

For Sale - Commercial Building

181 Trademark Drive

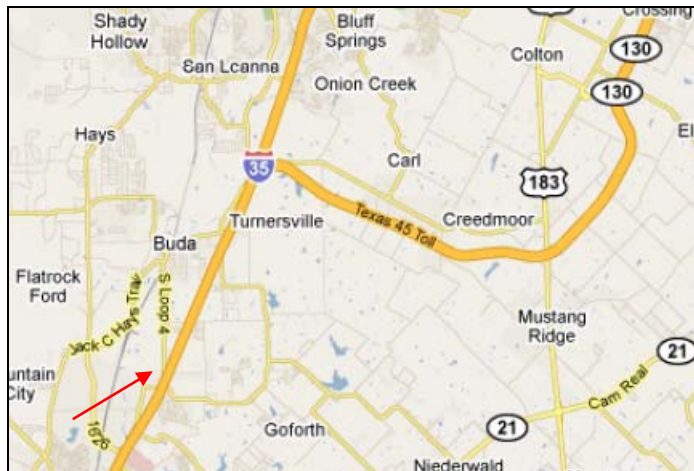
Buda Texas 78610

Location:

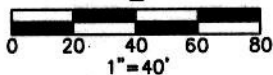
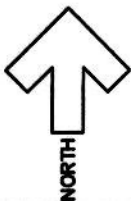
181 Trademark Drive just off IH-35 service road just south of Cabella's in Buda, Texas

Building Size: 5,095 square feet**Site Size:** 1.135 Acres**Zoning:** City of Buda ETJ**Sales Price:** \$520,000

Building has 100% excellent office finish with mezzanine storage. Easy and fast access to Austin. Ample parking in front with large fenced yard in back for equipment and trucks. Another 5,000 square feet of building could be added.

**BLUNT COMMERCIAL PROPERTIES****8700 Manchaca Road, Suite 505****Austin, TX 78748****512-292-3377****www.bluntproperties.com****John W. Blunt, CCIM****jwblunt@bluntproperties.com**

All information presented herein is from sources deemed reliable; however, it is subject to change, modification, error, omission or withdrawal from the market.



TRADEMARK DRIVE

(70' RIGHT-OF-WAY)
CABINET 11, SLIDES 345-347
H.C.P.R.

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- () RECORD INFORMATION
- CQ CLEAN OUT
- UPO UTILITY POLE
- GUY WIRE
- CONCRETE
- BASE MATERIAL
- WOOD FENCE
- EDGE OF ASPHALT
- OVERHEAD UTILITY
- H.C.D.R. HAYS COUNTY DEED RECORDS
- H.C.P.R. HAYS COUNTY PLAT RECORDS

TITLE COMMITMENT NOTE

THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF HERITAGE TITLE COMPANY, TITLE REPORT GF# 00060297, DATED FEBRUARY 3, 2006 WITH THE FOLLOWING CLARIFICATIONS
SEE RESTRICTIONS AND CONDITION OF RECORD IN CABINET 12, SLIDES 319-321, H.C.P.R.
VOLUME 2467, PAGE 638 H.C.D.R.

