

# NEWMAN BUSINESS PARK

9414 ANDERSON MILL ROAD, AUSTIN, TX 78729



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# FOR SALE

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## PROPERTY DESCRIPTION

This investment property consists of a blend of boutique retail tenants and office product. The property is 100% leased with half leases on month to month basis. The property conveys approximately 1 acre of land.

## LOCATION DESCRIPTION

The property is located at Hwy 183 and Anderson Mill Rd, in between Hwy 183 and Pond Springs Rd on the north side of Anderson Mill Rd. The property is 100% leased with half leases on month to month basis. The property conveys approximately 1 acre of land.

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1 Acres
Building Size:	5,803 SF
NOI:	\$105,000
Cap Rate:	4.77%

FOR MORE  
INFORMATION:

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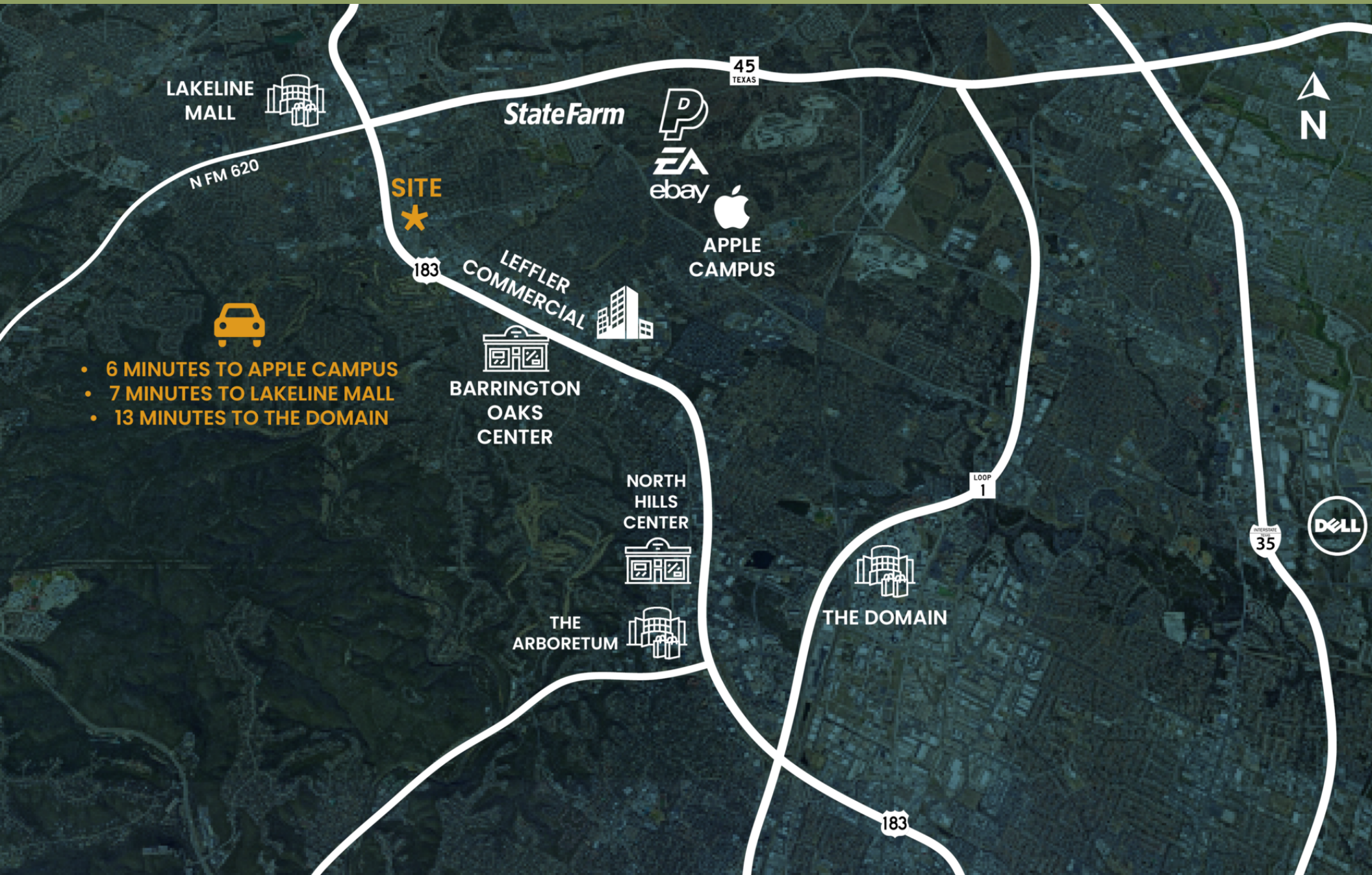
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- 6 MINUTES TO APPLE CAMPUS
- 7 MINUTES TO LAKELINE MALL
- 13 MINUTES TO THE DOMAIN

