

FOR SALE



**Retail/Office
Site**

\$895,000 (\$437/SF)
2208 W Anderson Ln,
Austin, TX 78757

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

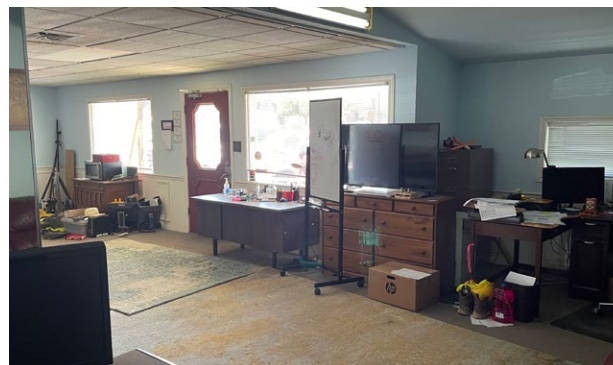
Summary

HIGHLIGHTS

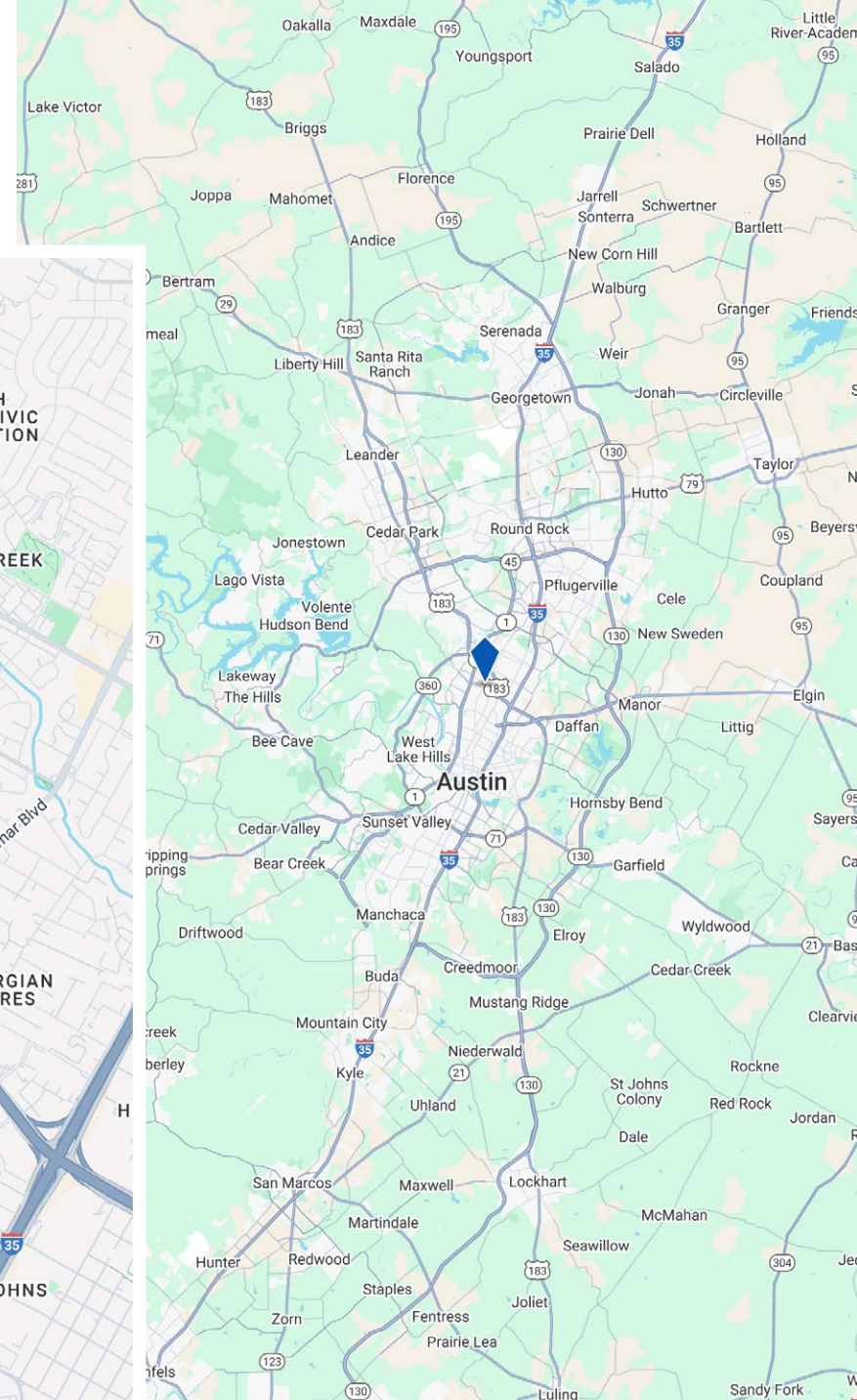
