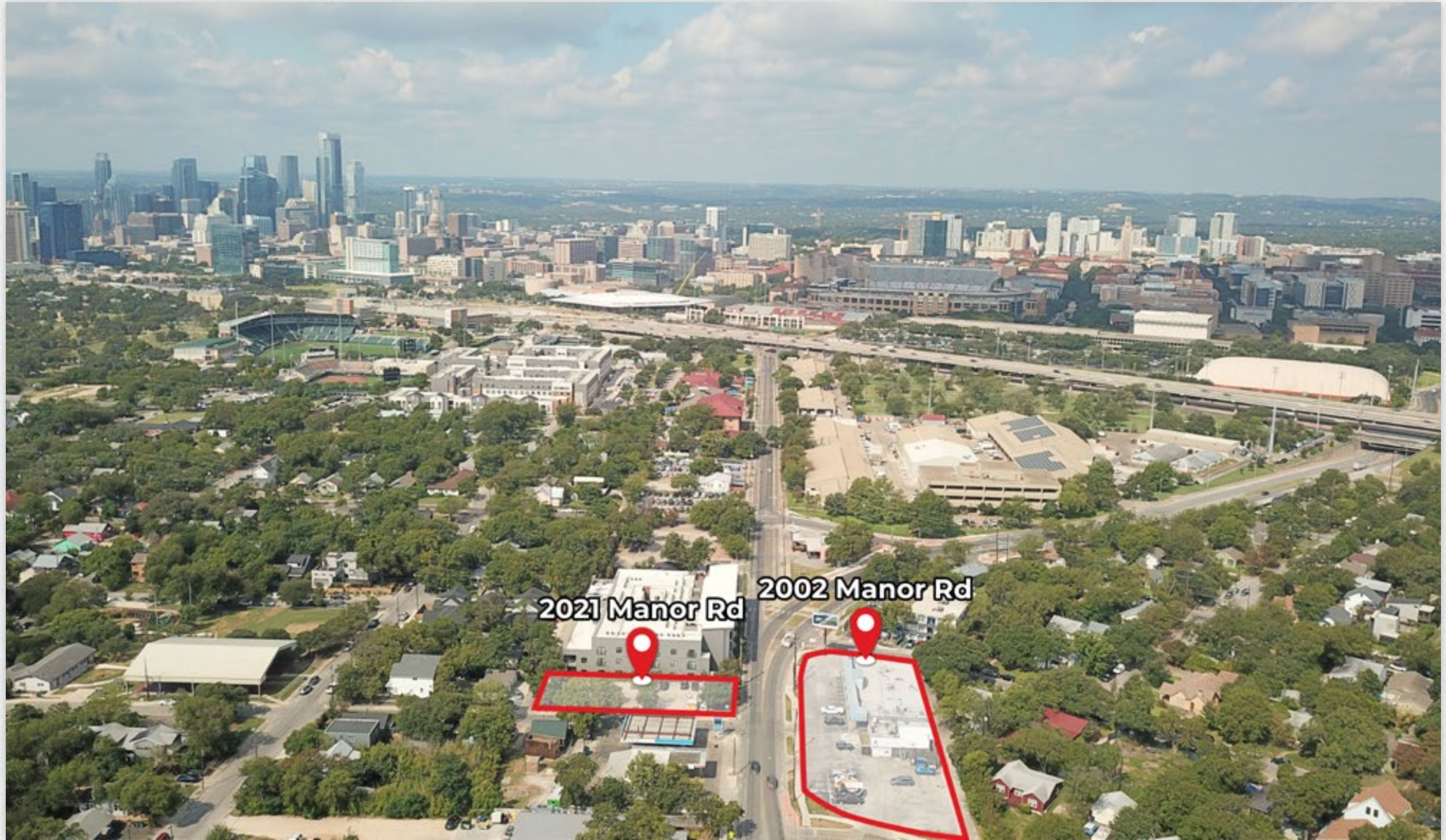


2 Properties | Prime Location!!!

2002 & 2021 Manor Rd, Austin, TX 78722

FOR SALE



David Stojanik
Commercial Brokerage

512.785.5016
david.stojanik@kucera.com

Deron Stojanik
Commercial Brokerage

512.680.6457
deron@brentwoodcommercialllc.com



Executive Summary

LOCATION, LOCATION!!! Property is well-appointed on Manor Rd with excellent visibility, egress/ingress, within walking distance to University of Texas and numerous restaurants.

