

North Central Austin Office Building

1000 Payton Gin Rd, Austin, TX 78758

FOR SALE



David Stojanik
Commercial Brokerage

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Vice President

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Executive Summary

1000 Payton Gin is conveniently located in North Central Austin with excellent visibility. The building is split-level with well-appointed entrances on both sides. Recent upgrades include new metal roof, cosmetic enhancements, and more.



Listing Details

Sale Price: \$1,450,000

Year Built: 1984

Building: 8,460 SF

Land: 34,412 SF

Zoning: LR-NP

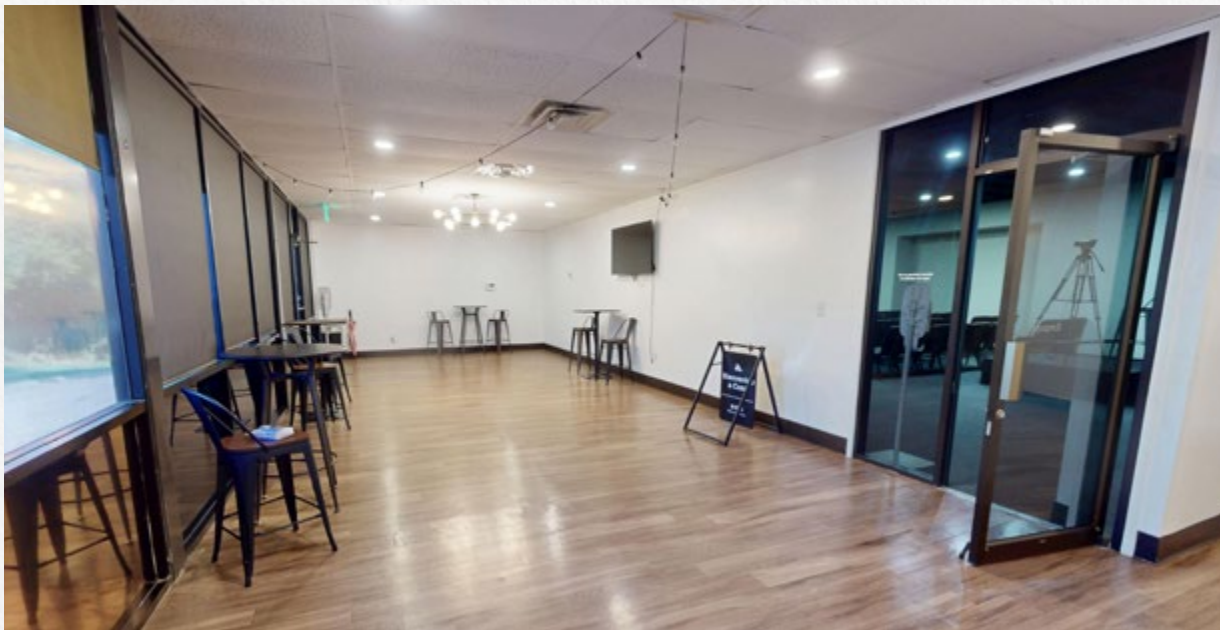
Parking: Ample Parking

Occupancy: Current Tenant on M-T-M

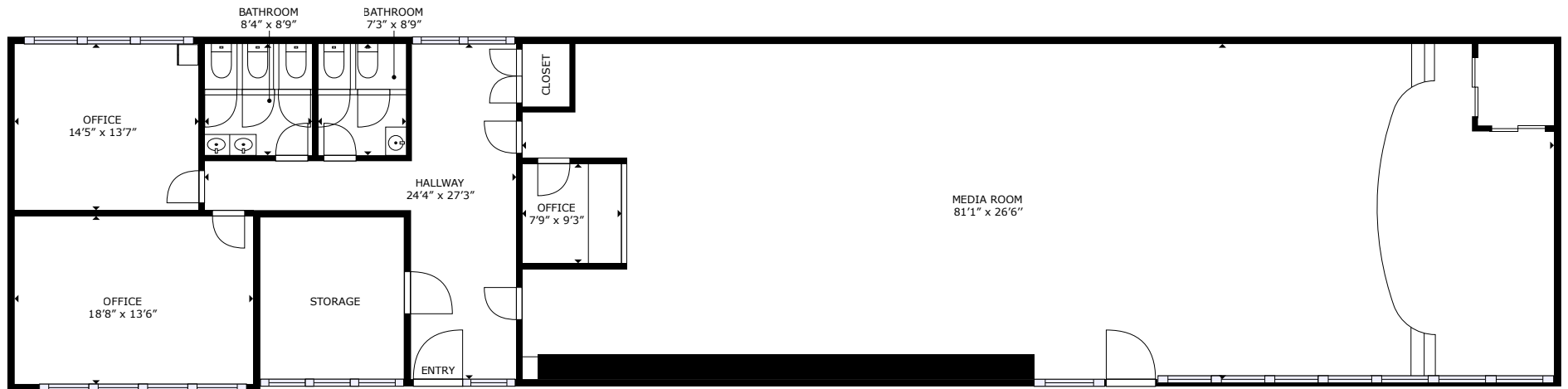


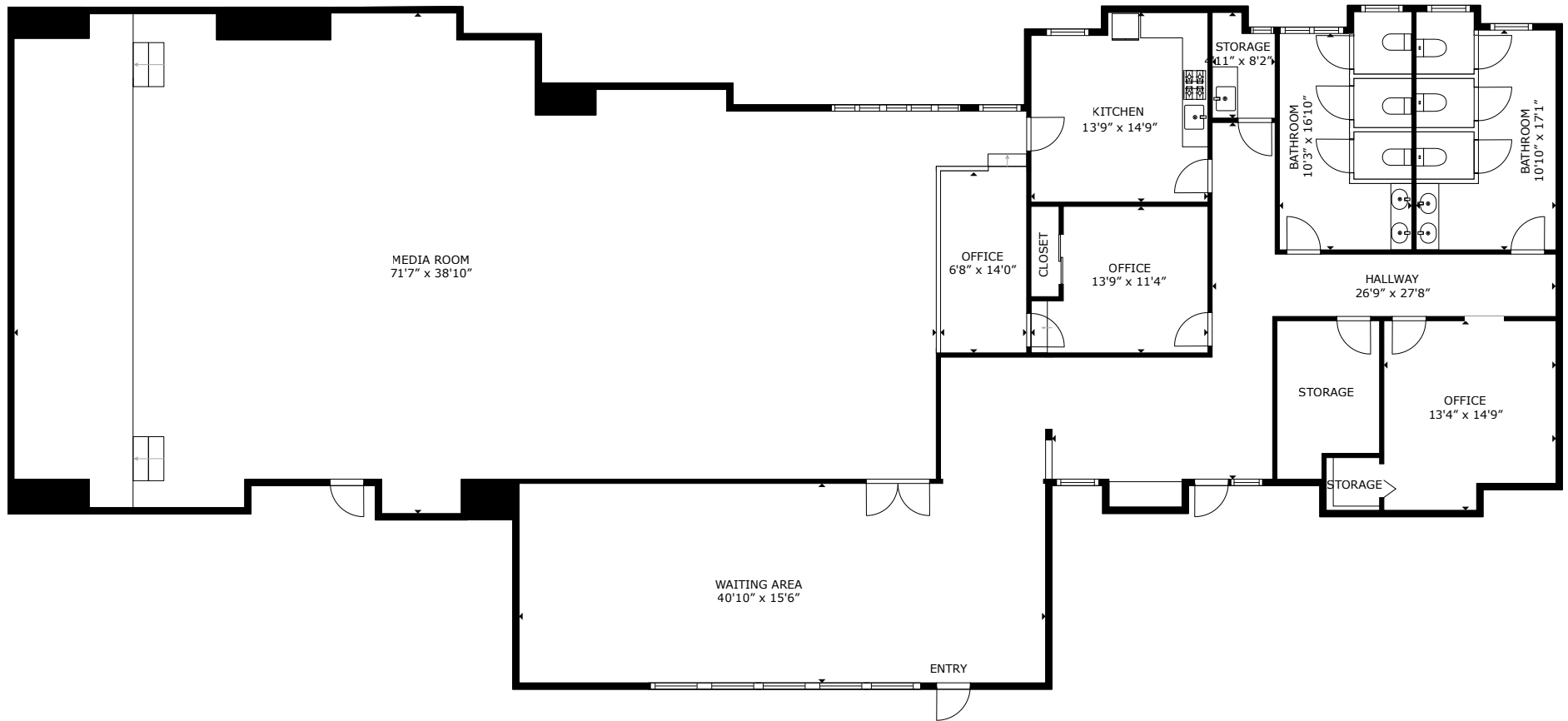
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Survey