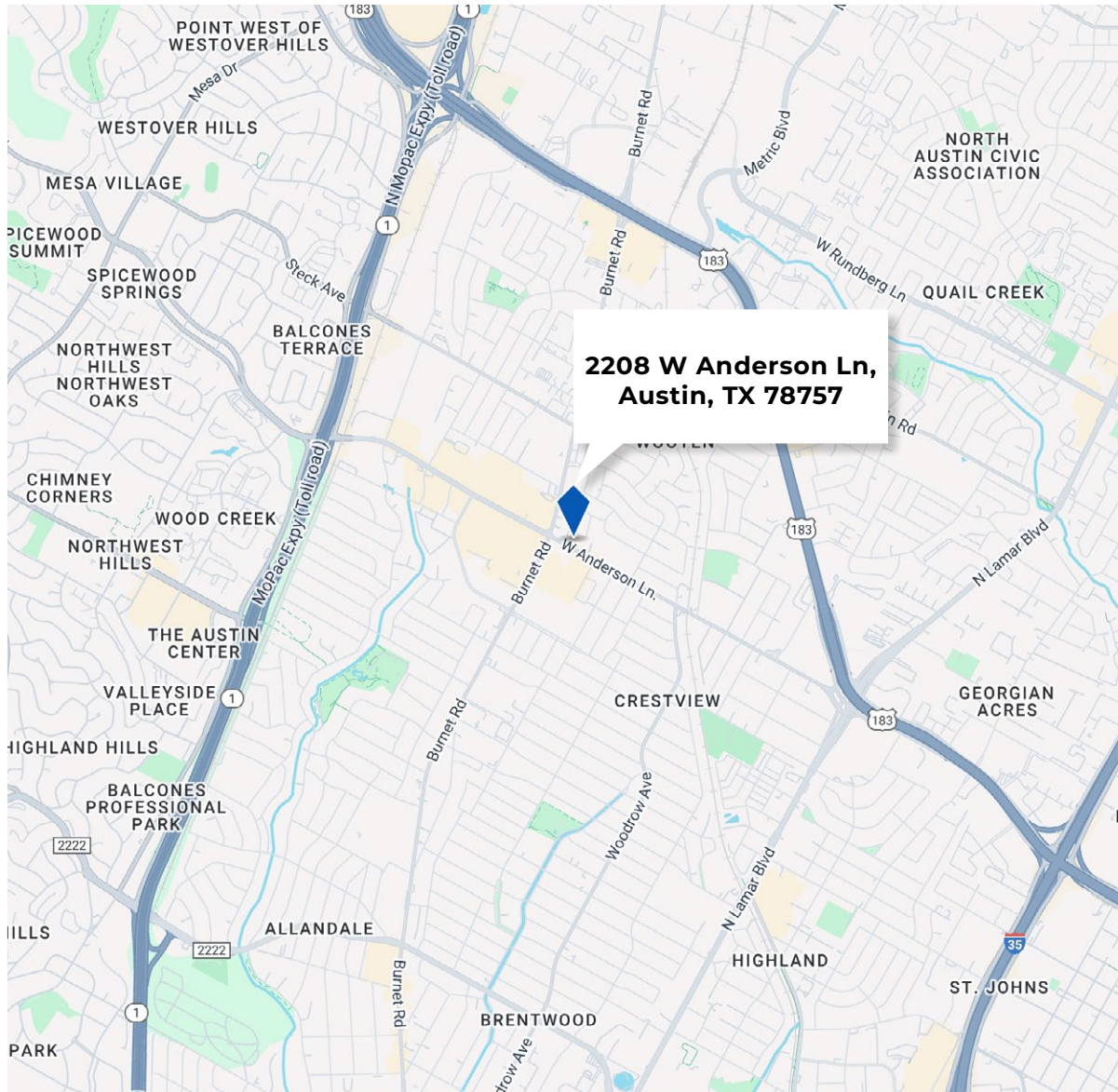
- 2048 SF single story building with adequate parking
- Large common area with 5 offices High VPD on Anderson Lane
- Separate break room
- Lot size: 0.18 AC
- Easy access to Mopac/SH 1 or SH 183

