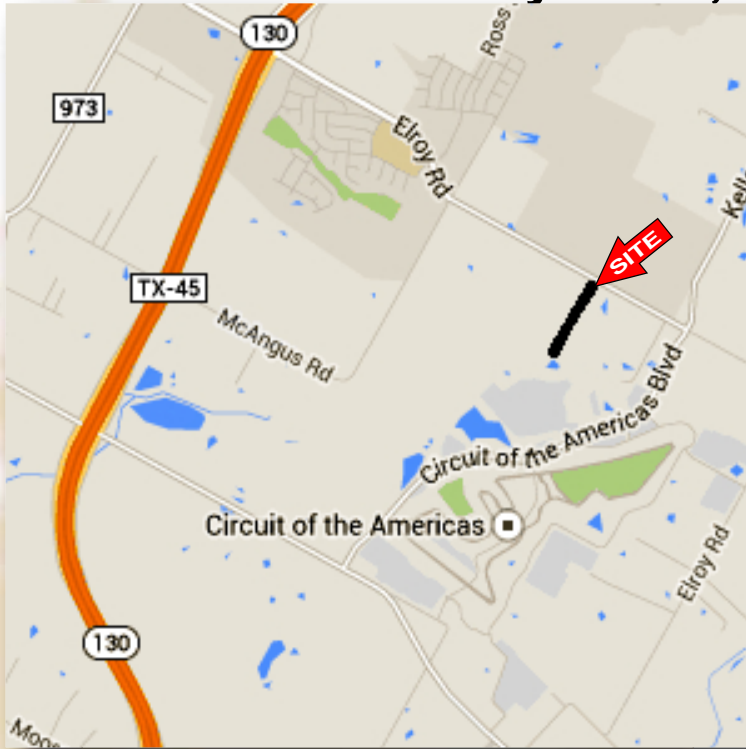


FOR SALE or LEASE - HOUSE AND WAREHOUSE ON 12 ACRES

7600 Elroy Road, Del Valle, TX 78617



LOCATION: Property is between The new Formula 1 track and Austin Bergstrom International Airport (ABIA)

SIZE: Approximately 12 acres

IMPROVEMENTS: 4,000 sq. ft. metal warehouse built in 2002 with approx. 18' ceilings, on a concrete slab, 2 grade level overhead doors, a paved area, & a 240 sq. ft. A/C office and an old metal bldg. It also has a very nice, attractive 4 bedroom, 4 bath 3,132+- sq. ft. 2 story home with a double carport and a 3 car garage. The house was built originally, then it was added onto in 1982.

FRONTAGE/ACCESS: 288'+- frontage on Elroy Rd. and 1,808' depth.

UTILITIES: Austin Water & Electric, Indiv. Septic but Austin sewer is in Elroy Rd.

ZONING: This property is in the Austin ETJ (Extra Territorial Jurisdiction) so no zoning is applicable.

TOPOGRAPHY: The property is mostly level

FLOOD HAZARD: A small portion at the front of the property where there are 2 stock ponds is in the flood plain.

SCHOOL DISTRICT: Del Valle ISD

JURISDICTION: City of Austin E.T.J. & Travis County.

PRICE: \$990,000.00

LEASE RATE: \$6,500. per month gross & Tenant responsible for any repairs/maintenance.

COMMENTS: Great for living in the home and having your business in the warehouse. Lots of excess land behind the warehouse. The home is occupied by owners so shown by appointment only. Warehouse is currently vacant.

McALLISTER
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