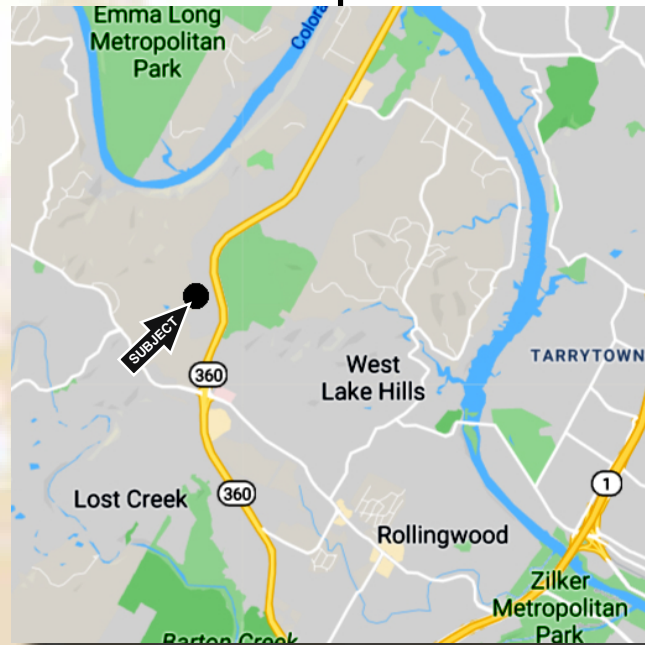


FOR SALE - FREESTANDING OFFICE BUILDING

500 N Capital of Texas Hwy. Building 4 Austin, TX 78746



LOCATION: Just north of Bee Cave Road on N Capital of Texas Hwy on the West frontage

FLOOD HAZARD: No portion of the property is in the FEMA floodplain.

BUILDING SIZE: Approximately 7,927 square feet

PRICE: \$2,338,465

ACCESS: Property is one of eight similar buildings on approximately 18.66 acres in a condominium regime accessed by a driveway cut on N Capital of Texas highway

COMMENTS:

7,927 SF free standing office building at The Reserve on North Capital of Texas Highway. Great user or investor property. Currently two suites, the full first and second floors. First floor can be easily subdivided into two suites. Owner occupies the second floor and will sign a short-term lease back (up to two years); or will vacate with a two-week notice, leaving the top floor available to a potential user. First floor has a below market lease expiring on November 30th, 2021. The tenant is a national accounting firm that recently purchased a local firm and assumed the existing lease. This gives the new owner the flexibility to expand into the whole building or renegotiate the lease to market rate. The property has been very well maintained and is in excellent condition. The property has nice views over the Wild Basin Preserve from the second floor.

UTILITIES: Electric - City of Austin
Water - Travis County WCID#10
Wastewater - On Site Septic is brand new (Q1 2019) for all eight buildings. Cost was approximately \$320,000.