SUMMARY

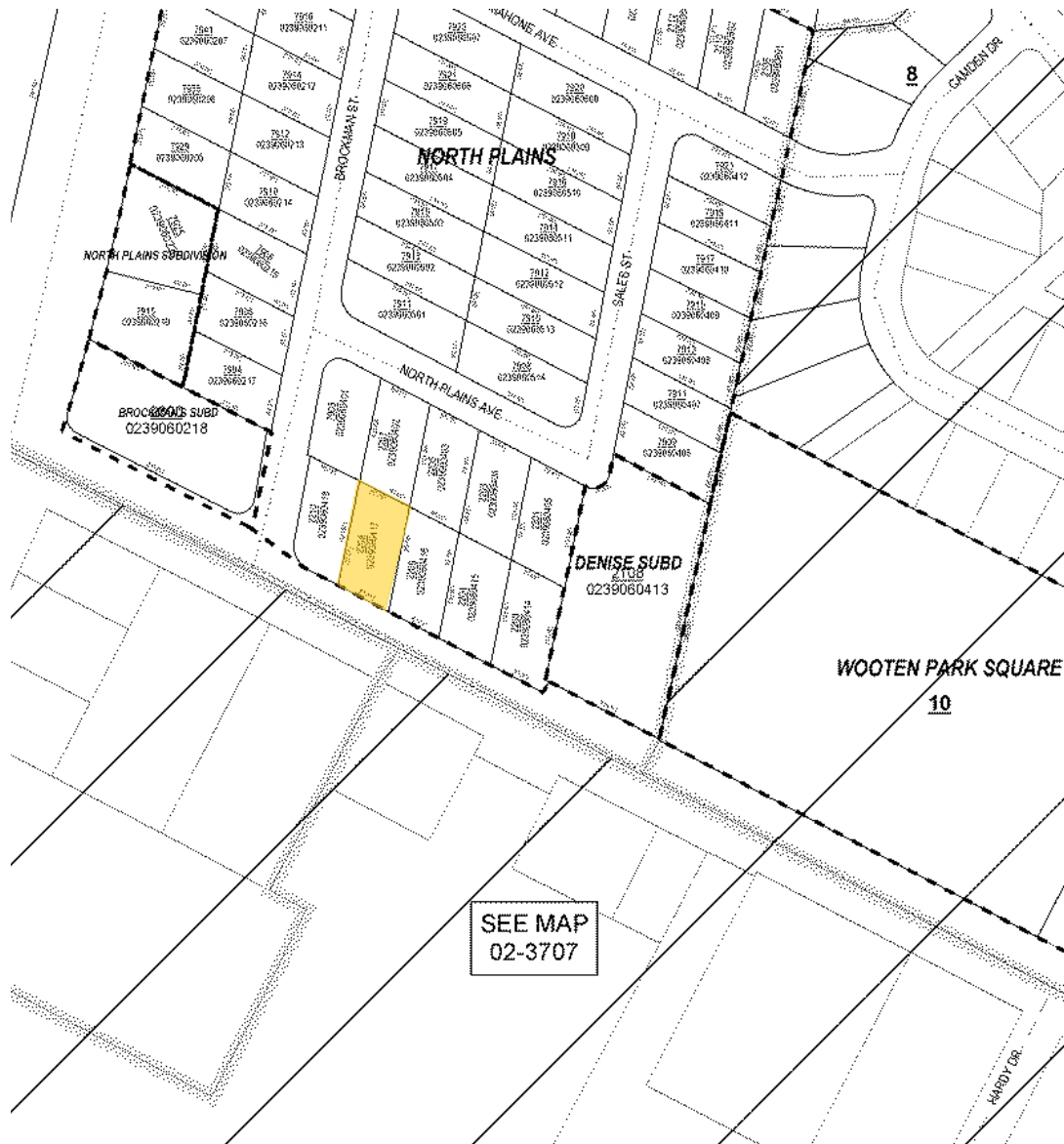
Perfect for an owner/operator, this building originally built as a residence in 1954 has served commercial and retail use for the past 30 years. This part of Anderson Lane has many of these residential conversions. Just east of Burnette Road, the property has easy on/off to MoPac or SH 183.



