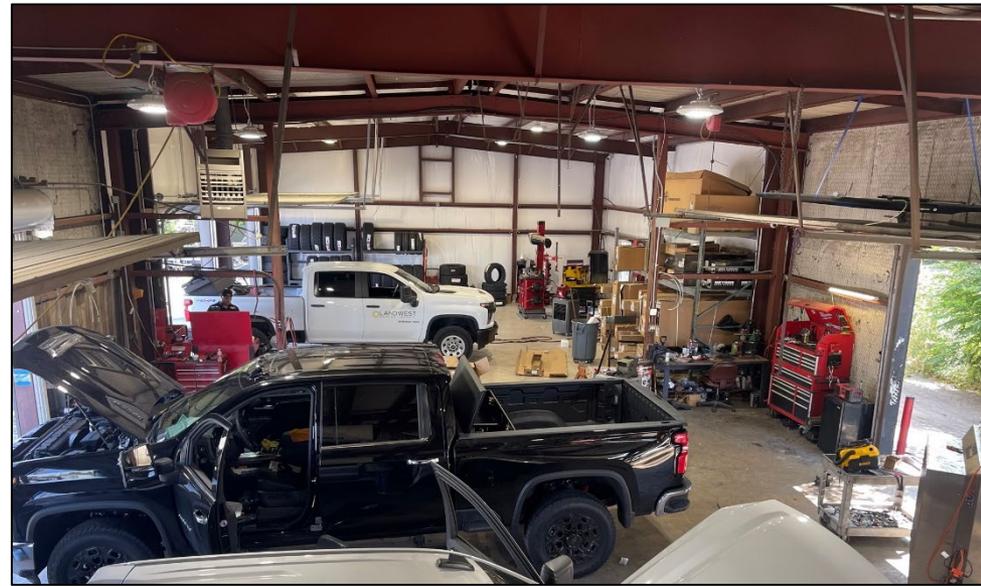
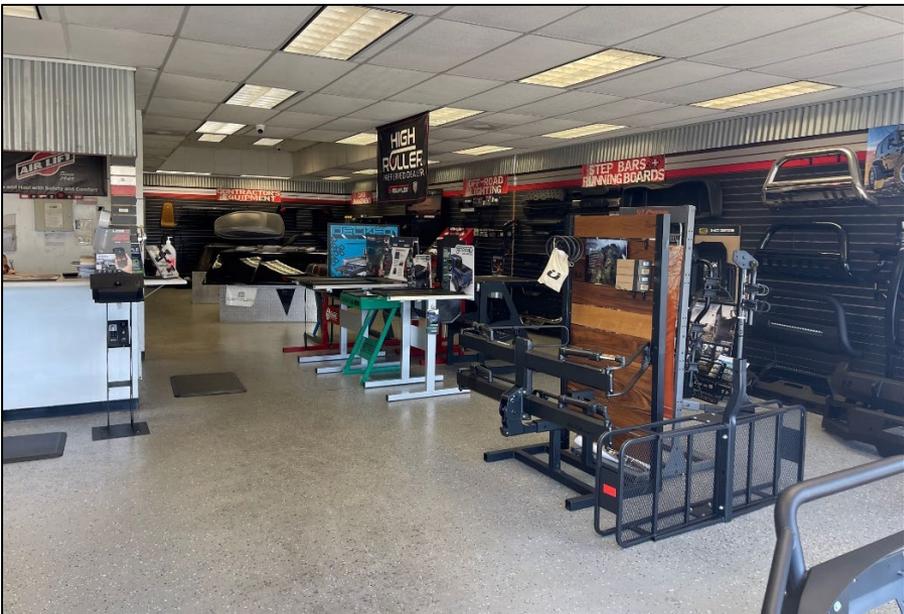


The Whitfield Company is pleased to present 1508 and 1600 Fort View Rd as an investment opportunity. The property is outstandingly located, newly expanded and currently occupied by two established Austin businesses with long-term leases.

Location: The Property is located on Fort View Road, two blocks east of Manchaca. It sits just off the Ben White access road.

Investment Opportunity: The Property offers an excellent opportunity for an investor to get into a stabilized property with long-term development potential in one of Central Austin's most desirable zip codes, 78704.

CALL FOR MORE INFORMATION





ABOUT THE TENANTS:

Austin Duck Adventures is one of Austin's most well recognized businesses. The company has been providing tours of Austin for well over a decade. This location acts as both their corporate headquarters and yard to store the "ducks".

Texas Hitch and Truck offers a full line of towing products and aftermarket truck accessories to the Austin and San Antonio areas. Fort View is the company's third location.

FOR MORE INFORMATION CONTACT:

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The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein.

All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.