

# FOR SALE

12687  
Research Blvd

Located on 183 N just South of McNeil Drive. Property includes one building 2,544+ sq ft with Pylon sign. Approximately 30 parking spaces total, 11 concrete and 19 gravel. Convenient to hospital and new Apple campus.

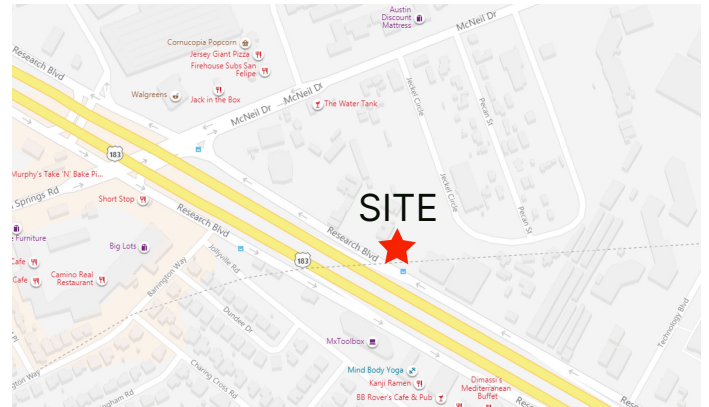
**Building Size:** 2,544+ sq ft.