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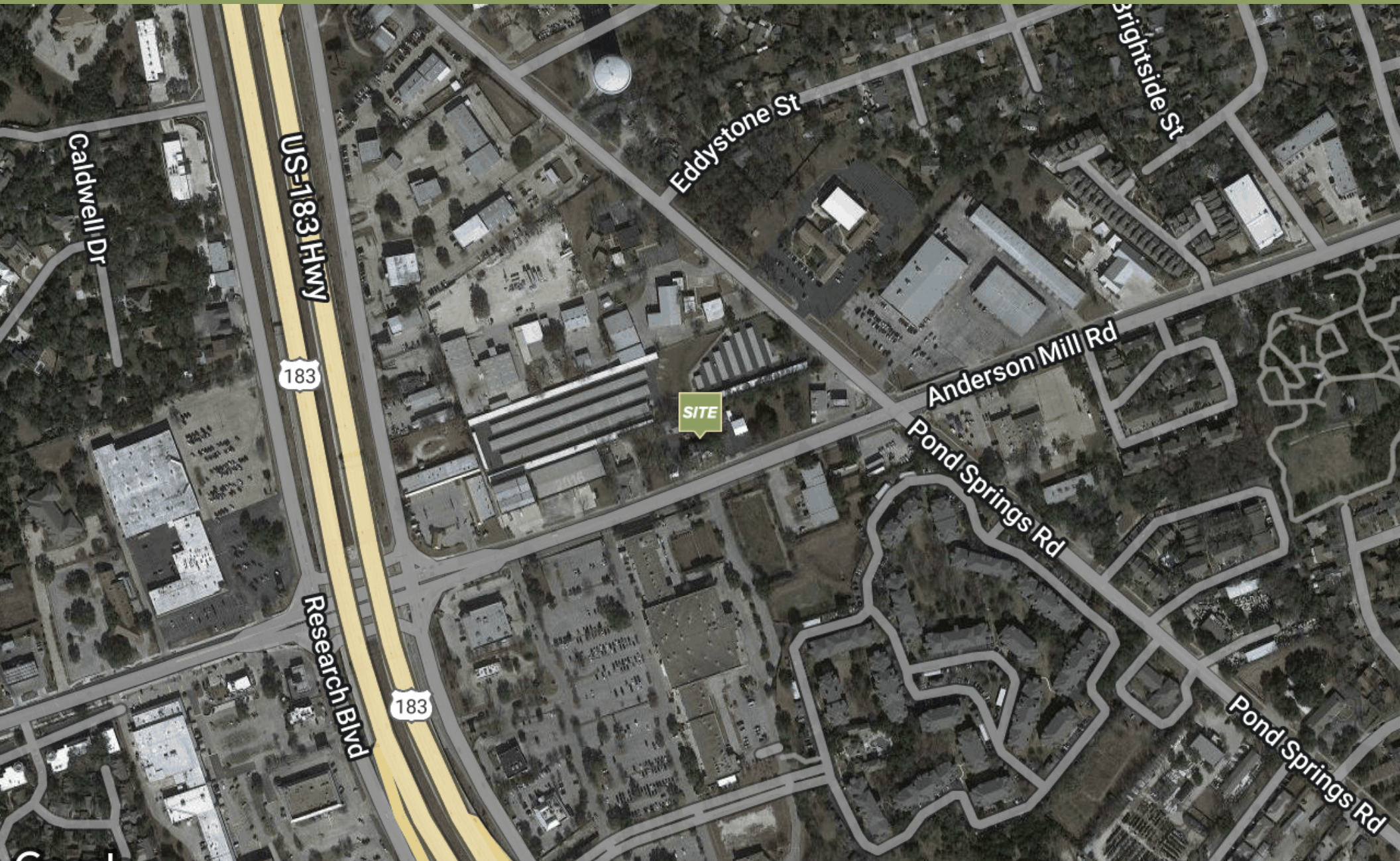
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Google

