

McAllister & Associates
201 Barton Springs Rd.
Austin, Texas 78704
512-472-2100 – Office
Larry Locke – 512-619-8232

FOR SALE OR LEASE

CENTRAL AUSTIN OFFICE /RETAIL BUILDING
5003 Burnet Rd.
Austin, Tx. 78756

SIZE:

LAND – 0.2713 AC./11,816 SF
IMPROVEMENTS – 2,706 SF

ZONING:

GR-MU-V-CO-NP
(COMMUNITY COMMERCIAL MIXED-USE)

PERMITTED USES:

Lounge	Hospital Services
Club or Lodge	Printing and Publishing Company
Professional Offices	Plant Nursery
Retail	Custom Manufacturing
Day Care	Art Gallery
Educational Services	
Religious Assembly	
Medical Offices	
Restaurant	

UTILITIES:

CITY OF AUSTIN

PRICE:

CONTACT BROKER

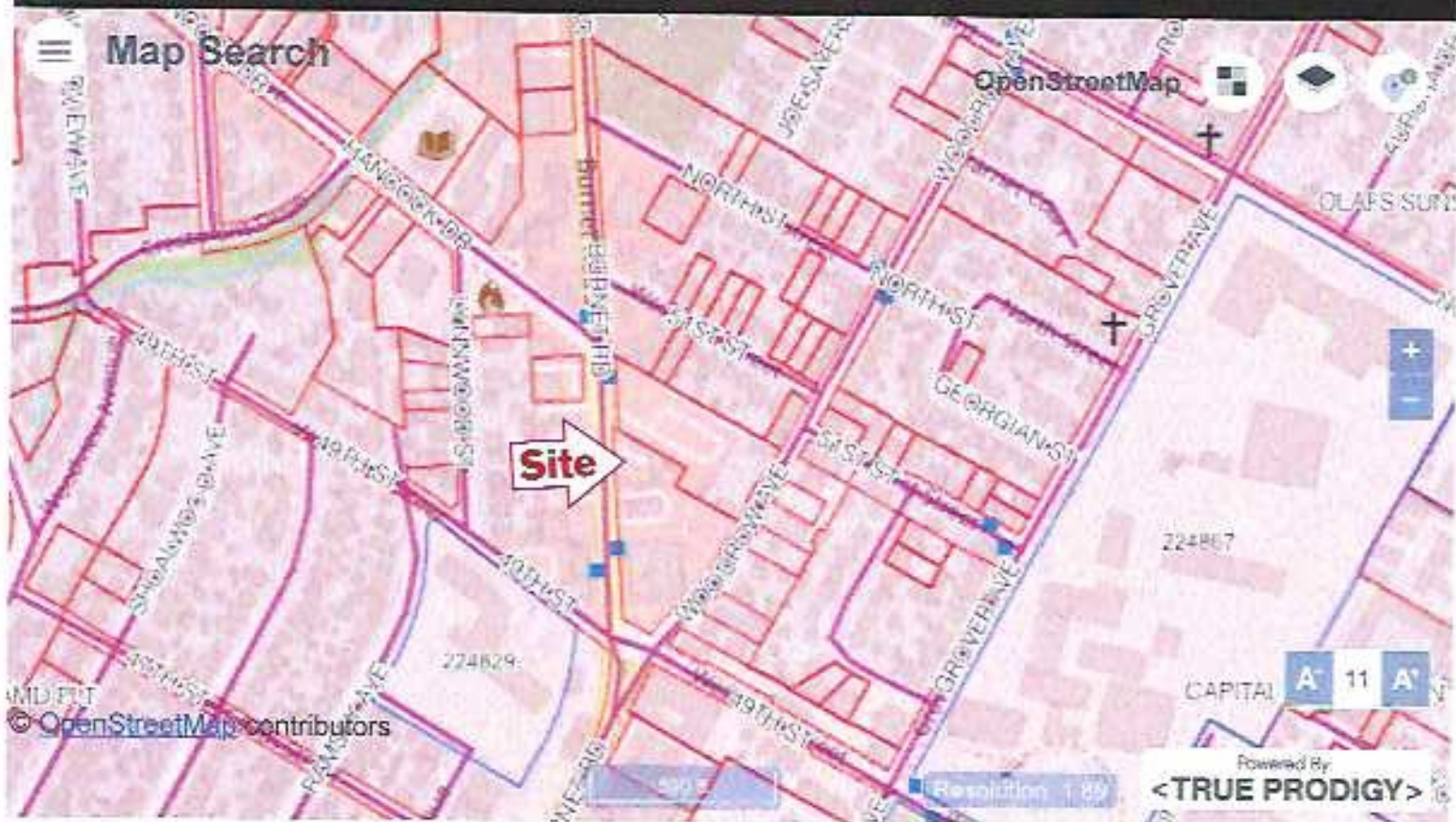
BROKER:

