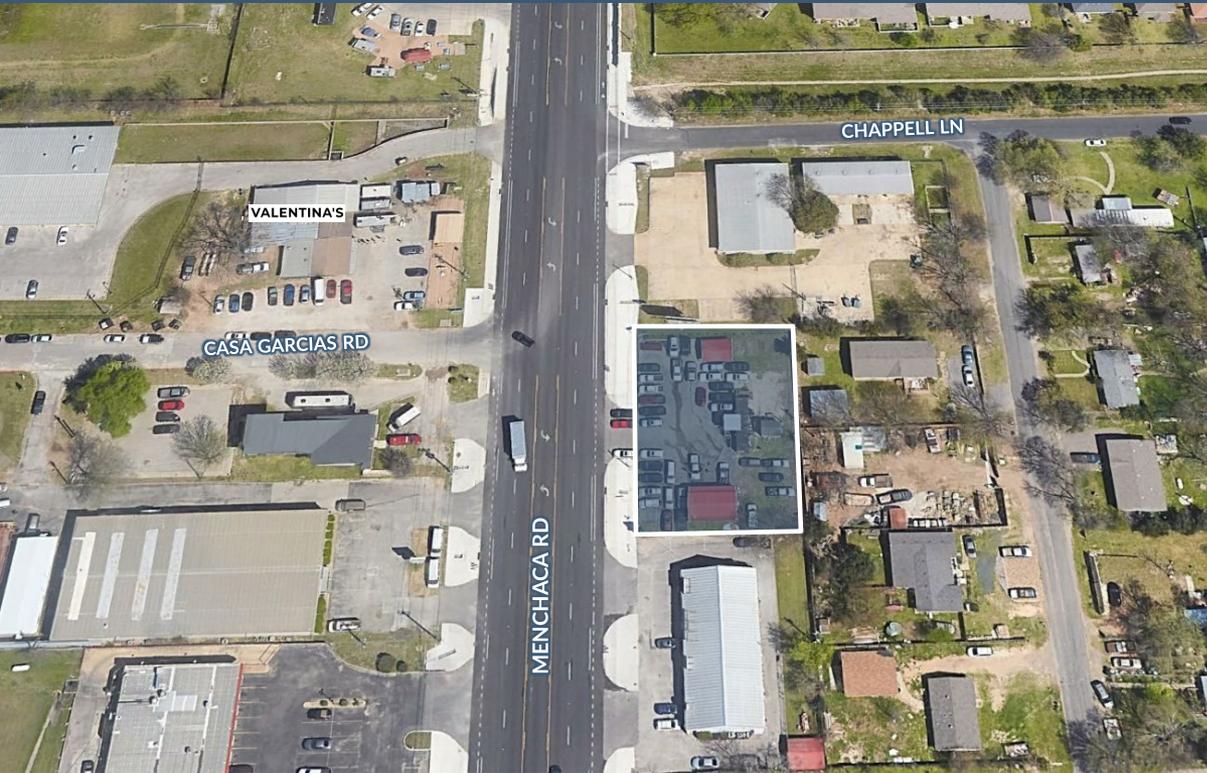


11517 & 11519 MENCHACA RD

11517 & 11519 MENCHACA ROAD | AUSTIN, TX



CALL FOR INFORMATION

- .38 AC car lot for sale
- Asking Price: \$695,000
- High visibility and exposure on busy arterial road
- Located in South Austin surrounded by residential and a growth in commercial development.
- Current tenant is a used car lot operator on a MTM Lease.

AREA RETAILERS & EMPLOYERS



ALL APPLIANCE PARTS
APPLIANCES * REPAIR SERVICE



VALENTINA'S TEX MEX BBQ

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	11,014	76,274	196,525
Total Households	4,262	31,064	79,726
Avg HH Income	\$144,590	\$139,032	\$135,355

