

LISTINGS:

I have the following properties FOR SALE. Please contact me with any possibilities! Thanks!

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FOR SALE: Austin area – four office/income condos - \$140,000 each

Four office condos for sale. In Cedar Park, Round Rock and Pflugerville. Owner priced to sell at \$140,000 per unit! All condos have same builder and are 836 s.f. each. See website for rent roll, etc.

FOR SALE: 300 Lot Subdivision in Manor TX – OWNER FINANCING!!

- **For Sale – Approx 300 lot single family residential subdivision in Manor, Texas (Stonewater Subdivision, Phase 3), about 69 acres**
- Preliminary plat approved Single Family residential subdivision
- Located near FM 973 and Johnson Road just north of Hwy 290
- City water and wastewater available
- Public Improvements District (PID) approved by the city (like a MUD)
- Sellers will offer attractive lot take-down schedule to qualified builder
- Appraised Value \$1.5 million (equates to \$5,000 per paper lot)
- Asking price reduced from \$1.5 million to \$1 million.
- **OWNER FINANCING AVILABLE !**

FOR SALE: Two Story Retail Center – NW Austin, TX – REDUCED!

Two story retail/office building located in far northwest Austin for sale. **Asking price just reduced to \$3 million.** Perfect for owner-user. Property consists of 13,217 square feet and is presently 70% occupied. Have strong new lease activity on all vacancies. Recent construction, built in 2005. There are 2 exterior stair cases and 1 hydraulic elevator serving the second floor space. This property would work well for a 3,000 square foot user occupant such as Certified Financial Planner, Certified Public Accountant, Civil Engineer, Home Builder, etc. **Owner will consider financing.**

FOR SALE: Dripping Springs, TX -- Arbor Building B

Opportunity for medical, retail or professional user to assemble and own **2,000-6,000 square feet** with multiple restrooms/plumbing in place at **Arbor Center building B** with pull up parking on 290 in Dripping springs. Currently 80% occupied with leases rolling over six months to one year. Asking price \$800,000.

FOR SALE: Dripping Springs, TX – Arbor Building F

9% cap rate opportunity!! -- Income producing condo with stable tenant with niche business in Dripping Springs. Asking price \$650,000. Great 1031 exchange property. Close to the new HEB in Dripping Springs on Hwy 290!

FOR SALE: Georgetown, TX office building – PRICE REDUCED !!

Great 1031 exchange opportunity-- Texas Heritage Plaza, a 100% occupied, 12,349 gross square foot multi-tenant office building with good tenant base (currently measured without common areas). Upside in converting building to rentable square feet. Great visibility and street presence along Austin Avenue just north of the San Gabriel River Bridge . The property also has great views of the north branch of the San Gabriel River . Construction materials include limestone exterior, metal roof and natural stone flooring in-laid in tile flooring in common hallways. Hydraulic elevator in atrium and exterior stairs on each end of the building. Year built is 1999. Building historically stays full and leases itself. **Offered at \$2,500,000. Owner will consider financing strong buyer. PRICE JUST REDUCED!!**