



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	1,918 SF
Available SF:	1,918 SF
Lot Size:	0.174 Acres
Number of Units:	1
Year Built:	1960
Zoning:	CS

PROPERTY OVERVIEW

Stand Alone Single Tenant Property zoned CS that would work well for a multitude of uses. Currently has four smaller private rooms with two larger rooms and a larger reception area. Most recently was a children's therapy clinic.

PROPERTY HIGHLIGHTS

- Central Austin close to several great restaurants and shopping options
- Single Tenant stand alone building
- 9 surface parking spaces, 5 of them covered behind building

Andrew Creixell, CCIM, SIOR

Jeremy Avera

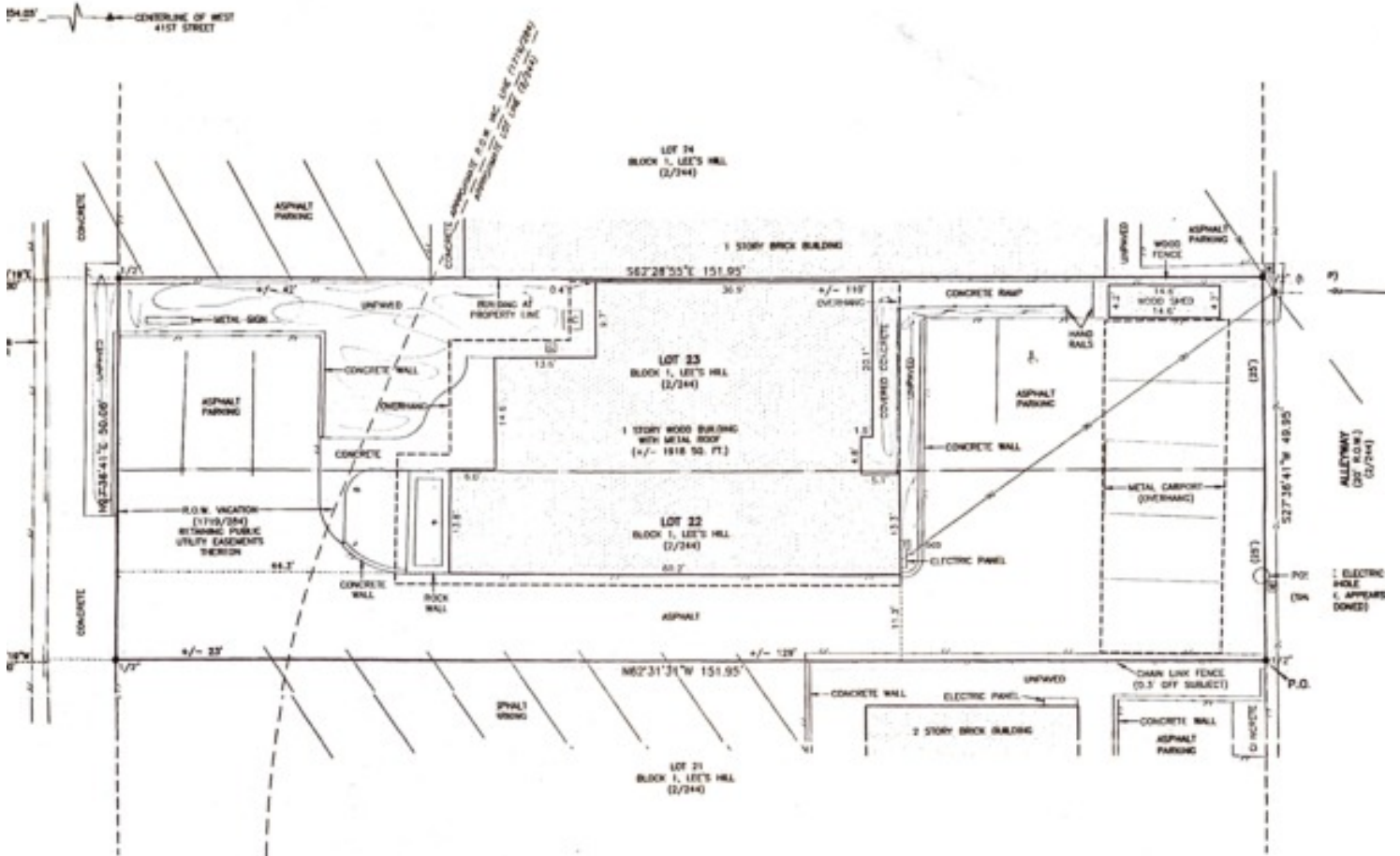
Senior Director

512.447.2222 x103

512.574.4402

andrew@csarealtygroup.com jeremy@csarealtygroup.com

AVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF MARATHON BOULEVARD, VACATED BY N VOLUME 1719, PAGE 284 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE

