



## SEABROOK SQUARE | 3515 MANOR ROAD, AUSTIN, TX 78723

### Features

2,000 SF ground floor retail space, located beneath a new 5-story multi-family development scheduled for delivery by end of 2025

Situated at the controlled intersection of Manor Road and Berkman/Franklin, a main access point to the bustling 700-acre Mueller Development with over 14,000 residents and 11,000 employees

2 Miles from I-35 and UT Campus, 3 Miles from downtown Austin

### FOR LEASE

CONTACT FOR MORE INFORMATION

### Traffic Counts

Airport Blvd	22,829 VPD
Manor Road	5,134 VPD
Berkman Drive	2,861 VPD

### Demographics

YEAR: 2025

1 MILE

3 MILE

5 MILE

Total Population	18,015	162,515	369,924
Total Households	8,452	72,659	169,384
Avg HH Income	\$150,696	\$120,271	\$132,860
Daytime Population	15,981	270,585	544,336

### Area Retailers & Businesses



### Chris Plumpe

Associate  
512.482.0094  
cplumpe@weitzmangroup.com

### Sarah Gregorcyk

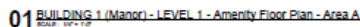
Associate  
512.482.6115  
sgregorcyk@weitzmangroup.com

### Nick Naumann

Director of Brokerage - Austin  
512.482.6118  
nnaumann@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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01. Refer to Index Sheet for typical graphical symbols and abbreviations.
02. Refer to Mounting Height Sheet for Accessibility Guidelines.
03. In general, all horizontal dimensions are provided on plan, and all vertical dimensions are provided on elevations and for sections unless otherwise noted.
04. In general, the General Plan indicates whether building dimensions, measurements and notes, door designations, window widths, materials, wall types, etc., apply to existing buildings, new and additions thereto. All other items pertain to a building and its

1304 W. Grande Street  
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p. 512 . 396 . 3368  
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KEYED NOTES	
Key Value	Keynote Text
12.01	Concrete Slabs <del>Leave</del> Out. Refer to Structural.

1986 Convention 104



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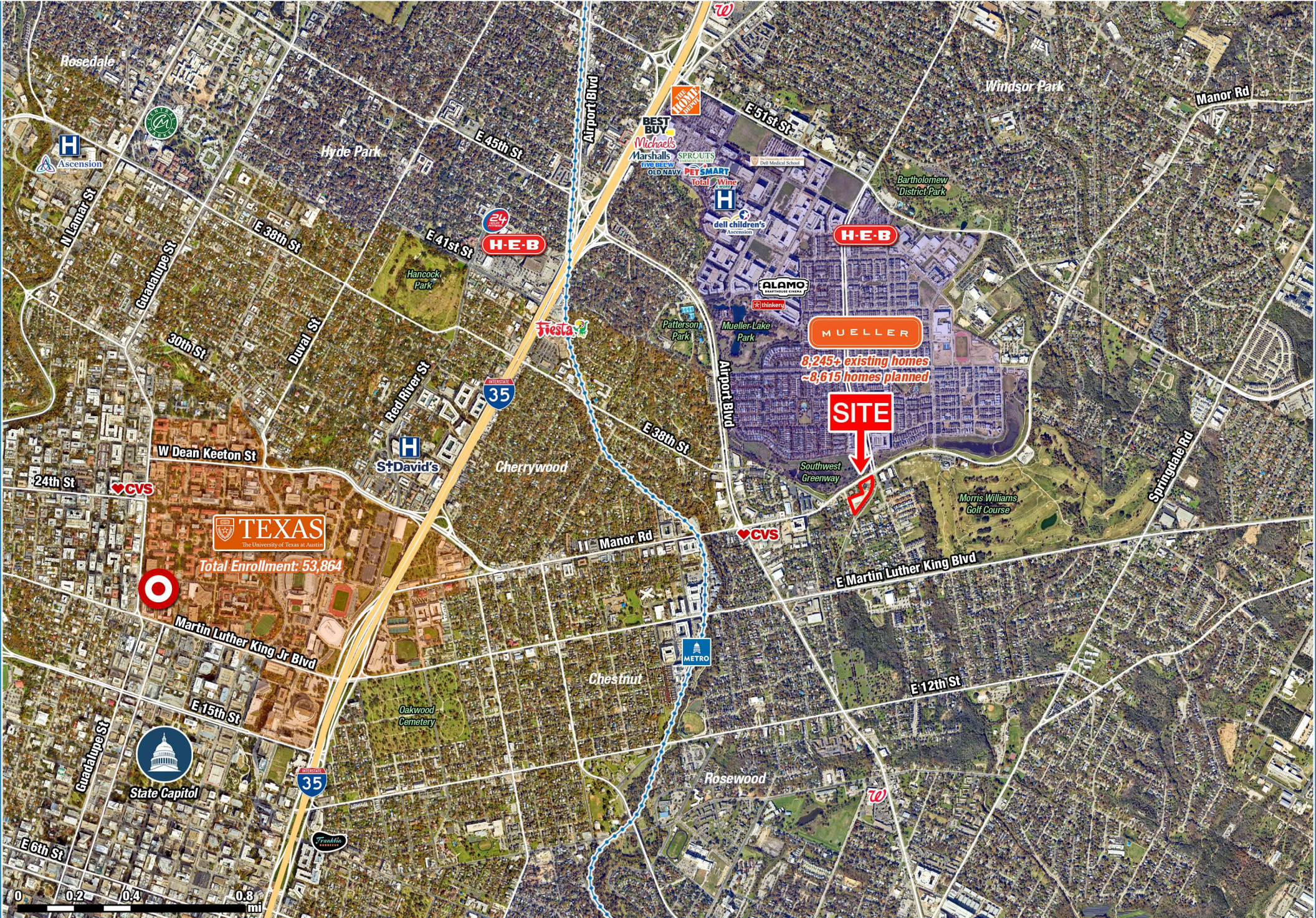
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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker

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- Must not, unless specifically authorized in writing to do so by the party, disclose
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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