LARRY LOCKE – 512-619-8232





TRAVIS CENTRAL APPRAISAL DISTRICT TRAVIS COUNTY, TEXAS



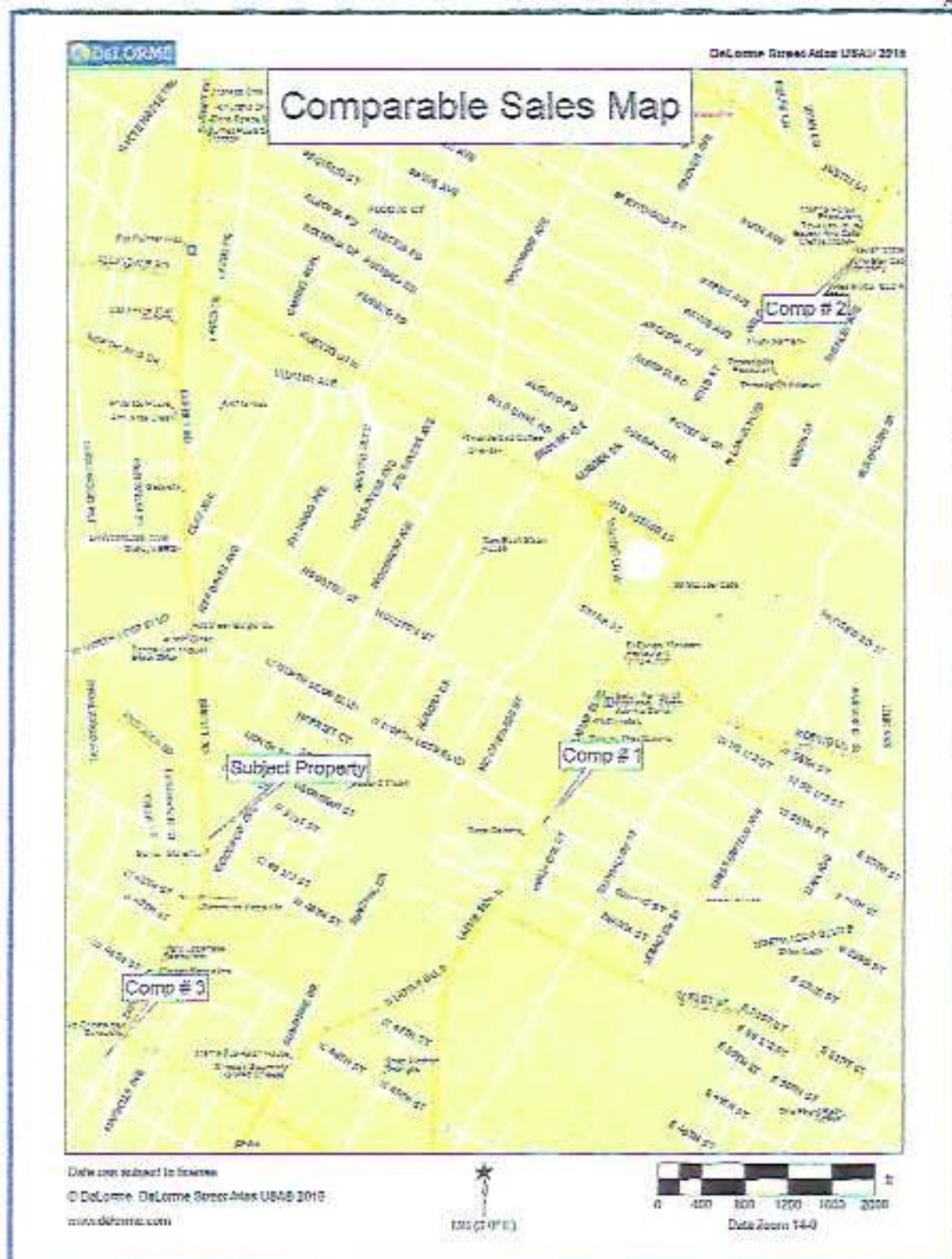
THE DIRECT SALES COMPARISON APPROACH

The appraiser estimated the value of the subject property, "As Is," by the Sales Comparison Approach. The underlying premise of this approach is that a prudent purchaser would not pay any more for a property than the cost of acquiring an equally desirable substitute site in the open market.