TRAFFIC COUNTS

21,383 VPD on Menchaca RD

CONTACT FOR MORE INFORMATION

JEFF R. LEWIS

Principal

512.359.5857

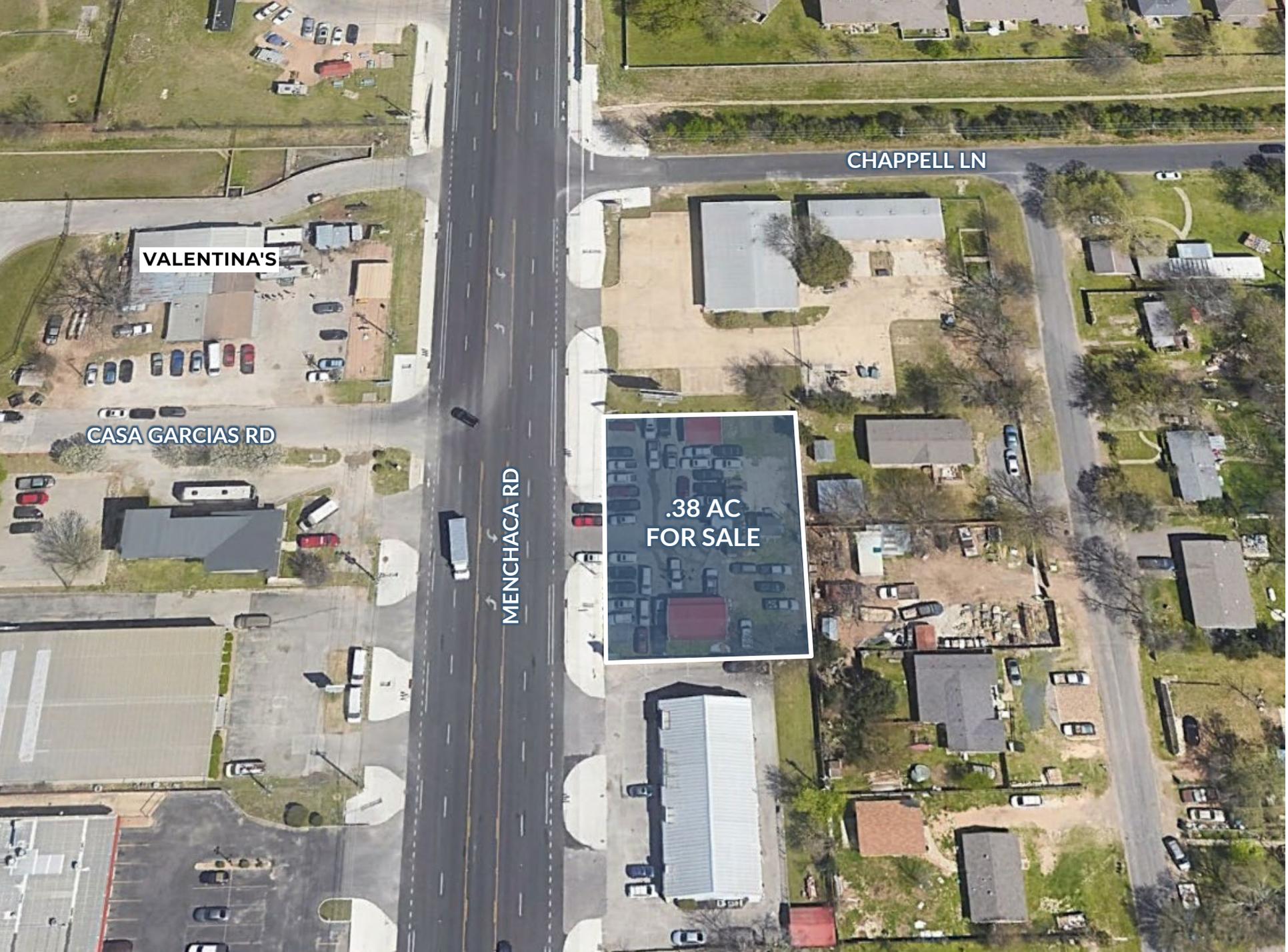
jlewis@ironwoodre.com

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.