Location



Site Map & Survey



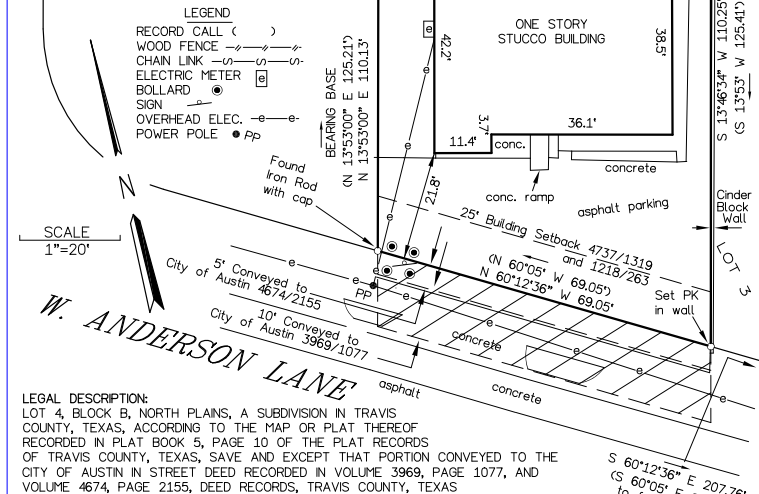
Waterloo Surveyors Inc. SURVEY PLAT

OWNER:
DERRICK DIXON
ADDRESS:
2208 W. ANDERSON LANE
AUSTIN, TEXAS

THE UNDERSIGNED DOES HEREBY CERTIFY TO ALAMO TITLE INSURANCE, AMERICAN BANK OF COMMERCE AND DERRICK DIXON AS PER TITLE COMMITMENT NO. AUT12009429, HAVING AN EFFECTIVE DATE OF 11/16/12.

AS PER GF#AUT12009429, LOT 4 IS SUBJECT TO:

(1) RESTRICTIONS AND EASEMENT RIGHTS RECORDED IN VOLUME 1218, PAGE 263 AND VOLUME 4737, PAGE 1319, DEED RECORDS, TRAVIS COUNTY, TEXAS



State of Texas: THE PROPERTY SURVEYED IS SUBJECT TO RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.
 County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 49453C0455H

Zone: X Dated: 09/26/08

Dated this the 4TH day of DECEMBER, 2012.

Thomas P. Dixon
 Thomas P. Dixon R.P.L.S. 4324
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P.O. Box 160176, Austin, Texas, 78716 Phone: (512)-481-9602

FOR SALE



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