needs adequately. Since 2019, Seller has made various improvements to the property which include exterior & interior painting, bathroom renovations, lighting upgrades, driveway repair, flooring updates (LVT, tile & carpet), awning replacement, new water fountains, and miscellaneous landscaping needs.

2024 Property Taxes – \$50,547

Year Built – 1985 (TCAD)

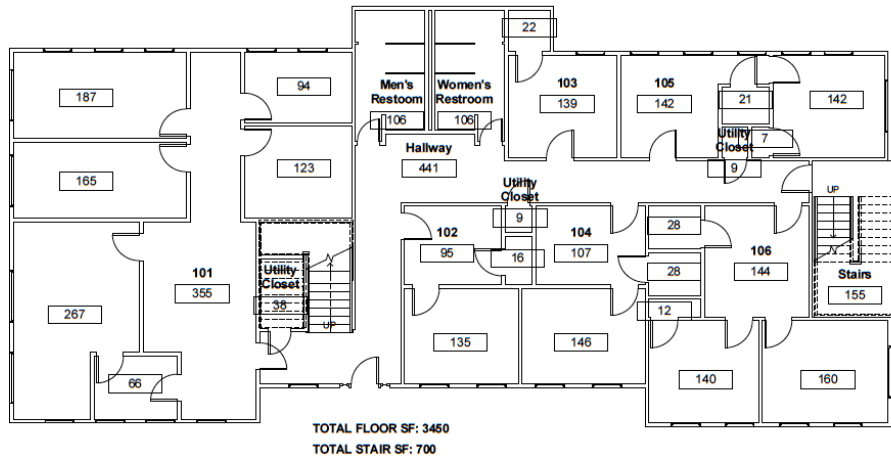
Legal Description: That Certain 0.509 acres, more or less, out of the Isaac Decker League Survey, No. 20, Abstract No. 8, City of Austin, Travis County, Texas

Price: \$2,350,000

Contact – Trevor Dickens | 512-476-0111 X104 | Trevor@BurlingtonVentures.com



This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by Burlington Ventures, Inc. or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any, and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of Burlington Ventures, Inc. Under no circumstances is any of this report to be reproduced, copied, or in any way duplicated without the express written consent of Burlington Ventures, Inc..



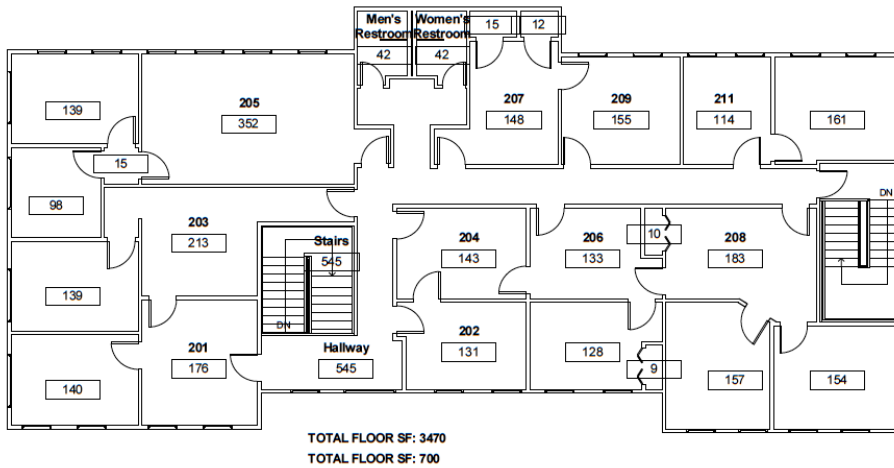
① GROUND FLOOR PLAN SQUARE FEET
1/8" = 1'-0"

1823 Fortview Road
Austin, TX 78704

| No. | Description | Date |
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| GROUND FLOOR SQUARE FEET | | |
|--------------------------|----------------|--------------|
| Project number | 01 | A103 |
| Date | 5-2-2014 | |
| Drawn by | Camille Davis | |
| Owner | Donald Hurwitz | |
| Scale | | 1/8" = 1'-0" |

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① SECOND FLOOR PLAN SQUARE FEET
1/8" = 1'-0"

1823 Fortview Road
Austin, TX 78704

| No. | Description | Date |
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| SECOND FLOOR SQUARE FEET | | |
|--------------------------|----------------|--------------|
| Project number | 01 | A104 |
| Date | 5-2-2014 | |
| Drawn by | Camille Davis | |
| Owner | Donald Hurwitz | |
| Scale | | 1/8" = 1'-0" |