ZONING: LO-LR

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

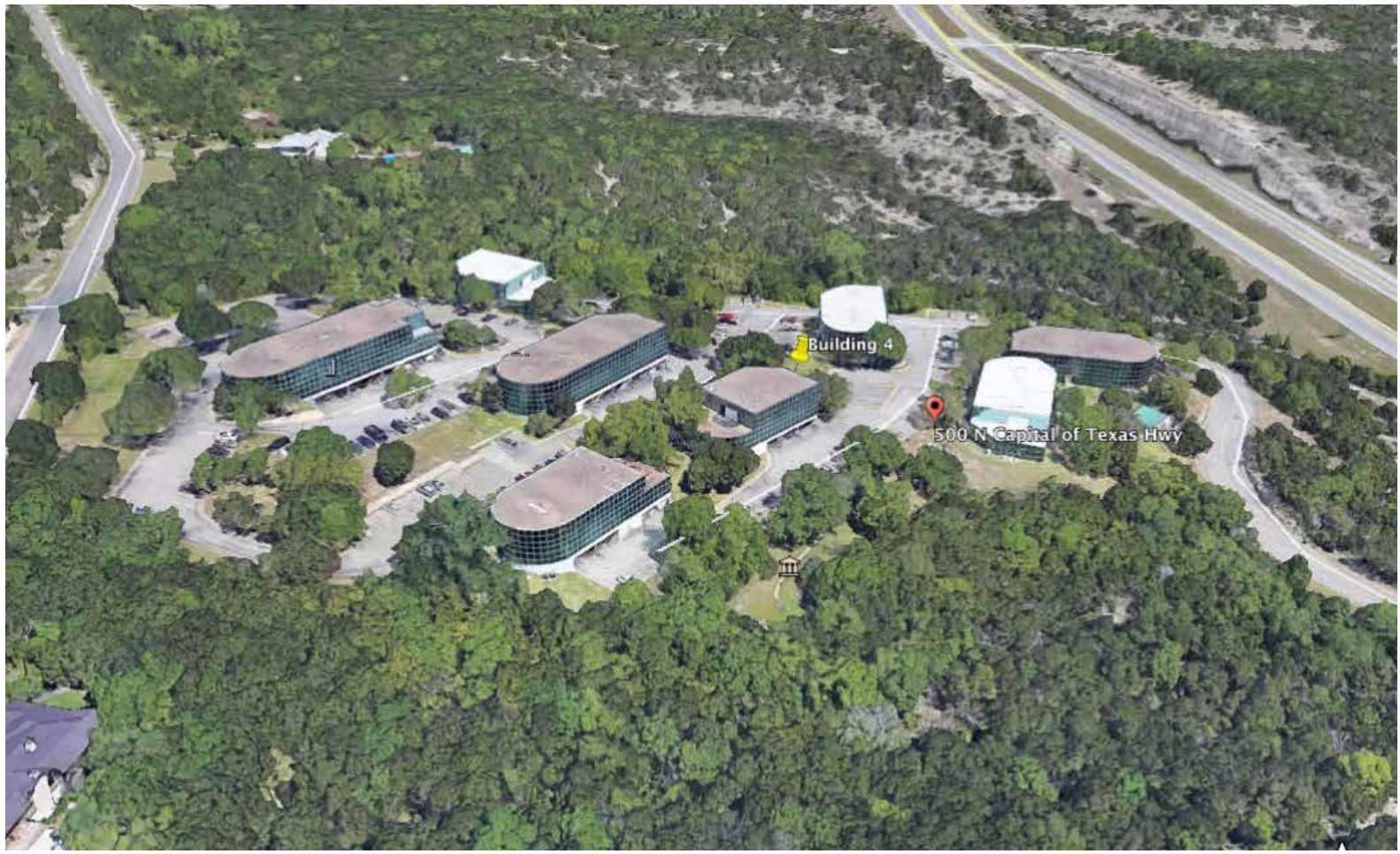
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Skip Reissig, CCIM
Mobile: (512) 789-7800
Skip@austin.rr.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 McAllister & Associates 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 McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Recent Improvements to Reserve Building 4

- **Renovate Entire first floor for Teegardin Lease, New Carpet, Move Walls, Build out 2nd Kitchen in Southern Section. 4th Quarter 2017**
- **Run New Internet Conduit to Building 4 Through Bestline to Supply Building with 100 GB Service**
- **Remodel Front Entrance Floor and Stairway, New Metal Handrails. Lay Wood Floor in Back Hall of 1st Floor between Bathrooms. 1st Quarter 2018**
- **Replace Main Roof 4th Quarter 2018**
- **Reserve Condo Association Installs New Septic System for All Buildings, 1st Quarter 2019**
- **Replace +/-12 windows with Broken Seals or Cracks. 2nd Quarter 2019**