2002 Manor Rd Highlights

- \$4,500,000
- Building: 7,530 SF
- Land: .6657 acres – 29,000 SF
- Zoning: CS-V-CO-DB90-NP
- Parking: 51 Spaces (7/1,000)

2021 Manor Rd Highlights

- \$1,300,000
- Land: .2288 acres – 9,968 SF
- Zoning: CS-MU-V-NP
- Parking: 20 Spaces

Listing Details

Sale Price (Both): \$5,800,000

Property Type: Improved/Unimproved

Land: 38,968 SF

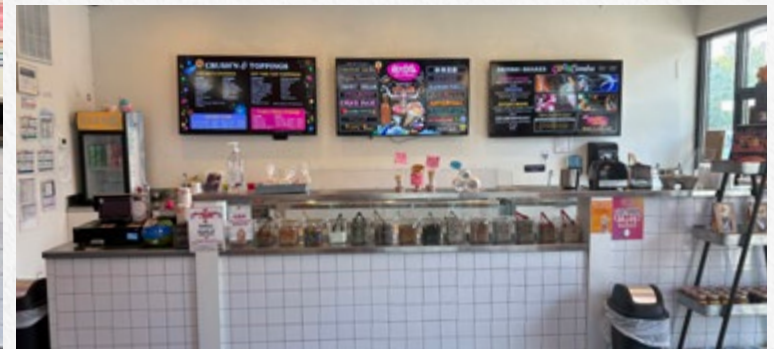
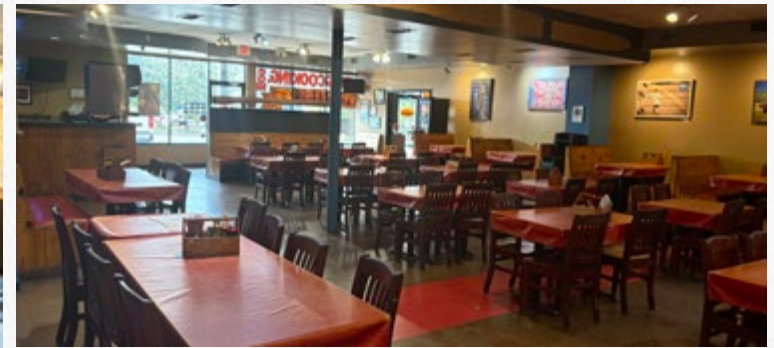
Improvements: 7,205 SF

