

107 McNUTT BUSINESS PARK RD.

HUTTO, TEXAS 78634



INDUSTRIAL BUILDINGS FOR SALE

for more information, please contact:

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COMMERCIAL
—★—
TEXAS

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107 McNUTT BUSINESS PARK RD.

PROPERTY INFORMATION

SALES PRICE \$1,400,000

ADDRESS 107 McNutt Business Park Rd
Hutto, Texas 78634

LOCATION On the North side of Highway 79 just West of SH-130
and the new Temple Junior College

LAND AREA 2.64 Acres

**TOTAL BUILDING
SQUARE FOOTAGE** 16,000 SF (per attached plan)

LAYOUT Building A: ± 10,000 SF
Building B: ± 6,000 SF

YEAR BUILT Building B - 1985 & Building A - 1997

ZONING Hutto ETJ

POWER 800 Amps - Building A (10,000 SF)
200 Amps - Building B (6,000 SF)

CONSTRUCTION Metal buildings with partial brick facade

HVAC Offices of building A only

OVERHEAD DOORS 10 total

CLEAR HEIGHT 14 ft

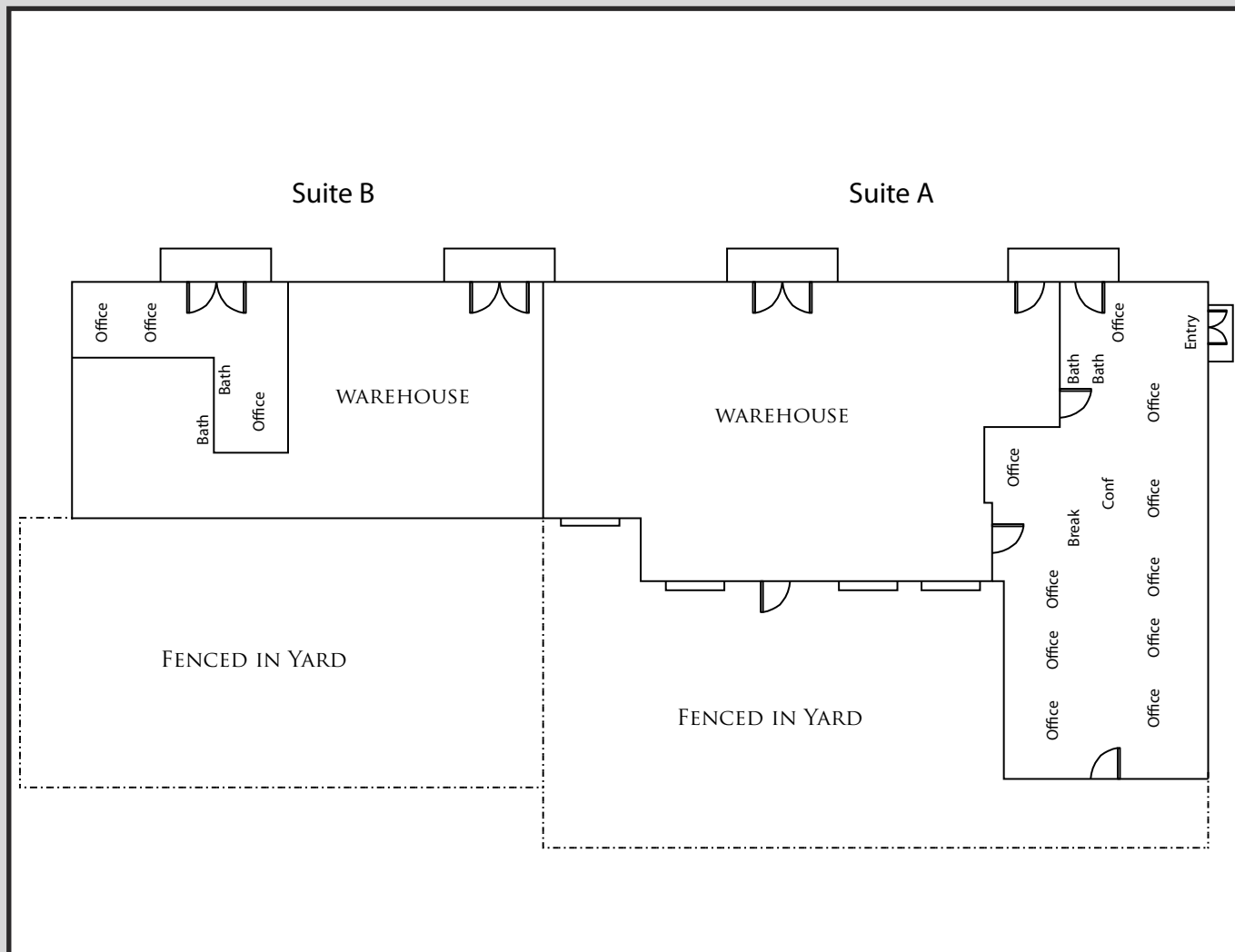
UTILITIES TXU
Jonah Water Supply
Septic

OCCUPANCY Vacant

OPERATING EXPENSES \$0.1143/month

MISCELLANEOUS There is a billboard lease in place with
approximately 16.5 years remaining with an
annual income of \$8,700.



