

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745



Presented By:
JB Goodwin Realtors



Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Details

This offering presents a rare opportunity for owner-users or investors to acquire both a thriving restaurant business and the underlying real estate in one of South Austin's fastest-growing commercial corridors. Strategically positioned in a high-traffic retail zone, the property provides strong income potential with long-term upside through both business performance and real estate appreciation. The restaurant generates \$1.5M–\$2.0M in gross annual sales, making it an exceptional opportunity for an operator or investor seeking a well-established, income-producing asset. The existing kitchen staff is expected to remain in place, ensuring operational consistency, while the new owner will need to establish their own front-of-house and management team. To ensure a smooth transition, the current owners will remain on-site for one month post-sale to assist with training, transfer proprietary recipes, and provide operational guidance. Situated on a 0.24-acre lot with 2,250 SF of building space, the site enjoys excellent visibility directly across from Jo's Coffee, benefiting from consistent foot traffic. It's conveniently located 1.5 miles from South Congress Avenue and under 5 miles from Downtown Austin. The property is ideal for fast-casual, takeout, or delivery-driven concepts, especially given limited on-site parking. A full renovation in 2018 included a 16-ft vent hood, 1,000-gallon grease trap, and upgraded infrastructure. Rare Vertical Mixed Use zoning designation. The GR-V-NP (Community Commercial – Vertical Mixed Use – Neighborhood Plan Combining District) zoning allows for a maximum building height of 60 feet (approximately 5 stories). It should be noted that the Vertical Mixed Use combining district does not provide additional height beyond what is permitted under the base zoning district. The sale includes the real estate, business, and all furniture, fixtures, and equipment (FF&E)—a truly turnkey opportunity in one of Austin's most dynamic commercial markets.

Price: \$2,999,999

- Thriving South Manchaca Entertainment Corridor
- Convenient Commute & Connectivity
- Amenity-Rich Residential Neighborhood
- Retail & Food Diversity Nearby
- Coffee, Culture & Community Vibes
- Unique South Austin Attractions

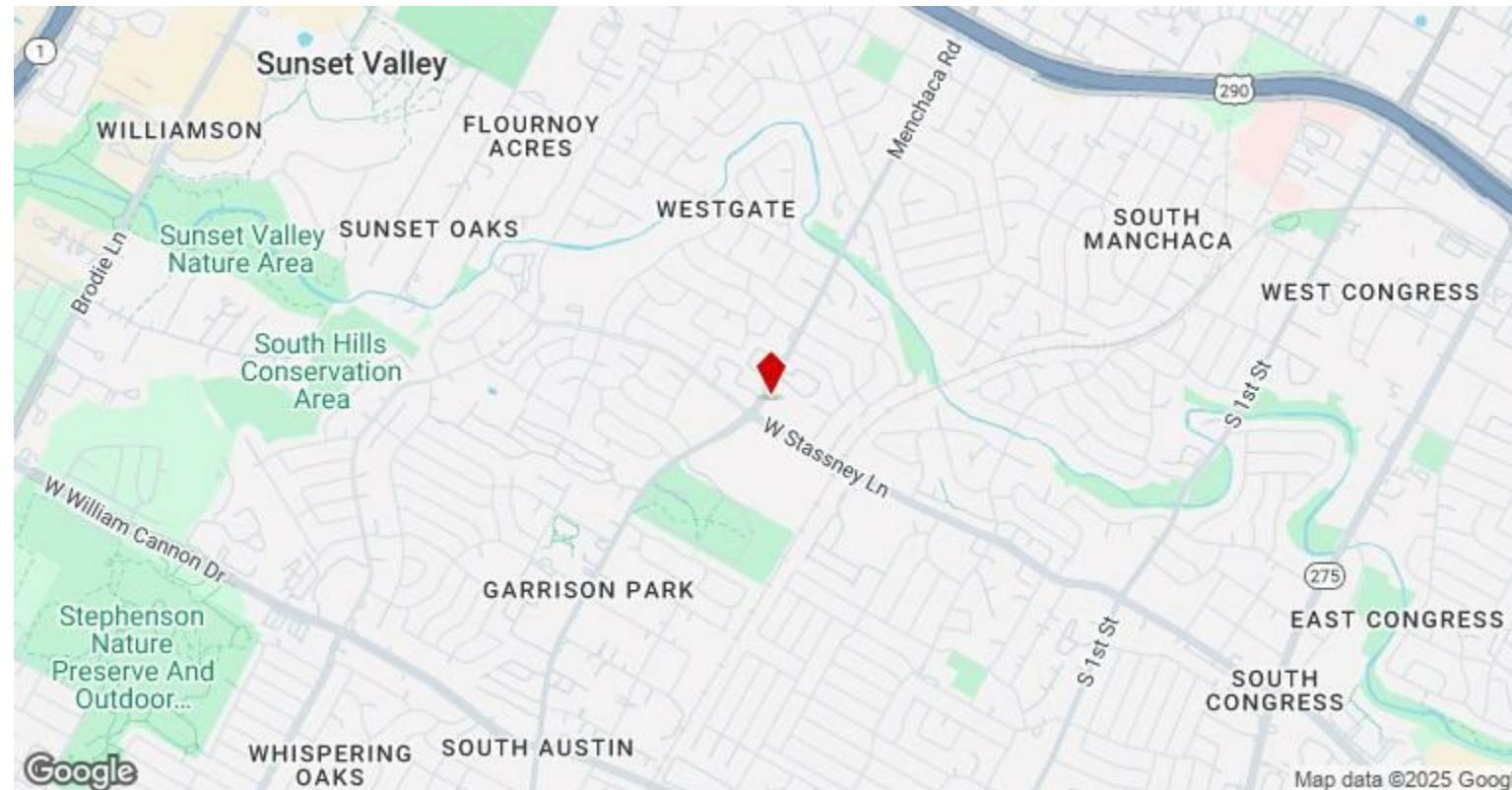
Price:	\$2,999,999
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.24 AC
Gross Building Area:	2,250 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1977
Tenancy:	Single
Parking Ratio:	6.67/1,000 SF
Zoning Description:	GR-V-NP
APN / Parcel ID:	319685
Walk Score ®:	79 (Very Walkable)

