

NEW INDUSTRIAL FOR LEASE 12951 WRIGHT RD. CREEDMORE, TX



- 15,000 SF 20' CLEAR HEIGHT
- 3 PHASE 400 AMP - 16' ROLL UPS
- 1,500 SF OFFICE
- \$11.00 SF + NNN (\$4.03)

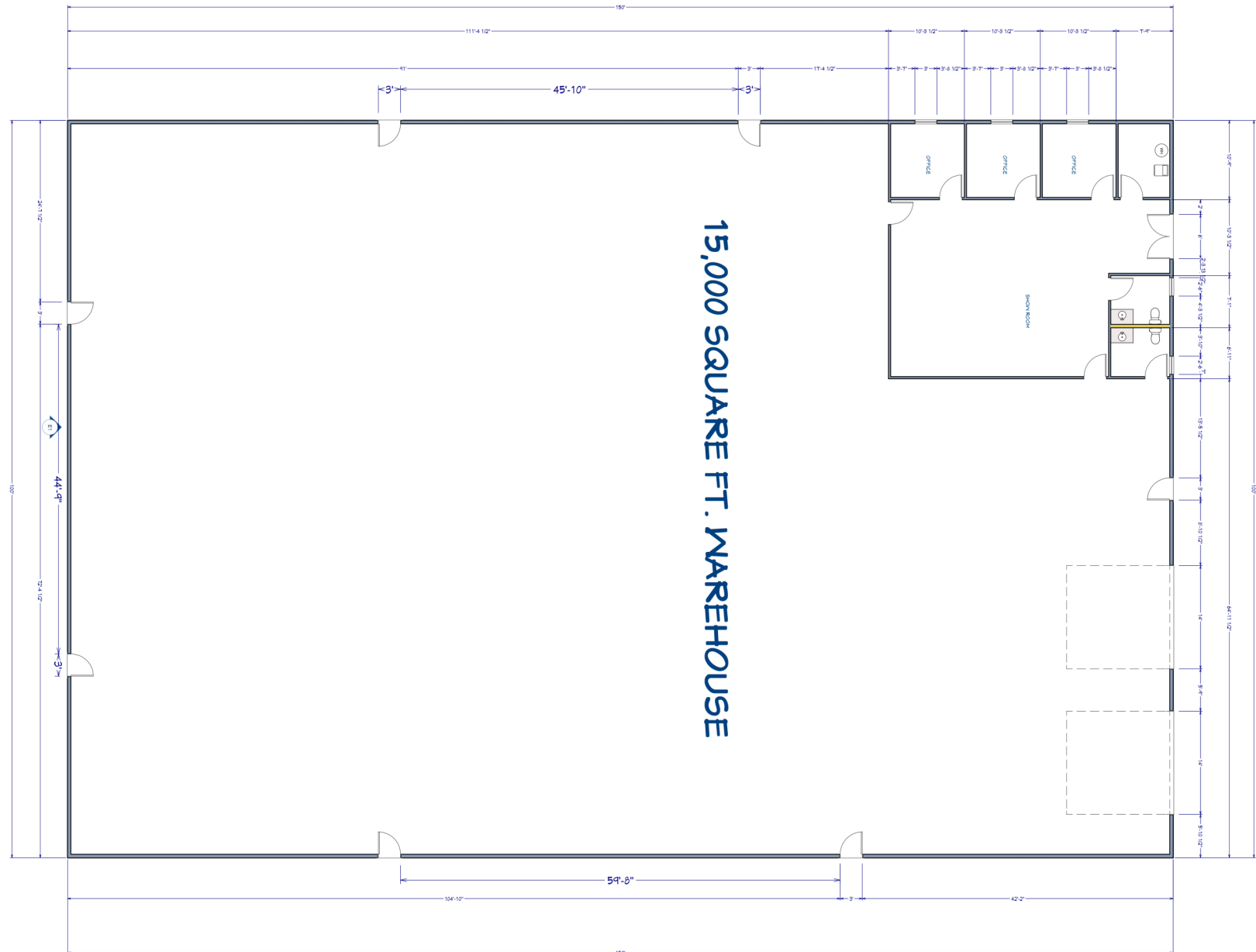
Steven Gallaway 512.496.0058
steven@austincommercialpartners.com



*austin*Commercial
PARTNERS

This property is offered subject to prior sale, change in price or removal from the market without notice. All information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by Austin Commercial Partners. We recommend interested parties make their own inspection and investigation.

FLOORPLAN 12951 WRIGHT ROAD

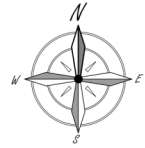


SURVEY 12951 WRIGHT ROAD

SHEET 1 OF 1 SHEETS

LOT SURVEY

LOT 5, FINAL PLAT OF TOLL 45 BUSINESS PARK
DOCUMENT NO. 201900198, (O.P.R.T.C.TX.)