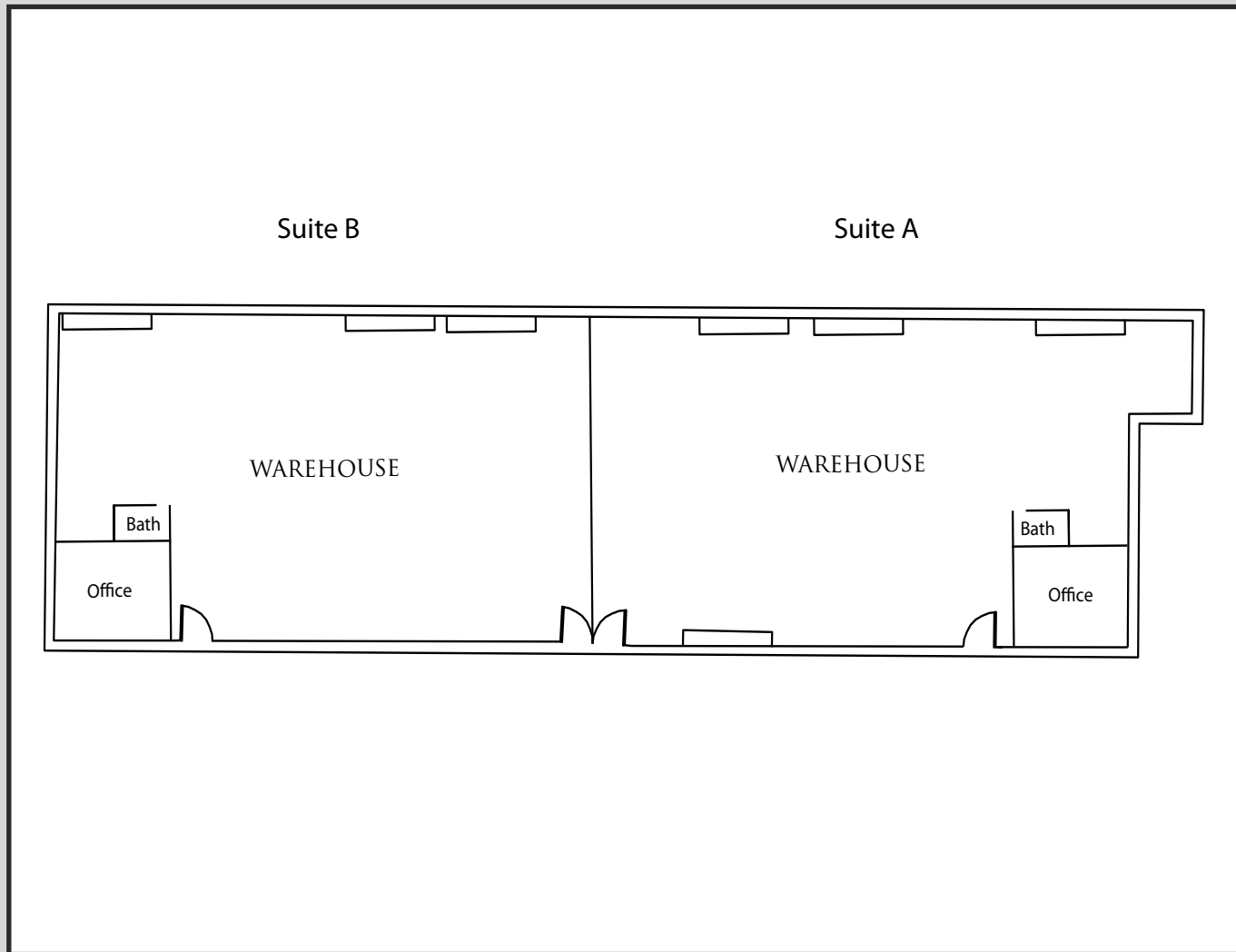


SUITE B

3,300 SF of Office/Warehouse
 3 Offices and 2 Restrooms
 2 Grade-Level Doors
 2 Semi-Dock Doors
 14' Clear Height

SUITE A

6,700 SF of Office/Warehouse
 10 Offices and 2 Restrooms
 Conference Room and Breakroom
 4 Grade-Level Doors
 2 Semi-Dock Doors
 14' Clear Height



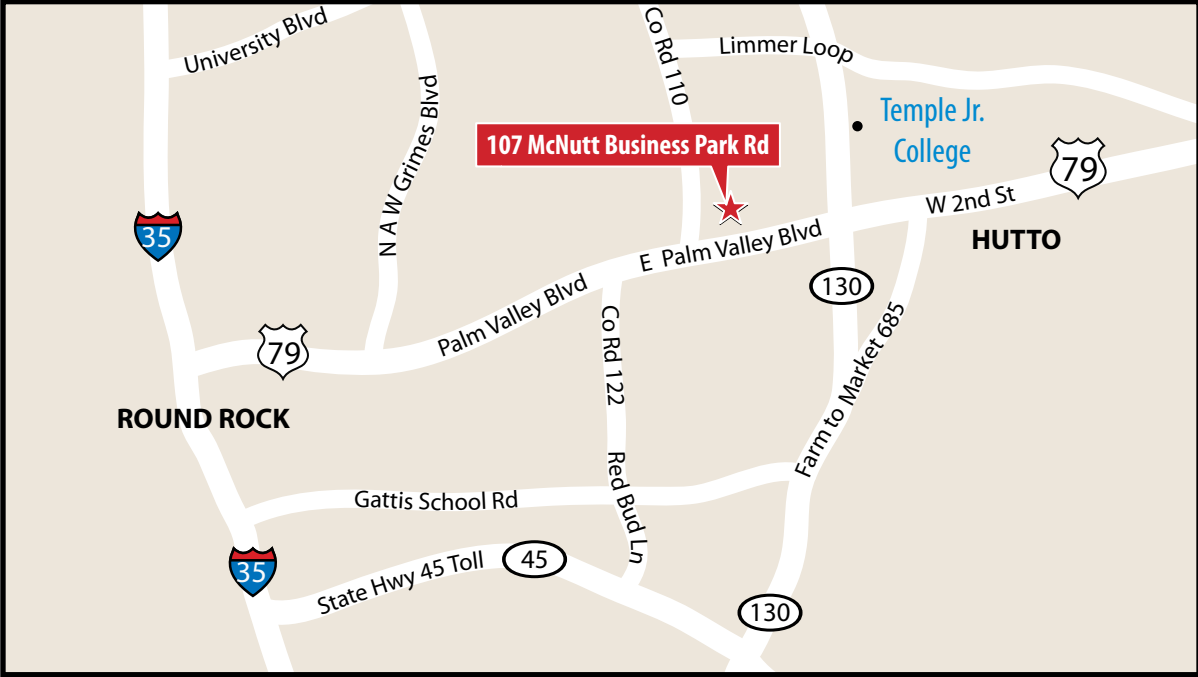
SUITE A

200 SF of Office
 1 Office and 1 Restroom
 3 Grade Level Doors
 14' Clear Height

SUITE B

200 SF of Office
 1 Office and 1 Restroom
 4 Grade Level Doors
 14' Clear Height

AREA MAP



AERIAL



Commercial Texas LLC

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owners agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyers agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyees agent anything the owner would not want the buyer to know because a buyers agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the brokers obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner,
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to, have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the brokers obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord, or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P. O. Box 12188, Austin, TX 78711-2188 or (512) 465-3960.