**Land Size:** .76 acres

**Zoning:** GR MU

**Frontage:** 130' on Research Blvd with 1 curb cut, Pylon sign

**Traffic Count:** 161,588



## CONTACT

Gail Whitfield

(512) 422-4556

(512) 476-9900

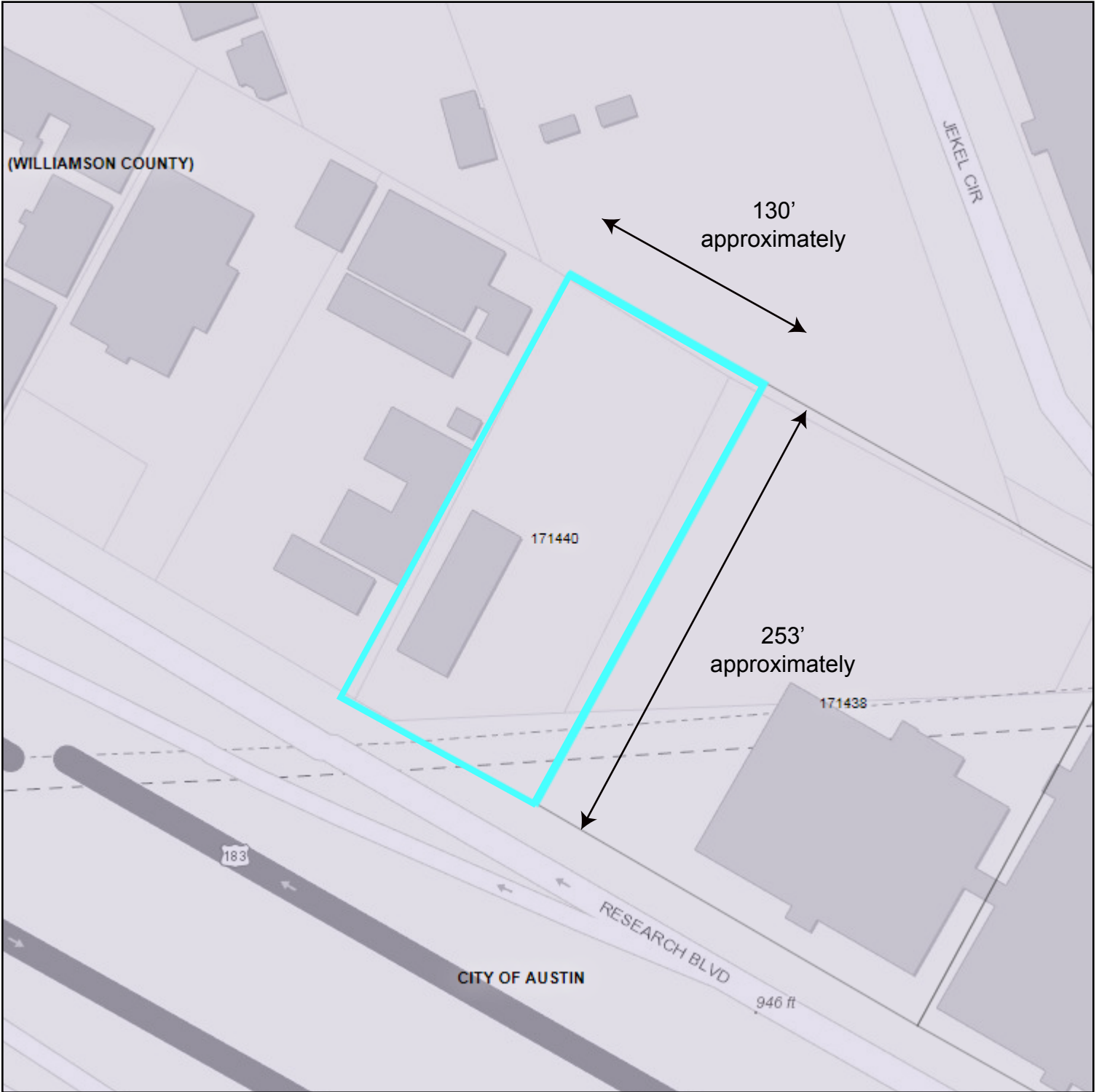
Marcus Whitfield

(512) 656 -1622

THE  
**WHITFIELD**  
COMPANY

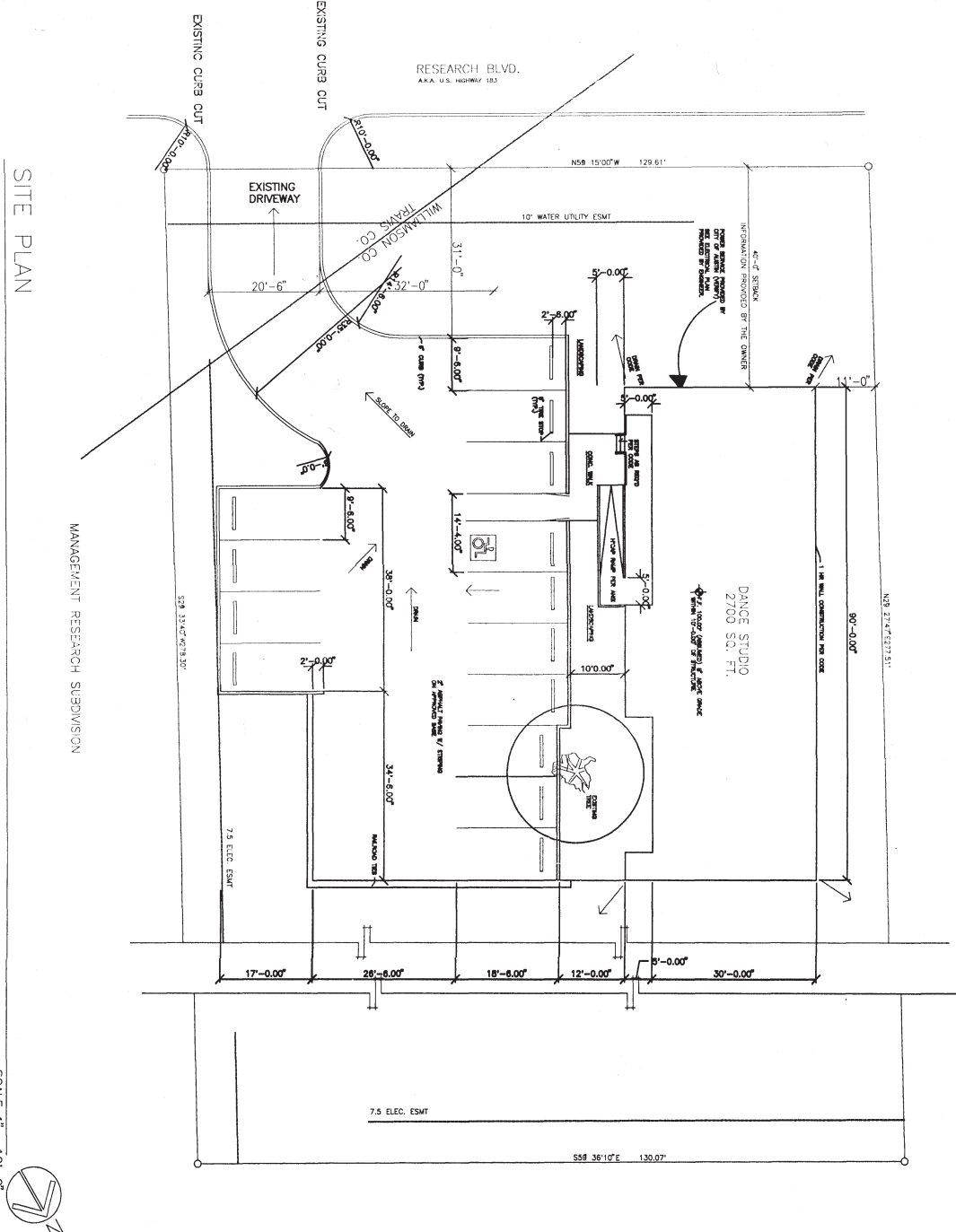
[www.thewhitfieldco.com](http://www.thewhitfieldco.com)

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.