11517 & 11519 MENCHACA RD | 11517 & 11519 MENCHACA RD, AUSTIN, TX





CHAPPELL LN

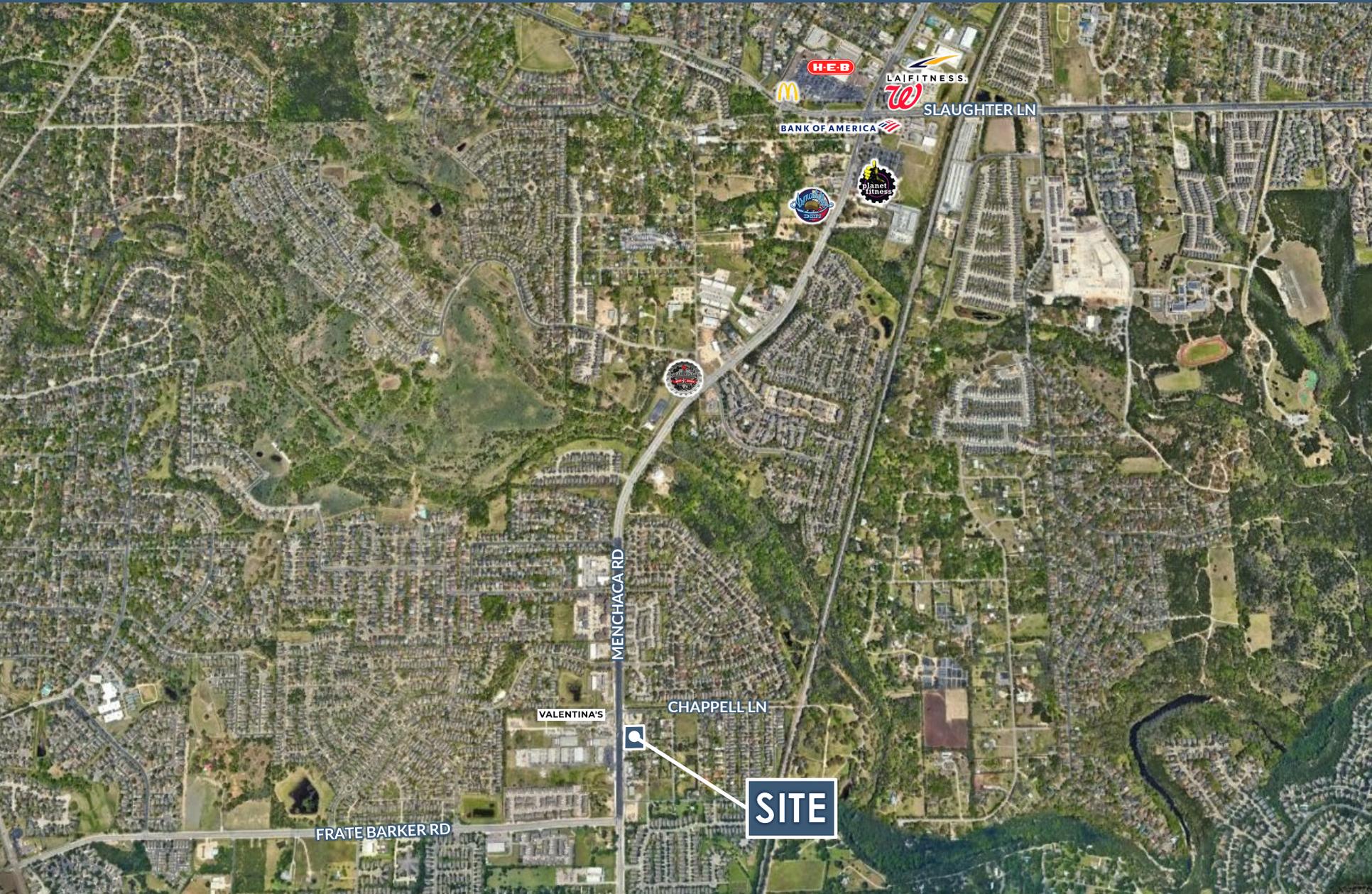
VALENTINA'S

CASA GARCIAS RD

MENCHACA RD

.38 AC
FOR SALE

11517 & 11519 MENCHACA RD | 11517 & 11519 MENCHACA RD, AUSTIN, TX



SITE

11517 & 11519 MENCHACA RD | 11517 & 11519 MENCHACA RD, AUSTIN, TX