QUAIL CREEK, SECTION TWO
VOL. 40, PG. 47, T.C.P.R.



SCALE: 1" = 20'

TOFFER BUILDING
CONDOMINIUM
LOT 88
VOL. 87, PG. 57B
T.C.P.R.

RESUBDIVISION OF LOT 2
MEISLER SUBDIVISION
VOL. 87, PG. 57B, T.C.P.R.

CREIKELL SUBDIVISION
ASSOCIATION NO 1 LTD
LOT 2A
MEISLER LOT 2
MEISLER SUBDIVISION
VOL. 10061, PG. 893,
T.C.P.R.

THOMAS E RYAN
LOT 8, BLOCK 1,
QUAIL CREEK,
SECTION TWO,
VOL. 3756, PG. 189B,
T.C.P.R.

LOT 1
0.79 ACRES

PEYTON GIN ROAD
(A.K.A. PAYTON GIN ROAD)
(80' R-O-W)

CURVE TABLE			
NUMBER	DELTA	RADIUS	ARC LENGTH
C1	90°55'01"	15.75'	24.99'

LEGEND

- TRANSFORMER PAD
- GUY ANCHOR
- HANDICAP PARKING
- ELECTRIC HANGAR
- POWER POLE
- SIGN
- OVERHEAD POWER LINE
- TELEPHONE PEDESTAL
- WATER WHEEL
- WATER WASTE
- WROUGHT IRON FENCE
- WOOD FENCE
- CHAINLINK FENCE
- BACK OF CURB
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- ELECTRIC EASEMENT
- SANITARY SEWER EASEMENT

REVISIONS

DATE	REASON

SURVEY OF LOT 1 MEISLER SUBDIVISION, BLOCK 83, PAGE 184C, T.C.P.R. TRAVIS COUNTY, TEXAS

GENERAL NOTES

- THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 2022 AM 240305-M OF AUSTIN TITLE COMPANY, EFFECTIVE DATE OF SEPTEMBER 03, 2022. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- BEARINGS ARE BASED ON THOSE OF THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- EASEMENTS AND BUILDING LINES ARE BASED ON THOSE OF THE RECORDED PLAT, UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "UNLASHAGED" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48084 D100 E, REVISED JUNE 15, 1993. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- SUBJECT TO RESTRICTIVE COVENANTS OF RECORD UNDER BLOCK 83, PAGE 184C, T.C.P.R.