SCHOONOVER LIMITED

RESERVE BUILDING 4

500 CAPITAL OF TEXAS HIGHWAY NORTH

AUSTIN, TEXAS 78746

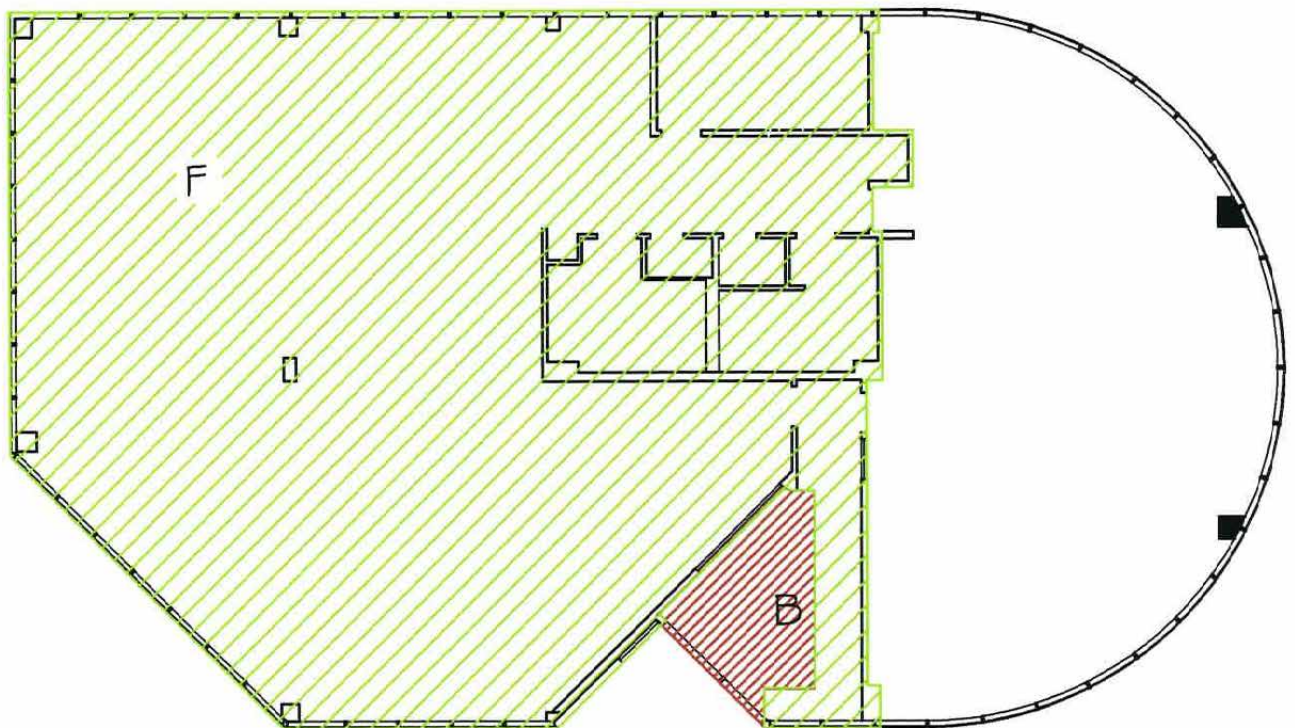
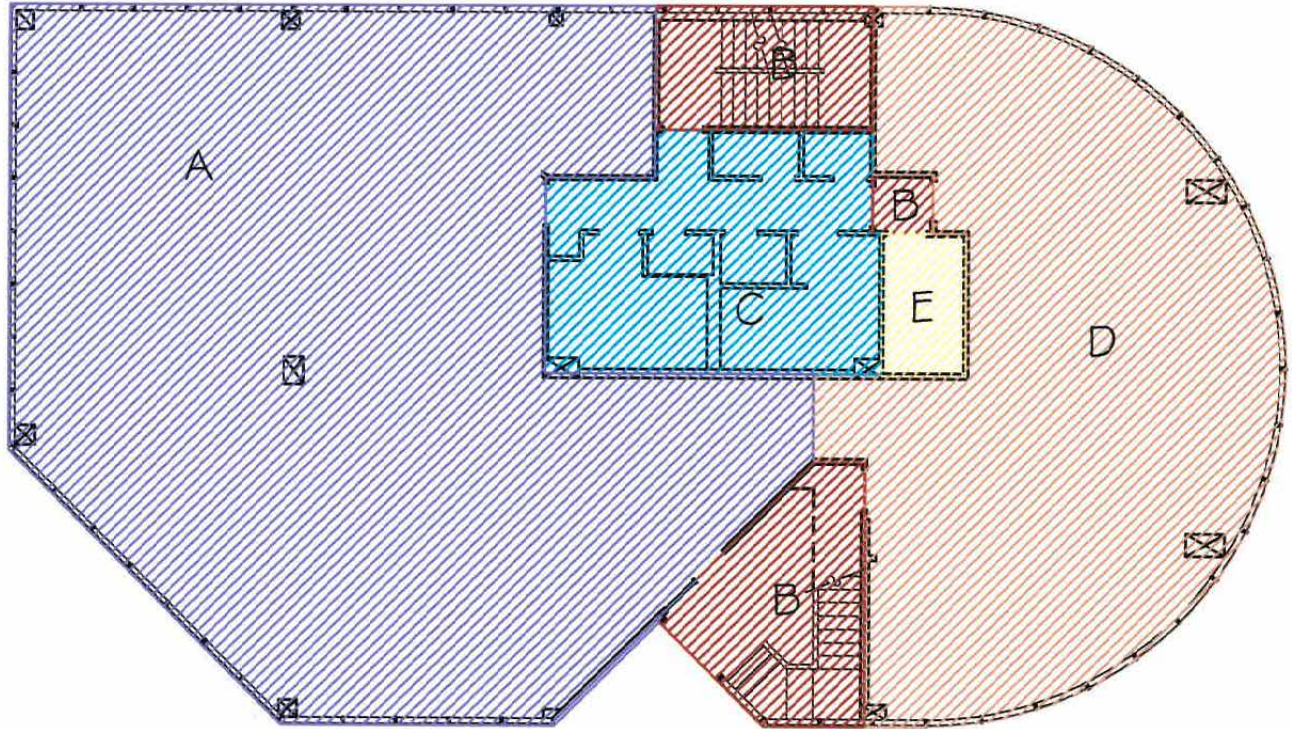
- * A = 2,430 SF
- B = 508 SF
- C = 450 SF
- * D = 1,318 SF
- E = 69 SF
- * F = 3,152 SF