View the full listing here: <https://www.loopnet.com/Listing/5517-Manchaca-Rd-Austin-TX/36939999/>

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Location



Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Frontage View

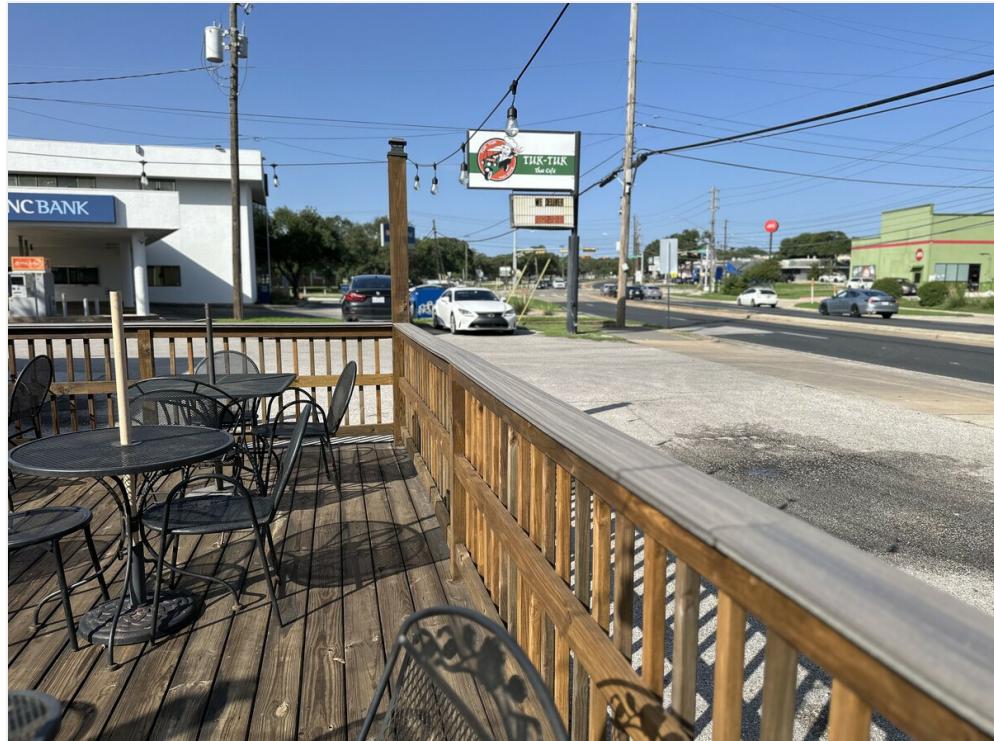


Frontage View & Parking Lot

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Frontage Patio View



Frontage View

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Property Line View



Frontage Patio Space

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Side View of Staff Entry



Property Line for the Rear

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Front of the House



Front of the House

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Front of the House



Front of the House

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Front of the House



Front of the House

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Beverage and Storage Area



Dining Area

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Food and Beverage Bar



Food and Beverage Bar

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Storage Space Area



Storage Space Area

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Dishwashing Section



Kitchen Ready-to-Serve Prep Area

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Kitchen Ready-to-Serve Prep Area



Kitchen Cooking Section

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Property Photos



Vent Hood and Cooking Area



Vent Hood and Cooking Area

Established Restaurant + Property

5517 Menchaca Rd, Austin, TX 78745

Financials are available upon request for serious inquiries only. Please contact me directly for additional information regarding the property.



Jonathan Saehang
saehang@jbgoodwin.com
(512) 947-8223

JBGoodwin Realtors
3933 Steck Ave, Suite B-110
Austin, TX 78759