I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



R. Willis

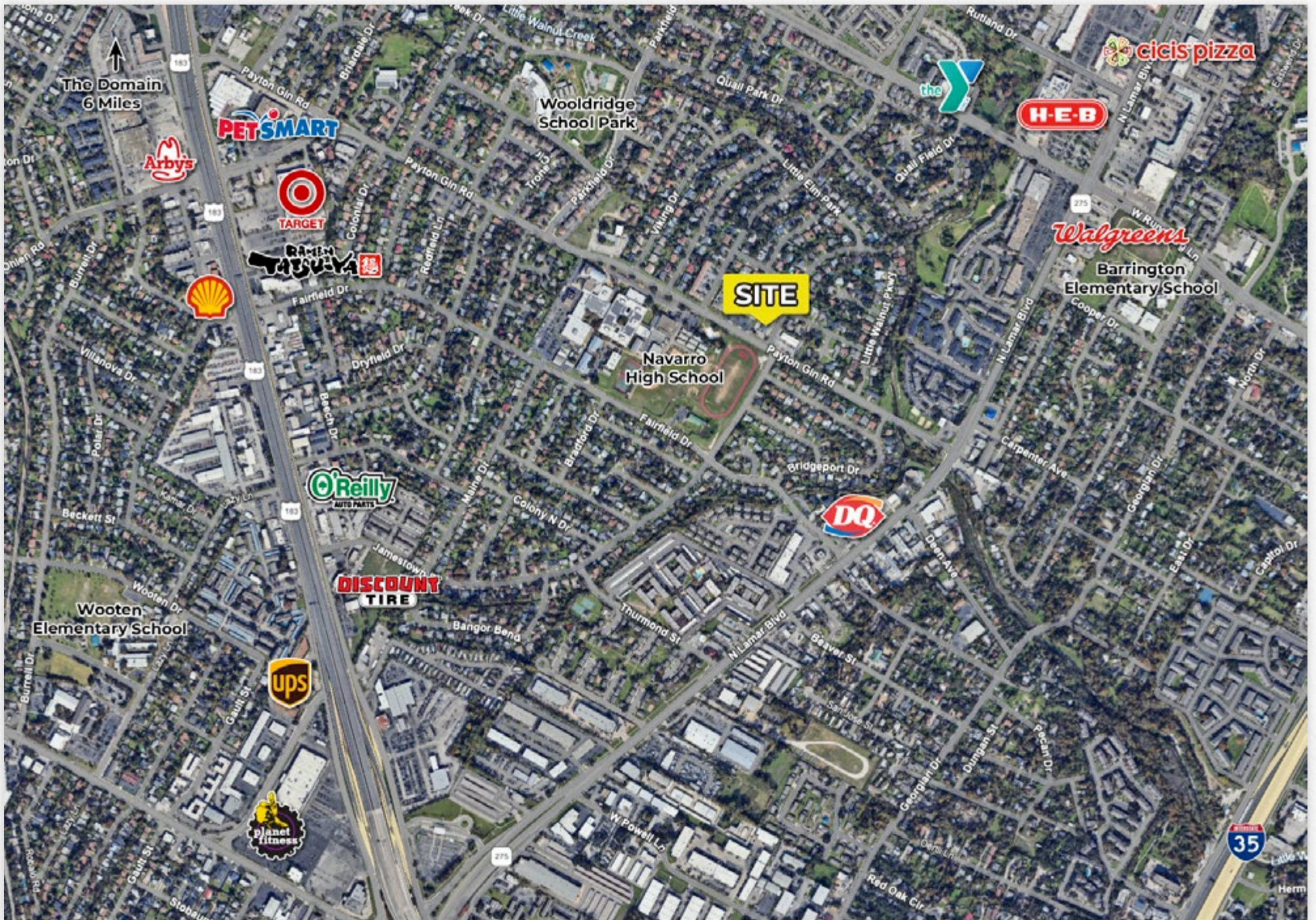
RONNIE WILLIS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 5462

9/20/20
DATE

PURCHASER: KUHN FAMILY TRUST AND WELAND FAMILY TRUST, LTD. FILED BY: RW 09-20-02
ADDRESS: 1000 PEYTON GIN ROAD (A.K.A. PAYTON GIN ROAD), AUSTIN, TEXAS DRAWN BY: SSP 09-25-02
LENDER: JPMORGAN CHASE BANK, N.A. CHECKED BY: RW 09-25-02
TITLE COMPANY: AUSTIN TITLE COMPANY JOB NO. 4268W SHEET 1 OF 1

Windrose Services  **Land Austin**

3913 TODD LANE, SUITE 512 Telephone: (512) 326-2100
AUSTIN, TEXAS 78744 Fax: (512) 326-2770



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