12687 Research Blvd.  
Austin, TX  
78613

# Partial Site Plan



LOT 4  
 CAB C-11152-100PR  
 VOL. 74 P.O. 10PR

SITE PLAN

SCALE 1" = 10'-0"



SITE PLAN

JOE P. JEKEL SUBDIVISION

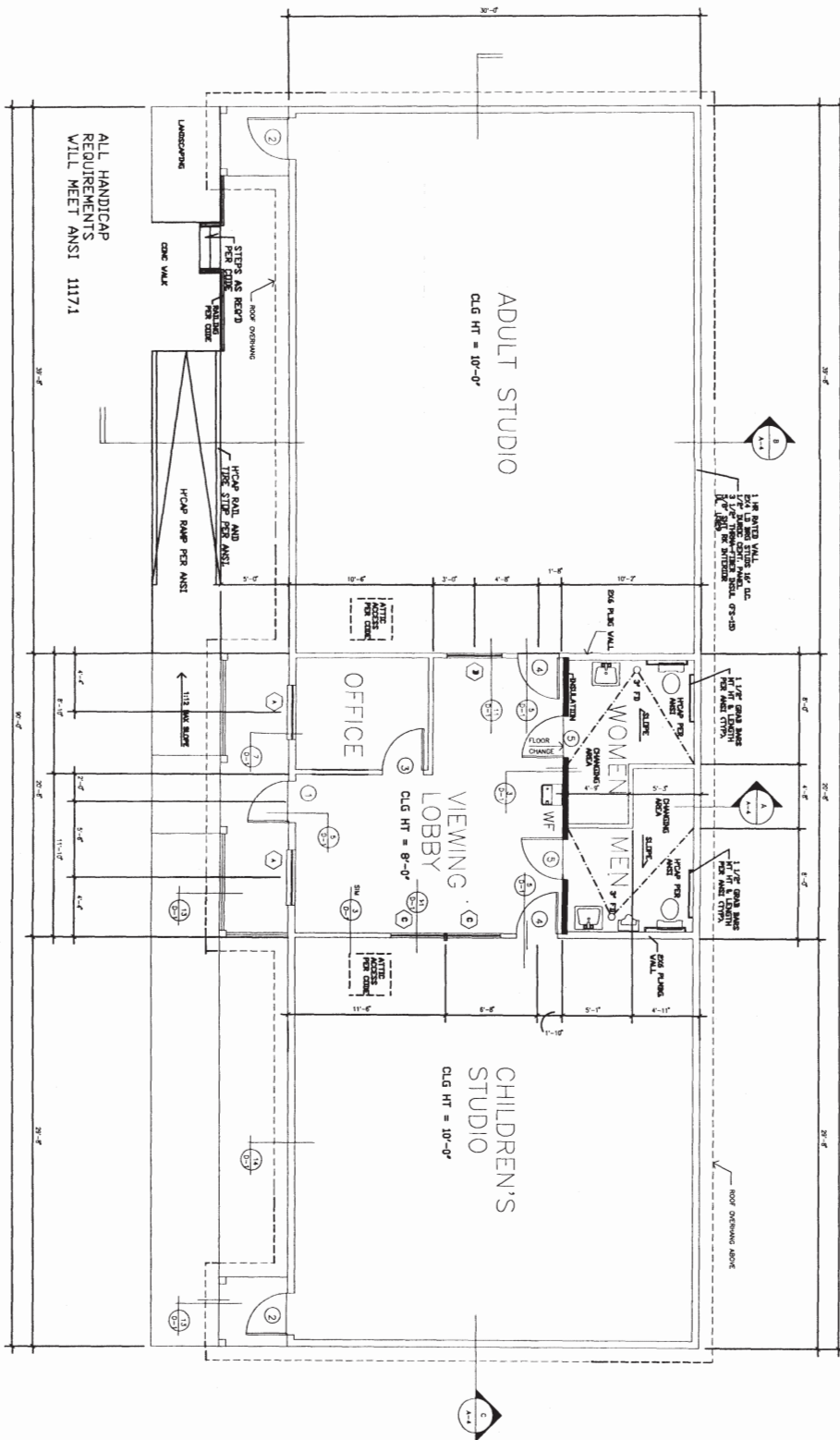
DATE: 10/10/98	CHECKED: [Signature]
SCALE: 1" = 10'-0"	
JOB NO.:	
SHEET: A-1	
OF 7 SHEETS	

ARCHITECTS:  
**ALDERMAN, NEWSOME & ASSOCIATES**  
 12885 RESEARCH BLVD.  
 SUITE 101B  
 AUSTIN, TEXAS 78755  
 TEL. 512-250-1323 FAX. 250-0910

**JOYCE WILLETT DANCE STUDIO**  
 12687 RESEARCH BLVD.  
 AUSTIN, TX. 78728  
 RIECO'S CONSTRUCTION 451-1119

REVISIONS	BY
NO. 10, 1998	ALH

# Floor Plan



FLOOR PLAN

NOTE: ALL INT FINISHES  
THIS STRUCTURE CLASS 3 FLAME SPREAD  
PLUMBING AND ELECTRICAL



FLOOR PLAN

DATE: 5/12/11	DRAWN: [Signature]
SCALE: 1/4" = 1'-0"	CHECKED: [Signature]
JOB NO. 1	SHEET
A-3	7

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REVISIONS	BY