CERTIFIED TO: First National Bank, as Successor Trustee of the Kelly V. McDonald Supplemental Needs Trust, dated December 28, 1995
SDC Austin Development Services, Inc.
PROPERTY ADDRESS: 4007 Marathon Boulevard
DATE OF SURVEY: March 24, 2006
BEARING SIGNS: Grid azimuth for Texas central zone, 1983/93 HARN values from ICRN control network.
ATTACHMENTS: Notes and sounds description

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no omissions, encroachments, overlapping of improvements, discrepancies, dead line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts an existing or proposed road that is not an easement unless noted herein.

TITLE COMMITMENT NO

COMMITMENT FOR TITLE NO
Looney's Title Insurance Co
C.F. No. 2422002535 (P)
The surveyor has relied upon and other matters affecting survey. Items listed are not observations.
Schedule "B" items contain
10a) All encumbrances and set 244, of the Plat Records &
10b) Terms, conditions and set August 15, 1956, recorded

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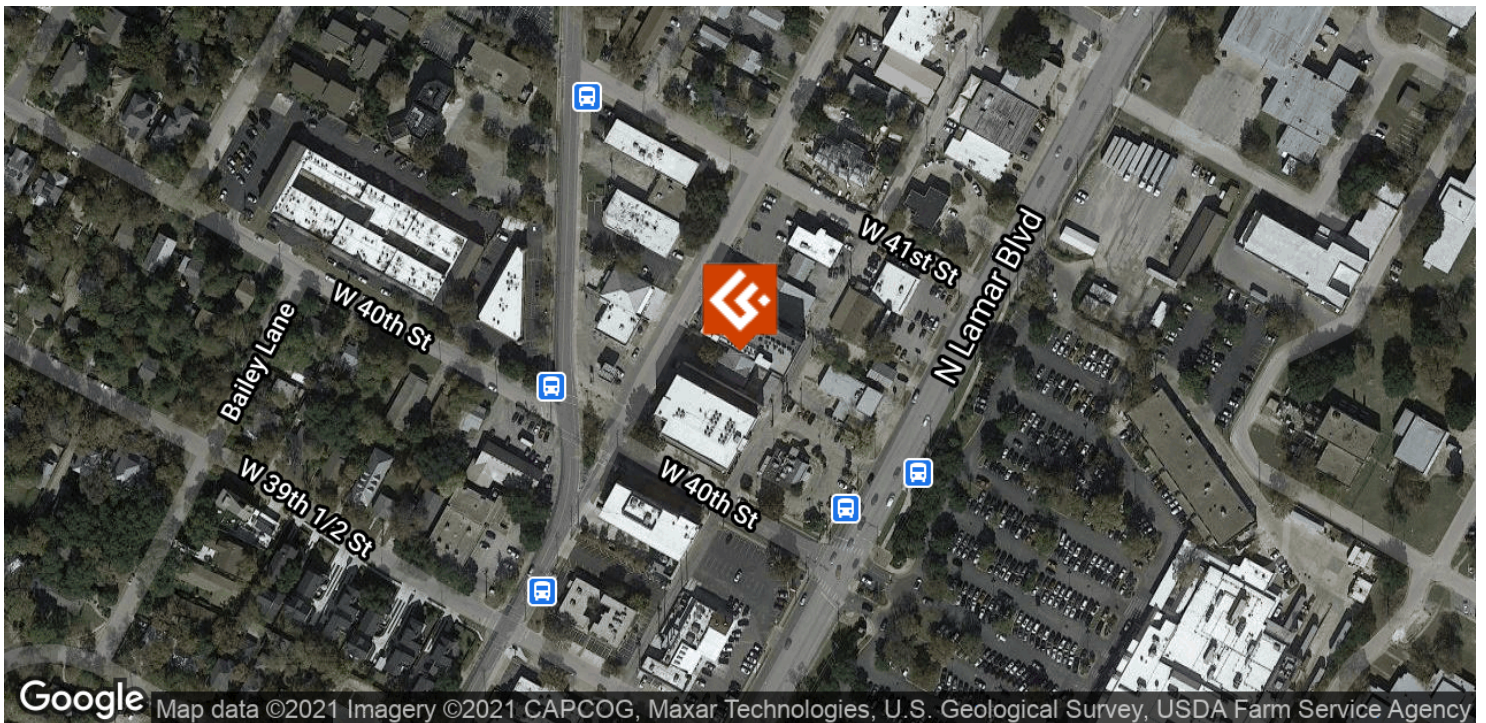
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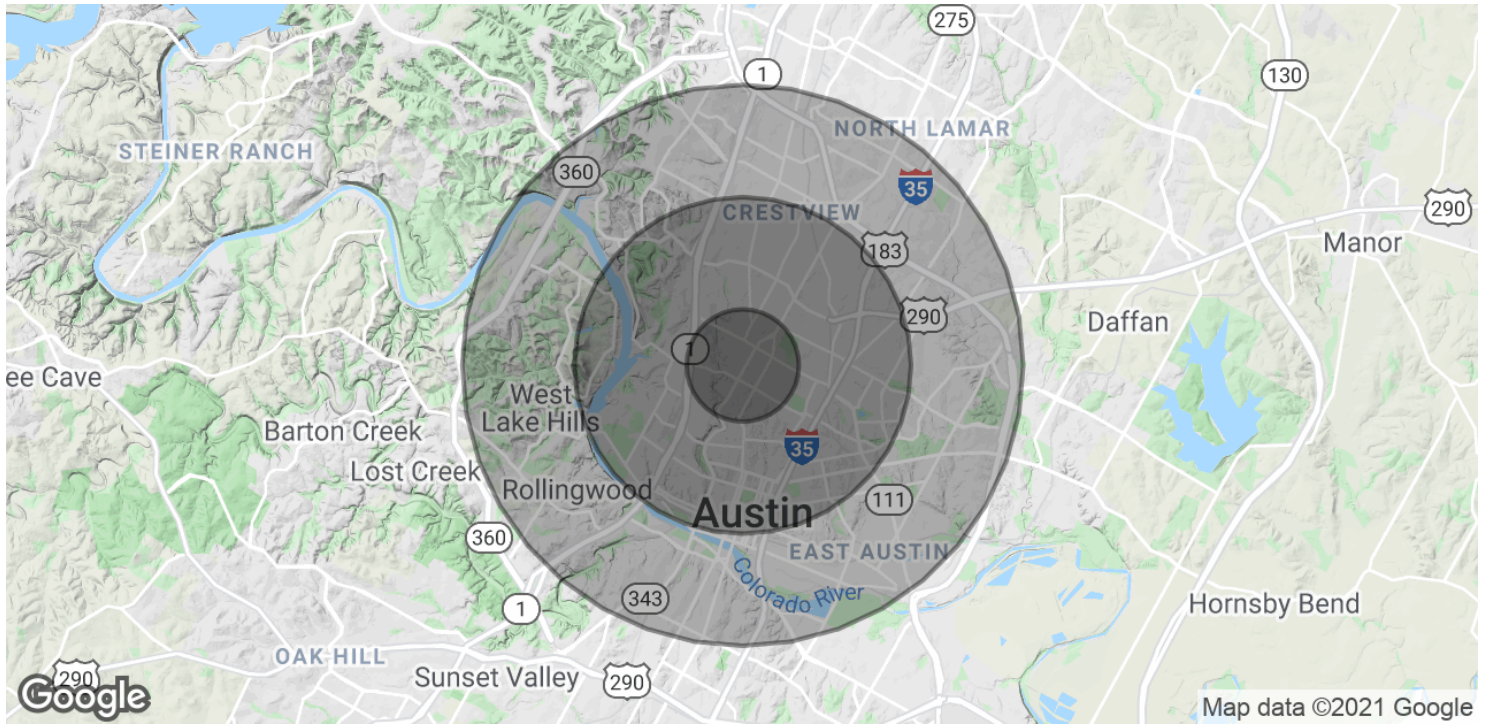
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,999	129,092	316,118
Average age	29.7	31.6	32.5
Average age (Male)	30.0	31.5	32.3
Average age (Female)	29.4	31.8	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,128	56,266	134,857
# of persons per HH	2.1	2.3	2.3
Average HH income	\$66,454	\$75,701	\$73,887
Average house value	\$429,490	\$401,717	\$355,030

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Juan G. Creixell/ CSA Realty Group, Inc.</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Juan G. Creixell</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andres Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
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

Regulated by the Texas Real Estate Commission

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

Manor Industrial -

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