Parking: Ample Parking

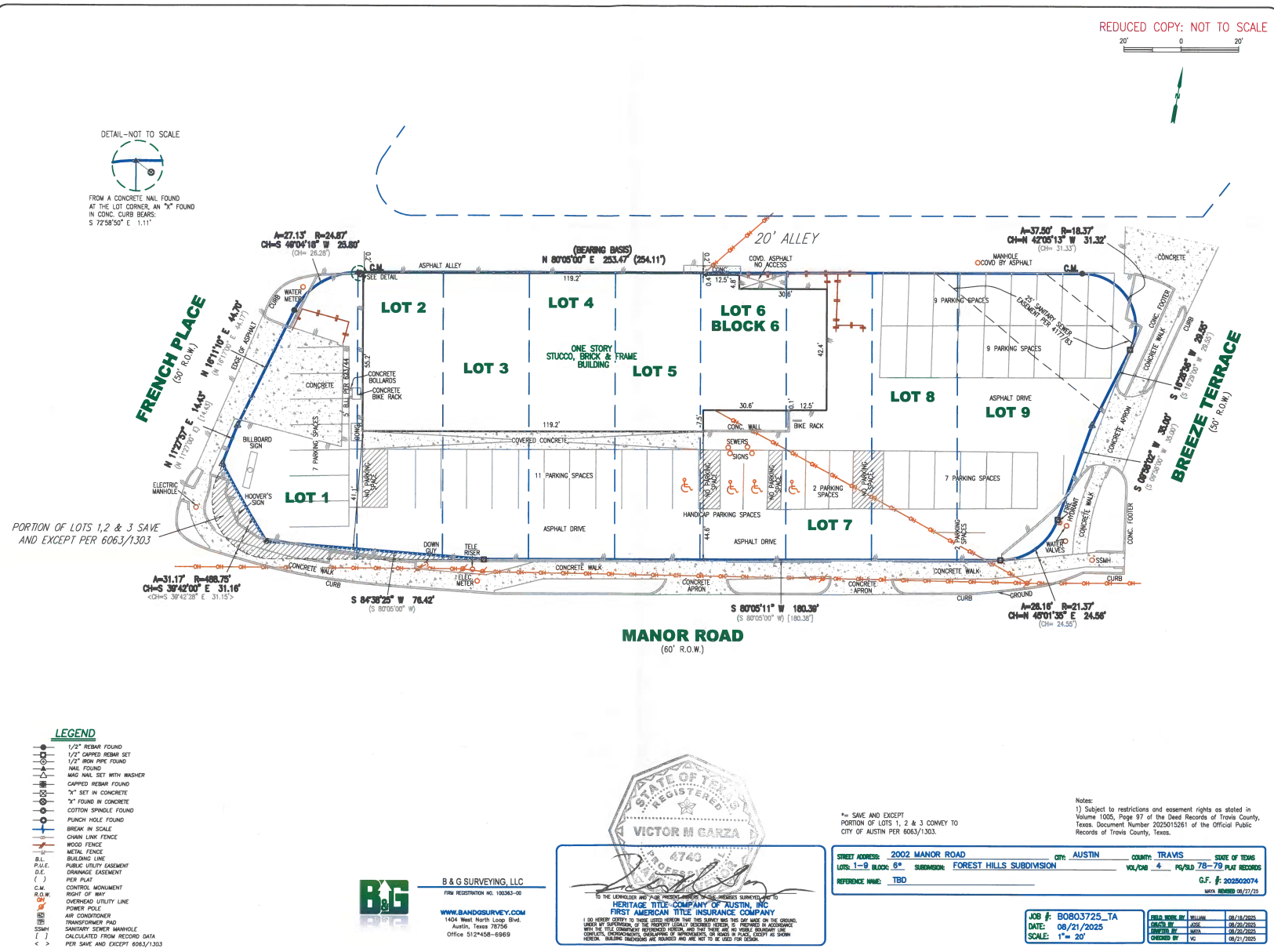
Current Tenants: Hoover's,
Amy's Ice Cream

