

LISTINGS:

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

Neill McClung
McClung Properties, Inc.
Phone: (512) 785-6810
Fax: (512) 266-9501
E-mail: Neill.McClung@sbcglobal.net
www.mcclungproperties.com

Neill McClung

FOR SALE:

300 Lot Single Family Subdivision in Manor TX – OWNER FINANCED!

- 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 AVAILABLE !!

Directions to property: Take US 290 East to FM 973 in Manor. Turn north onto FM 973 (recently improved and widened). Proceed 2.1 miles to Johnson Road. Turn right (east) onto Johnson Road (recently repaved road). Johnson Road dead ends into the subject property after about one mile.

<http://www.treehouse-investments.com/thinv/index.cfm/projects/stonewater/>

FOR SALE OR LEASE: Cameron Road Office Buildings -- Austin

1. One Cameron Place - 7901 Cameron Rd, Austin, TX 78754. **Space Available:** 100 - 20,000 SF. **Property Type:** Office Building. **Rental Rate:** \$0 - \$24.00 USD/SF/Year. **Property Description:**

200 Sqft Executive Suites 125-5,000. Sqft Available. 395 Surfaced and Covered Parking Spaces Appeals to both large and small tenants Great Location Rent Discounts to Non-Profits *Short Term Leases Available* Great Views!!!! Affordable multi-tenant investment with high occupancy level in convenient location. Building II is part of a 3 building office complex. NNN run around \$6.50.

<http://listing.loopnet.com/15722597>

2. One Cameron Place II - 7901 Cameron Rd, Austin, TX 78754. **Property Type:** Office Building. **Building Size:** 50,457 SF. **Building Class:** B. **Year Built:** 1986. **Price:** \$85.00/SF. **Occupancy:** 89%.

Property Description: Affordable multi-tenant investment with high occupancy level in convenient location. Building II is part of a 3 building office complex.

<http://listing.loopnet.com/15696586>

3. One Cameron Place III - 7901 Cameron Rd, Austin, TX 78754. **Space Available:** 200 - 5,800 SF. **Property Type:** Office Building. **Rental Rate:** \$24.00 USD/SF/Year

Property Description: 200 Sqft Executive Suites. 125-5,000 Sqft Available. 395 Surfaced and Covered Parking Spaces Appeals to both large and small tenants. Great Location Rent Discounts to Non-Profits Short. Term Leases Available. Great Views!!!!

<http://listing.loopnet.com/15696548>

FOR SALE: Dripping Springs, TX – Arbor Building F – Hwy 290 near new HEB

Great cap rate opportunity!! -- Income producing condo with stable single tenant with niche business in Dripping Springs. Asking price \$550,000; just reduced! Will deal! Close to the new HEB in Dripping Springs on Hwy 290! Great for a future **medical** owner/occupant or tenant. **Just sold Arbor Building B to a doctor-group.**

A medical or professional buyer could occupy in a year while planning business relocation or expansion. Current cap rate 8+ %

**FOR SALE OR LEASE: Office Building on 290 in Dripping Springs –
Arbor Center A – frontage on Hwy 290**

For Sale or Lease. Price to sell – asking \$850,000. Also available for lease in January 2011 at \$16 per square foot. Pull-up parking and great frontage on Hwy 290 – close to new HEB. Perfect for medical use.

FOR SALE: Austin area – NINE occupied office/investment condos - \$140,000 each

NINE income producing, occupied office condos in portfolio for sale. Buy one, two, or all! Located in Cedar Park, Round Rock and Pflugerville. Owner priced to sell each for \$140,000 a unit! All same builder and are 836 s.f. with two rooms and kitchen. See website for rent roll, etc. Several short-term tenants that could be buyer with rent while preparing to occupy. Call for a tour.

FOR SALE OR LEASE: Junior League Building, San Angelo – 12 Twohig

Junior League - 12 Twohig, San Angelo, TX 76902. **Space Available:** 30,000 SF.
Property Type: Office Building. **Rental Rate:** \$36.00 USD/SF/Year.
Sales Price: \$1,200,000.

Property Description: The former Junior league building offers abundant space for Retail, Office, and/or condo living. This space can be leased or sold as condo' s. Very reasonable rates for qualified tenants. This site offers tenants easy access to downtown and a beautiful well-known location. The lower levels have been completely remodeled containing offices, conference rooms, and retail area, the upper 2 floors are shell spaces and offer the tenants a clean slate for improvements, all floors are updated with fire systems and plumbing stubbed out. The Downtown area is currently undergoing some exiting changes and this space can be a key to the center of new development.

<http://listing.loopnet.com/15861273>

FOR SALE OR LEASE: 611 Carpenter, Austin, TX – 11,000 + SF office building

Address: 611 Carpenter, Austin, TX 78753. **Property Type:** Office Building.
Building Size: 11,040 SF. **Price:** \$875,000. **Price/SF** \$79.26.

Property Description: 11,040SF 2-story office building.
Owner Finance: With \$90,000 down; balance at 6% for first the year; then 8% yrs 2-5

<http://listing.loopnet.com/15861292>

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

Brushy Creek Commons - <http://www.mcclungproperties.com/listings.html>

Asking price just reduced \$100k to \$2.9 million.

Two story retail/office building located in far northwest Austin for sale. **Asking price reduced \$100k to \$2.9 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 4,000 square foot user occupant such as Certified Financial Planner, Certified Public Accountant, Civil Engineer, Home Builder, etc. **Owner will consider financing. Call for a tour or additional info. Users could include:** churches, dentist, fitness/gym, karate, tutoring, personal trainer, dance/yoga studio, or billiards, etc.