SCALE: 1" = 100'

LINETYPE LEGEND:

---	ADJOINING LOT LINES
---	RIGHT OF WAY
---	BOUNDARY
---	AC HATCH
---	WIRE/BARBED WIRE FENCE
---	OVERHEAD WIRES
---	GUY WIRES
---	BURIED STORM STRAIN LINE

MONUMENT LEGEND / NOTES:

- = SET SURVEY MONUMENT STAMPED "SPOT ON SURVEYING"
- = FOUND MONUMENT AS DESCRIBED
- [A] FOUND 3" x 1/2" DOT BRASS DISC MONUMENT IN CONCRETE
- [B] FOUND 60d NAIL

DATES:

FIELD WORK: MARCH 25, 2021
FIELD WORK UPDATED: MAY 14, 2021
MAP: MARCH 25, 2021
MAP: ADDED DRIVEWAY AND D.E. JUNE 3, 2021

GROSS AREA

LOT 5 - 76,487.93 SQ. FT. - 1.756 ACRES

SITE ADDRESS:

12951 WRIGHT ROAD, CREEDMOOR, TEXAS 78610
TCAD PID - 934857

PREPARED BY:

SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TEXAS 78610

PREPARED FOR:

WDEV, INC.
206 SKYLINE DRIVE
AUSTIN, TEXAS 78746

FLOOD PLAIN NOTE:

THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0685H, DATED SEPTEMBER 26, 2008. THIS SUBDIVISION FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYORS NOTICE:

- * ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ** ELEVATIONS AND TREES ARE NOT SHOWN HEREON AND ARE NOT A PART OF THIS SURVEY.
- *** THE SURVEYOR MAKES NO GUARANTEE THAT THE IMPROVEMENTS SHOWN HEREON COMPRISE OF ALL IMPROVEMENTS IN THE AREA EITHER IN USE OR ABANDONED. THE SURVEYOR DOES CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED AS ACCURATELY AS POSSIBLE.
- **** THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

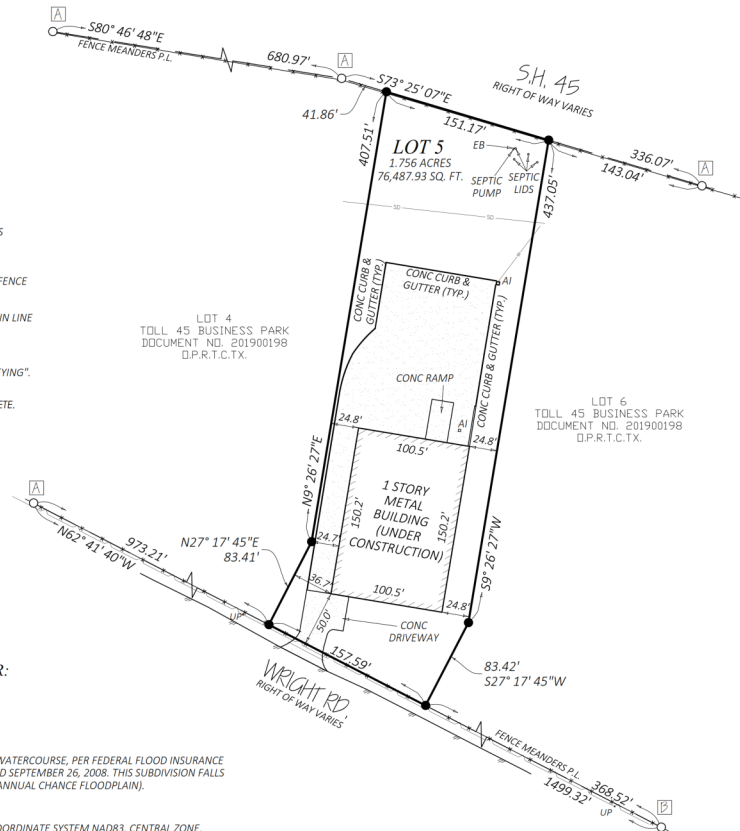
LEGEND:

AC = ASPHALT PAVEMENT
ACC = AIR CONDITIONING CONDENSER
AI = AREA INLET
BLDG. = BUILDING
CB = CATCH BASIN
CMP = CORRUGATED METAL PIPE
COM = COMMUNICATIONS BOX/PEDESTAL
CONC = CONCRETE
EB = ELECTRIC BOX
ELEC = ELECTRICAL
EM = ELECTRIC METERS
EMH = ELECTRICAL MANHOLE
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
GM = GAS METER
GV = GAS VALVE
SW = SIDE WALK
ICV = IRRIGATION CONTROL VALVE
MH = MANHOLE
MW = MONITORING WELL

PEDESTAL
ROW = RIGHT OF WAY
SDMH = STORM DRAIN MANHOLE
SS = STREET SIGN
SSH = SIGN - HANDICAP PARKING
TRANS = ELECTRIC TRANSFORMER
UP = UTILITY POLE
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
WWCO = CLEANOUT
WWMH = WASTEWATER MANHOLE
= FIRE HYDRANT
= STREET LIGHT
= STREET SIGN
D.E. = DRAINAGE EASEMENT
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

HATCH LEGEND:

[Hatched Box]	CONC. HATCH
[Hatched Box]	BUILDING HATCH



SURVEYOR'S CERTIFICATION:

TO: WDEV, INC., IT'S SUCCESSORS AND ASSIGNS.

I, SCOTT A. HAHN, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY AND WAS MADE ON THE GROUND BY ME OR UNDER MY DIRECTION AND THAT SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATION AND RESTRICTIONS THAT MAY BE OF RECORD. THE MONUMENTS SHOWN HEREON WERE PROPERLY FOUND AND/OR PLACED UNDER MY SUPERVISION.

SCOTT A. HAHN, RPLS 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX 78610
TBPLS FIRM NO.: 10193894

O: (512) 523-8092
EMAIL: INFO@SPOTONSURVEYING.COM



www.spotonsurveying.com

SOS J/N: 0048-18-007-LOT 5, TOLL 45 BUSINESS PARK