For lease details, call broker

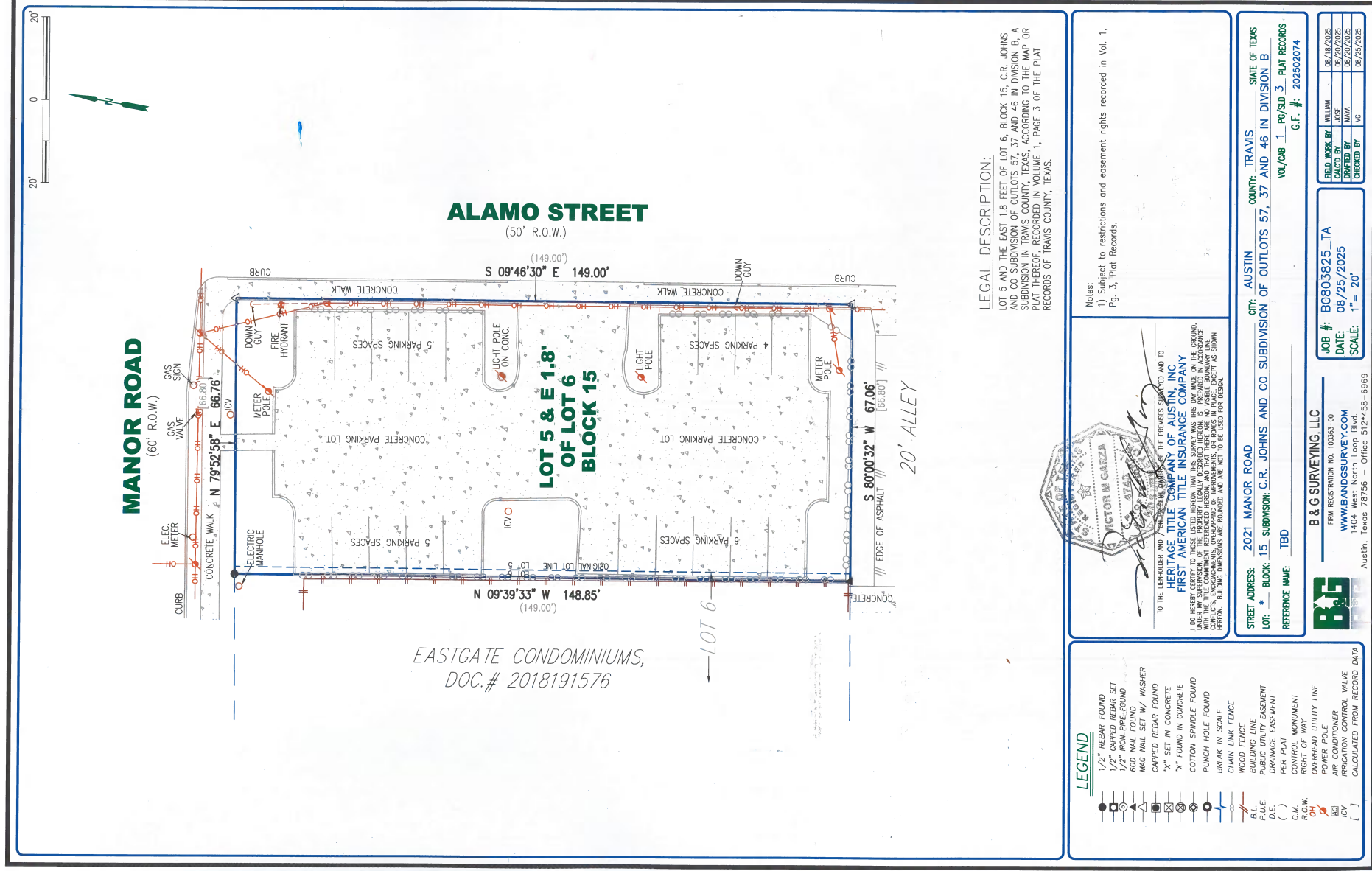




Survey



Survey



Manor Road Eateries



SALTY SOW
swine • wine • beer



Hancock
Recreation Center



Mueller
Lake Park

Airport Blvd

2002 & 2021 Manor Rd



Manor Rd

The University
of Texas
at Austin

W Martin Luther King Blvd

W 15th St

Texas State
Capitol

E Martin Luther King Blvd



DRIVE TIMES

Downtown Austin
9 Minutes

University of Texas
3 Minutes

Mueller
6 Minutes



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. THE KUCERA COMPANIES MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. THE KUCERA COMPANIES AND BRENTWOOD COMMERCIAL, LLC DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – The Kucera Companies And Brentwood Commercial, LLC is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between The Kucera Companies And Brentwood Commercial, LLC and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – The Kucera Companies And Brentwood Commercial, LLC consists of three related and sperate legal entities (each an “Affiliate”) with each doing business as “The Kucera Companies And Brentwood Commercial, LLC” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from The Kucera Companies And Brentwood Commercial, LLC or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to The Kucera Companies And Brentwood Commercial, LLC, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. The Kucera Companies And Brentwood Commercial, LLC and the The Kucera Companies And Brentwood Commercial, LLC logo are trademarks of The Kucera Companies And Brentwood Commercial, LLC, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of The Kucera Companies And Brentwood Commercial, LLC; use of these images without the prior express written consent of The Kucera Companies And Brentwood Commercial, LLC and/or the owner is prohibited. Copyright Notice © 2022 The Kucera Companies And Brentwood Commercial, LLC Commercial d/b/a The Kucera Companies And Brentwood Commercial, LLC. All Rights Reserved.