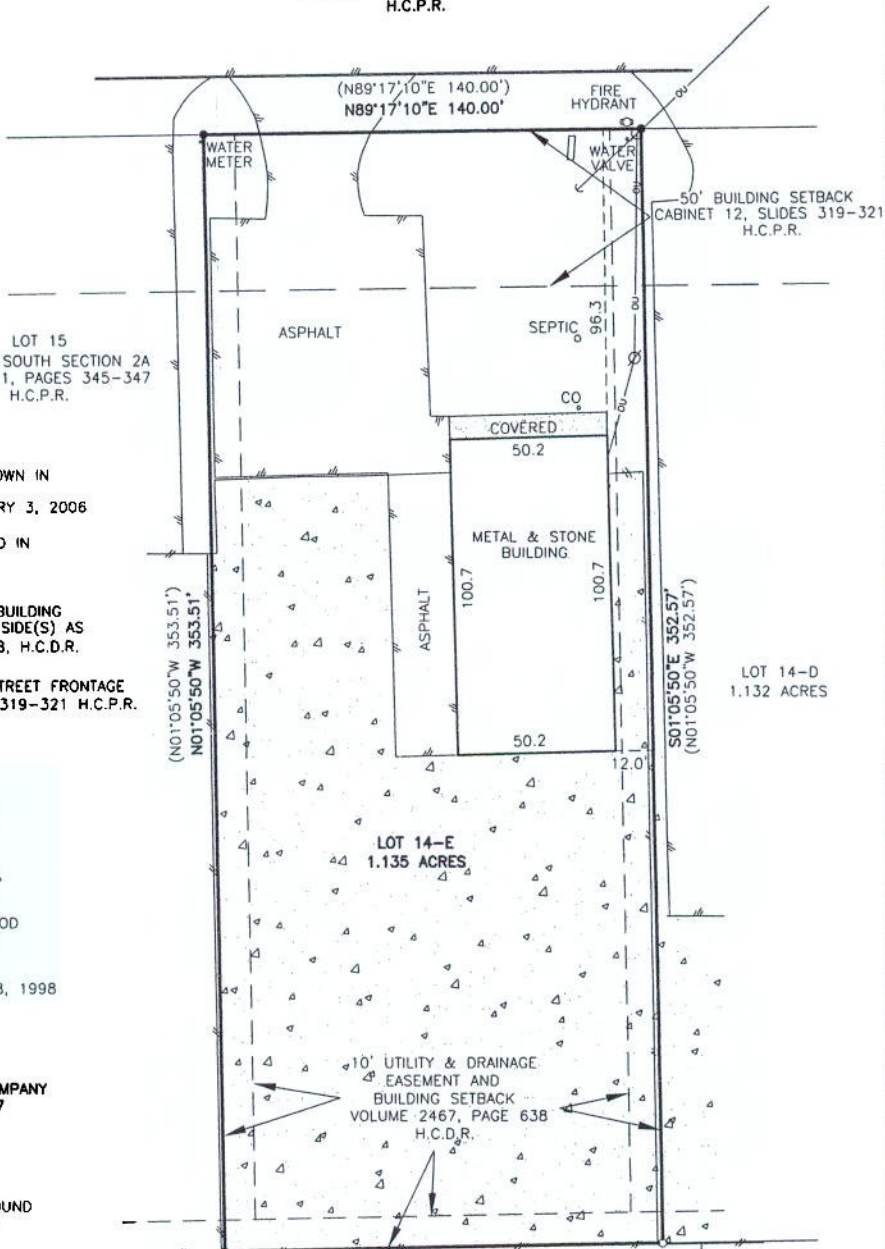
- 10b. 10' UTILITY & DRAINAGE EASEMENT & BUILDING SETBACK LINES ALONG THE REAR AND SIDE(S) AS RECORDED IN VOLUME 2467, PAGE 638, H.C.D.R. AS SHOWN.
- 10c. 50' BUILDING SET BACK LINE ALONG STREET FRONTAGE AS RECORDED IN CABINET 12, SLIDES 319-321 H.C.P.R. AS SHOWN

NOTES:

1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT GF# 00060297 AS SUPPLIED BY HERITAGE TITLE COMPANY DATED FEBRUARY 3, 2006
NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.
2. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", AREAS OUTSIDE THE 500 YEAR FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48164-0140-E, DATED: FEBRUARY 18, 1998

TO FLYING SWINE DEVELOPMENTS, INC.
JOHN MOORE, PHILLIP CHAD TUCKER
COMMONWEALTH LAND TITLE INSURANCE COMPANY
& HERITAGE TITLE COMPANY GF# 00060297

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON



Dean A. Woodley
DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086
DATE: 1-31-2006

LOT SURVEY 7-7-2005; TITLE SURVEY 1-31-06

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CLIENT: HERITAGE TITLE COMPANY
FIELD BOOK: 91, PAGE: 34
DRAWN BY: D.W.
PROJECT NO.: 119-41-05
DATE: 7-7-2005
FILE: 1194105-TITLE.DWG

SURVEY
OF LOT 14-E, BLOCK "A"
PARK 35 SOUTH SECTION 2B
AS RECORDED IN CABINET 12, SLIDES 319-321
HAYS COUNTY, TEXAS

LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727
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