The subject is a unique property in that it is located within the stable community of Austin. The comparable sales chosen are within the subject's market area. Your attention is now directed to the adjustment grid on the following page, which shows the adjustments required to the comparable land sales in estimating the market value of the subject property.

No.	Location	Sale Date	Price	Size in SF	Price/SF
1.	5253 North Lamar Boulevard	10/02/2023	\$2,000,000	11,413	\$175.24
2.	6719 North Lamar Boulevard	08/05/2023	\$3,000,000	18,500	\$162.16
3.	4408 Burnet Road	09/11/2023	\$1,420,000	6,752	\$210.31

An analysis follows the adjustment grid, which explains the adjustments, applied to each of the comparable sales. In addition, a detailed write-up of each of the comparable sales utilized has been included within the addendum of this report.



GENERAL INFO

ACCOUNT

Property ID: 226290
Geographic ID: 0226040104
Type: R
Zoning: CS
Agent: NASSOUR PROPERTY TAX
Legal Description: 55.99X211.3FT AV OF BLK 27
WALLING PLACE
Property Use: 59

OWNER

Name: 5003 BURNET LLC
Secondary Name:
Mailing Address: 5808 BALCONES DRIVE, SUITE 200
AUSTIN TX US 78731-4265
Owner ID: 1921528
% Ownership: 100.00
Exemptions:

LOCATION

Address: 5003 BURNET RD, TX 78756

Market Area:
Market Area CD: CEN
Map ID: 022601

PROTEST

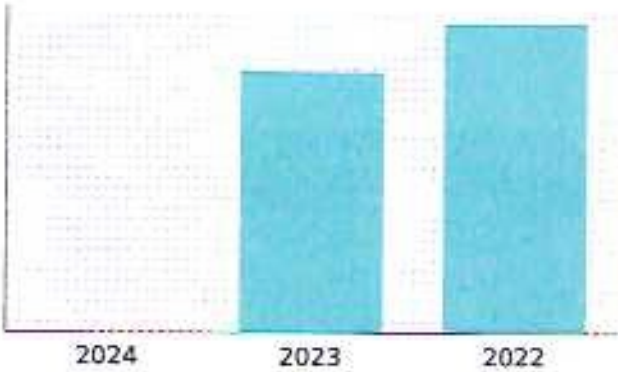
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$1,240,680
Special Use Land Market:	\$0
Total Land:	\$1,240,680
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$44,384
Total Improvement:	\$44,384
Market:	\$1,285,064
Special Use Exclusion (-):	\$0
Appraised:	\$1,285,064
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,285,064

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$1,240,680	\$44,384	\$0	\$1,285,064	\$0	\$1,285,064
2022	\$1,240,680	\$278,120	\$0	\$1,518,800	\$0	\$1,518,800

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$1,285,064	\$1,285,064
02	CITY OF AUSTIN	0.445800	\$1,285,064	\$1,285,064
03	TRAVIS COUNTY	0.304655	\$1,285,064	\$1,285,064
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,285,064	\$1,285,064
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$1,285,064	\$1,285,064
68	AUSTIN COMM COLL DIST	0.098600	\$1,285,064	\$1,285,064

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: OFF/RETAIL (SFR) Improvement Value: N/A Main Area: 2,706
 State Code: F5 Description: OFF/RETAIL (SFR) Gross Building Area: 9,111

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	WP		0	1940	1940	1,680
1ST	1st Floor	WP		1	1940	1940	1,026
501	CANOPY	A		1	1940	1940	480
551	PAVED AREA	AI		1	1940	1940	2,500
011C	PORCH OPEN 1ST COMM	WP		1	1940	1940	189
095	HVAC RESIDENTIAL	WP		1	1940	1940	2,706
327	STORAGE COMM'L	A		1	1940	1940	400
611	TERRACE	CA		1	1940	1940	130

Improvement Features

1ST Floor Factor: 1ST, Grade Factor: A, Shape Factor: R

1ST Floor Factor: 1ST, Grade Factor: A, Shape Factor: R

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
COMM	Commercial Land	0.2713	11,816	\$105.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/20/21	SW	SPECIAL WARRANTY	EVANS HARRY	5003 BURNET LLC				2021188211
8/4/76	WD	WARRANTY DEED	HILL ROBERT H JR ET AL	EVANS HARRY		05536	00089	
8/4/76	WD	WARRANTY DEED		EVANS HARRY		05536	00089	
6/10/74	WD	WARRANTY DEED	HILL ROBERT H JR ET AL	HILL ROBERT H JR ET AL		04993	00597	
8/3/67	WD	WARRANTY DEED		HILL ROBERT H JR ET AL		03352	00481	