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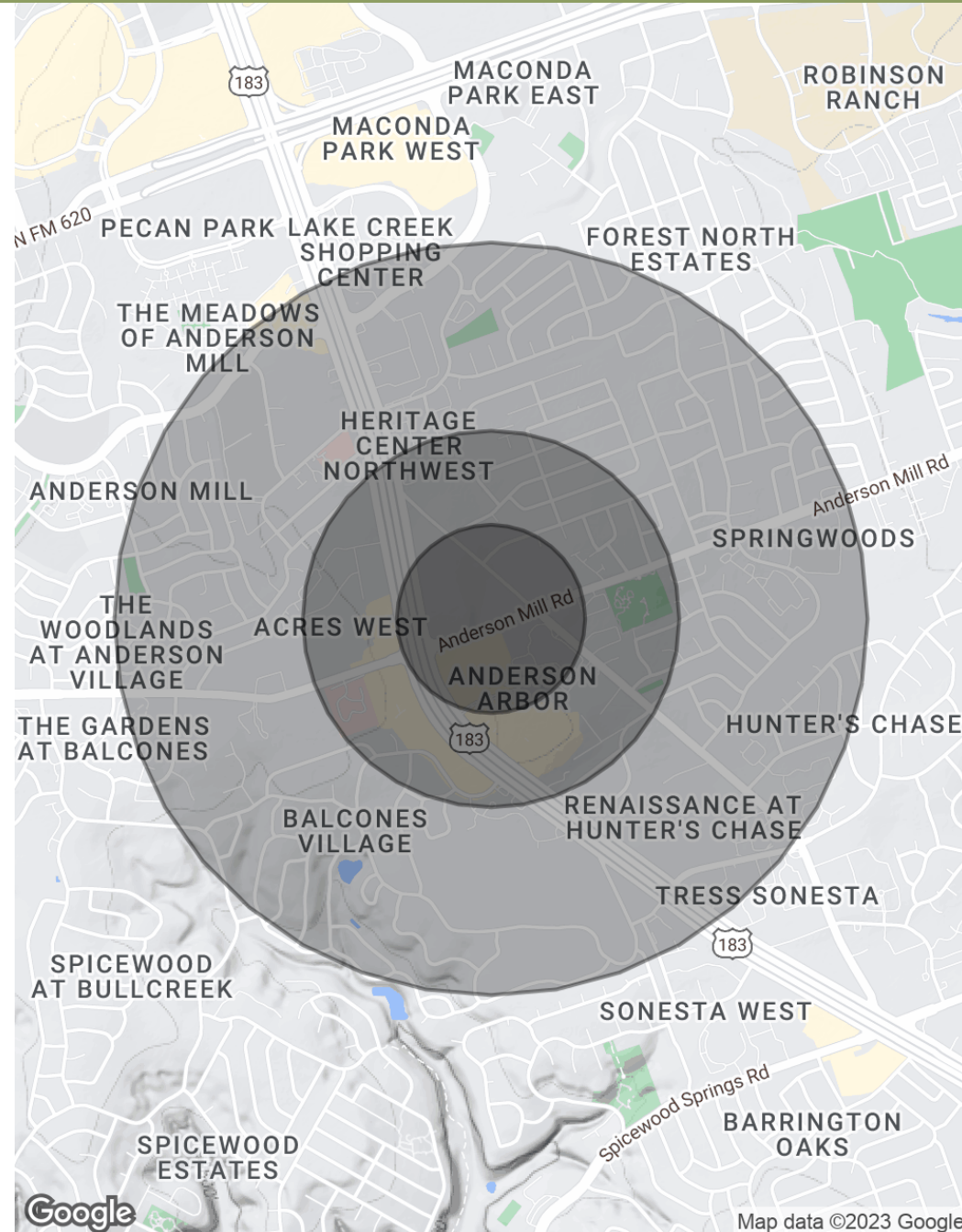
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,915	13,512
Average Age	32.4	33.3	34.5
Average Age (Male)	30.9	32.5	33.3
Average Age (Female)	36.3	35.2	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,379	6,179
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,519	\$73,124	\$81,372
Average House Value	\$202,054	\$245,313	\$280,418

\* Demographic data derived from 2020 ACS - US Census



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