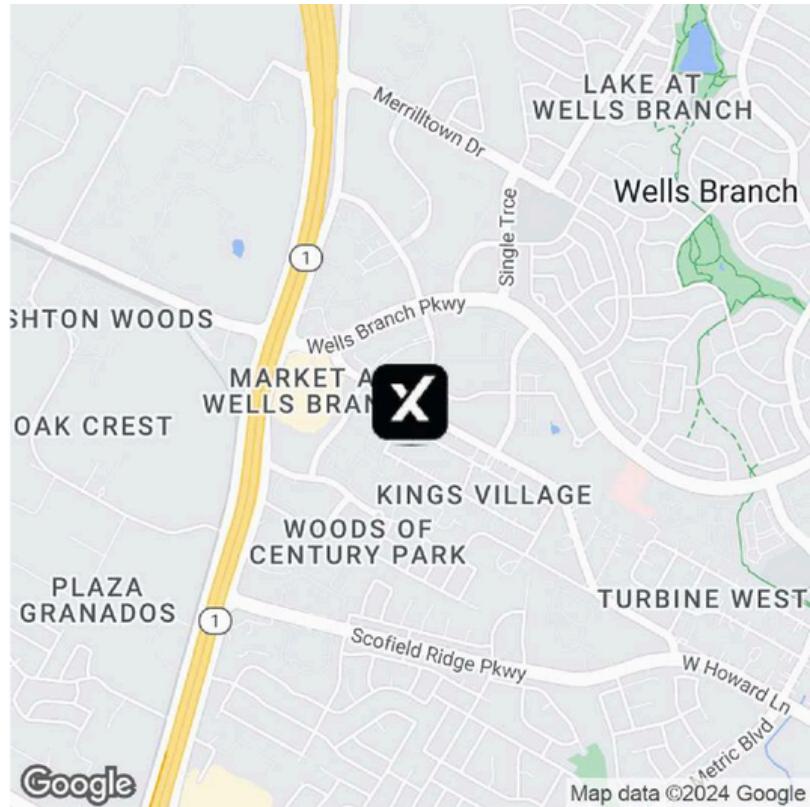


FOR LEASE | 2704 Gardenia Drive

Austin, TX 78727



Property Description

.25-.50 of an acre available for a contractors laydown yard, landscaping company or vehicle fleet storage. Easy access to Mopac and I. H 35. The lot is fenced in with nice masonry work in the front of the property. Nice tree covered lot. Don't miss out on this great opportunity of a one of a kind lot in Austin.

Property Highlights

- Easy access to Mopac and I.H 35
- Fully fenced lot
- Water and power to the site
- Ability to lease approximately ~350 SF building at additional cost
- Large security gate at entry
- Flexible lease terms

Offering Summary

Lease Rate:	\$2,500 Monthly Gross
Available SF:	0.25-0.50 Acres
Lot Size:	0.25-0.50 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	551	2,348	6,245
Total Population	1,109	4,465	13,154
Average HH Income	\$94,252	\$99,876	\$110,444

Eugene Batson

512-909-5080 EUGENE@7S.LIFE

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no representations or warranties about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Projections, opinions, assumptions or estimates of the

information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



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11. TWO BUILDING STRUCTURES WERE OBSERVED ON LOT 29 AT THE TIME OF THE ON THE GROUND SURVEY.

BENCHMARK NOTE:

B.M.
1/2" IRON PIPE, BEING THE SOUTHEASTERLY
PROPERTY CORNER OF LOT 75
ELEVATION: 819.88'

T.B.M. #50
COTTON SPINDLE SET IN THE NORTHERLY EDGE OF
ASPHALT ALONG THE NORTHERLY RIGHT-OF-WAY
LINE OF DAISY DRIVE.
ELEVATION: 829.46'

LEGEND

- BOUNDARY POINT/SET (NOTED)
- CALCULATED POINT
- ◆ BENCHMARK LOCATION
- UTILITY POLE
- ← GUY WIRE
- OE — OVERHEAD ELECTRIC
- EP — EDGE OF PAVEMENT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS
COUNTY, TEXAS

LOT 76
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: JON P. TRAIL
(DOC. No. 2010103673)
O.P.R.T.C.T.

P.R.T.C.T.
OWNER: JON P. TRA
DOC. No. 201010367

0.424 ACRES
(18,448 Sq. Ft.)
LOT 75
KING'S VILLAGE
SECTION 2, PART I
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: ANGIA ADAME
(DOC. No. 2007190570)
P.R.T.C.T.

LOT 74
KING'S VILLAGE
SECTION 2, PART 1
(VOL. 7, PAGE 51)
P.R.T.C.T.
OWNER: VICTOR HERNANDEZ
& ALBERTA CAZARES
(DOC. No. 2016063392)
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:-

CERTIFIED TO: REDLINE CONCRETE
PROPERTY ADDRESS: DAISY DRIVE
AUSTIN, TEXAS 78727

DATE OF SURVEY: JULY 17, 2011

ATTACHMENTS: NONE

I hereby certify that a survey of the property shown hereon was made under my supervision on the date shown, and that to the best of my knowledge, there are no encroachments, overlapping of improvements, discrepancies or other errors as shown hereon, and that this property has access to a public road as shown hereon.

This survey was made substantially in accordance with the Land Title Survey, based on the Manual of Practice for a survey prepared by the Texas Society of Professional Surveyors.

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4963



Eugene Batson

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