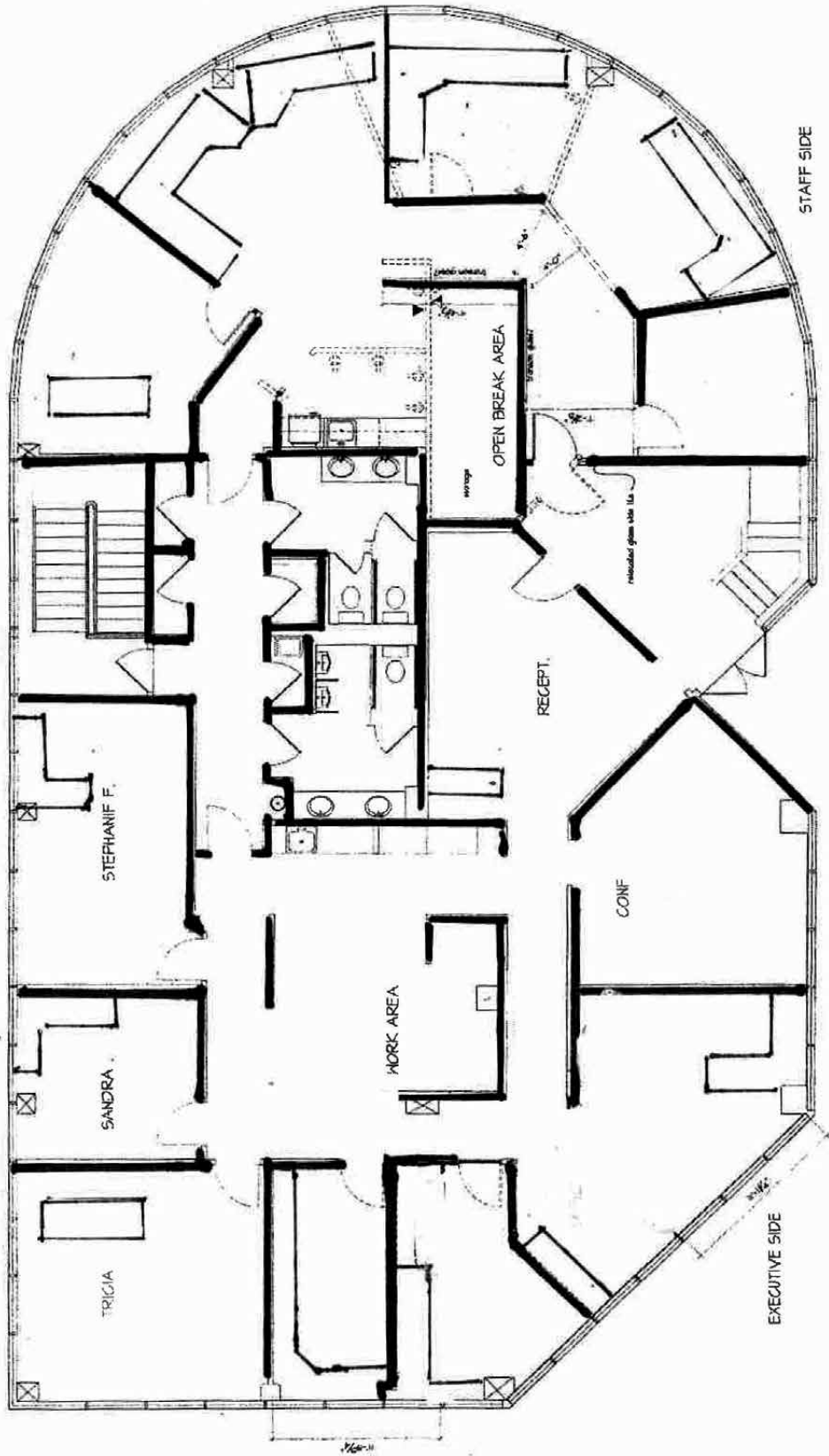
COMMON SPACE SHARED BY A & D & G

COMMON SPACE SHARED BY A & D

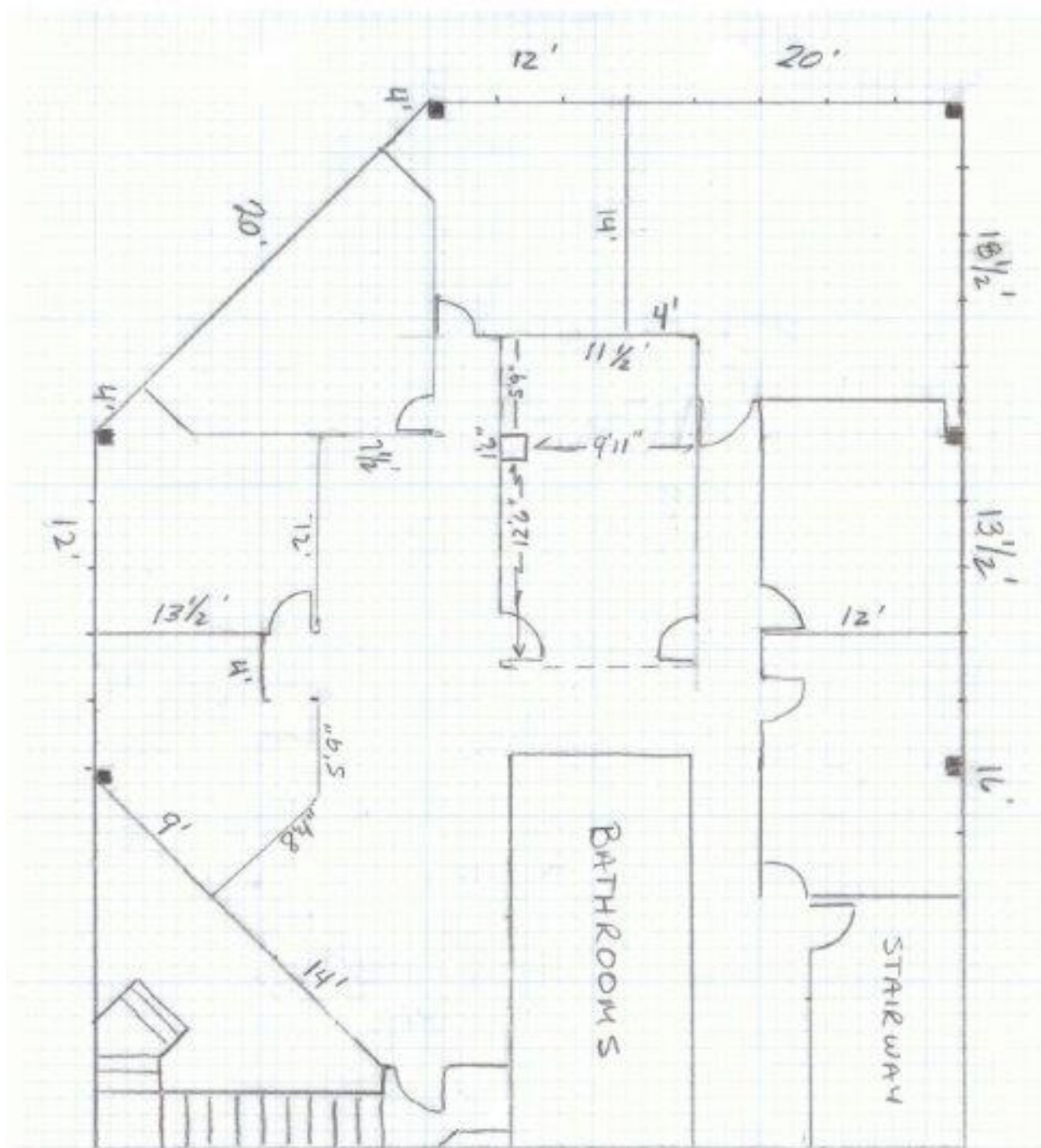
COMMON SPACE SHARED BY A & G

TOTAL = 7,927 SF





TEEGARDIN & ASSOCS.
 THE RESERVE-BLDG 4
 EXPANSION/RE-MODEL STUDY #6
 1/8"=1'-0"
 11.07.17, revised 11.09.17
 REVISED 11.16.17
UPDATED: 4/23/19



SUITE 200

RESERVE BLDG #4
3384 SQ FT. RENTABLE

REVISED:
8/1/04

SCALE:
1" = 10'

Suite 200
Bldg 4



Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Francis Reissig	402927	skip@austin.rr.com	512-472-2100
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date