5/2/2014 2:47:56 PM

RE: 1823 FORTVIEW ROAD, AUSTIN, TX 78704

LAND TITLE SURVEY OF
0.509 OF ONE ACRE OF LAND OUT OF THE ISAAC DECKER LEAGUE
AUSTIN, TRAVIS COUNTY, TEXAS

LOT 1, NATION & JONES ADDITION
BK. 77, PG. 189, P.R.T.C.
(N29°32'40"E 214.73')
N29°32'40"E 214.73'

FORTIS VENTURE, LLC
JULY 1, 2008
DOC. NO. 2006197591, O.P.R.T.C.

0.509 AC.
ISAAC DECKER LEAGUE

P.O.B.
INTERSECTION OF
MANCHACA ROAD
+/- 500' TO

SCALE 1" = 20'

LEGEND

- IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED)
- TYOT TYPE II CONCRETE MONUMENT FOUND
- "X" FOUND IN CONCRETE CURB
- CALCULATED POINT

- CABLE TELEVISION JUNCTION BOX
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION CONTROL BOX
- 1" PVC CAPPED UTILITY POLE
- MAILBOX
- AIR CONDITIONER
- OVERHEAD UTILITY LINE
- CHARLIE FENCE
- WOOD FENCE
- WROUGHT IRON FENCE

RECORD INFORMATION
P.R.T.C. PLAT RECORDS TRANS COUNTY
O.P.A.T.C. OFFICIAL PUBLIC RECORDS TRANS COUNTY
D.A.T.C. DEED RECORDS TRANS COUNTY
() DEED VOL. 11555, PG. 1408
P.O.B. POINT OF BEGINNING

NOTE:
According to a letter dated May 7, 1985 from the
Electric Department of the City of Austin, does not
affect this plat.

TITLE COMMITMENT NOTE:

This survey reflects and is limited to matters of record affecting this tract as called out in National Investors Title Insurance Company File No. 1402898-LAK, effective February 11, 2014 at 8:00 a.m., issued February 19, 2014, by Independence Title Company. Some of the specific exceptions cited on Schedule B of said Title Commitment follow:

- 1.) 10.c.) The easement described in Volume 471, Page 286, Deed Records, Travis County, Texas.

FLOOD PLAIN NOTE: (FOR INSURANCE PURPOSES ONLY; NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES;
AN ENGINEER MUST BE CONSULTED FOR THE ACTUAL LOCATION OF THE FLOOD PLAIN). No portion of this lot is within
an identified (shaded) special flood hazard area, including the 100-year flood, but is within Zone X, areas determined to be outside the 500
year flood-plain, as identified by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate
Map for Travis County, Texas, and Incorporated Areas, Map No. 48453C0585H dated September 26, 2008.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the
above statement does not represent this surveyor's opinion of the probability of flooding. Registered Professional Land Surveyors in Texas
are not licensed to determine flood areas.

ISSUED: 03/05/2014

MT: \14-019-0.509AC-1823 Fort View Rd\DWG\1823FortView.dwg

SURVEYOR'S CERTIFICATE:

The undersigned hereby certifies to Denny Hartz and/or assigns, Independence Title Company, and National Investors Title Insurance Company that to the best of my knowledge and belief this is a true and correct representation of a survey of the above-described real property; and that on the ground there are no apparent or visible discrepancies, no apparent or visible deed line conflicts, no apparent or visible overlapping of improvements, no apparent or visible utility easements, and no apparent or visible roadways, except as shown hereon; and that said property adjoins a dedicated roadway, except as shown hereon.

SURVEYED BY: McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Drive, Suite 6
Austin, Texas 78731 (512) 451-8591



03/05/2014
Date

Chris Conrad, Reg. Prof. Land Surveyor No. 5623

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face.



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

- **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.

- 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.

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 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.

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.

| | | | |
|----------------------------------------------------------------------|---------------|-------------------------------------|----------------------|
| Burlington Ventures, Inc. | 572829 | Steve@BurlingtonVentures.com | (512)413-3300 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Beuerlein | 407392 | Steve@BurlingtonVentures.com | (512)413-3300 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Information available at www.trec.texas.gov
IABS 1-0 Date