

2309 MANOR RD.

FLEX, RETAIL BLDG. AVAILABLE

Fully Remodeled and Ready to Lease



LEASE RATE: \$32/SF/YR NET
NETS \$3.75.SF

PURCHASE PRICE: \$3,350,000/NEG.

CONTACT LISTING AGENT FOR DETAILS:
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GRANITE
Properties of Texas

MULTI-PURPOSE FLEXIBILITY



RETAIL, OFFICE LEVEL

Total Sqft.	3,600
Minimum sqft.	1,800
Max Contig.	3,600
Parking Ratio	2:1000
Lease Term	3-5 Yrs

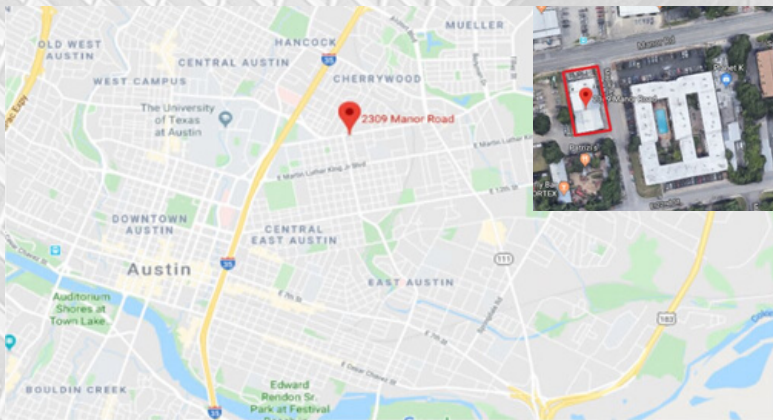


WAREHOUSE, FLEX LEVEL

Total Sqft.	3,000
Minimum sqft.	2,500
Max Contig.	3,000
Parking Ratio	1:1000
Lease Term	1-5 Yrs

Property Details

Location	Southwest corner off Manor Rd.and Maple Ave.
Parcel Number	203964
Legal Description	LOT 5 BLK 3 OLT 47 DIV B SUNRISE ADDN
Site Area	9,858 square feet (0.2263 acres)
Configuration	Rectangular
Topography	Generally
Utilities	City of Austin, Austin Energy, Texas Gas, etc.
Floodplain	Non-Special Flood Hazard Area (NSFHA)
Land Use Restrictions	No detrimental land use restrictions are known.
Frontage	77 ft. along Manor Rd. & 141 ft. along Maple Ave.
Access	1 curb cut along Manor Rd, 1 curb cut along Maple Ave
Surrounding Land Uses	Multi-family and Retail
Traffic Count	5,562 at Chestnut Ave. and Manor Rd, 15,495 at Manor Rd. and Coletto St. (per 2018 traffic counts)
Public Transportation	Light rail 0.5 miles away. Metro bus stop 1 block away



Zoning Information

Designation	CS-MU-CO-NP
Description	General Commercial Services
Compliance	Legal, non-conforming use in this zoning district due to inadequate parking.
Permitted Uses	Examples include administrative & business offices, personal services, equipment repair services, and general retail sales.
Minimum Lot Size	5,750 sqft.
Minimum Lot Width	50 ft.
Maximum Coverage Ratio	95%
Front (min. ft.)	10 ft.
Side (min. ft.) interior	10 ft.
Maximum Height	60 ft.
Max Floor Area Ratio	2:1
Required No. Parking Spaces	21 (one space per 500 SF)
Total Parking Spaces	9

SALE PRICE:

\$3,350,000

LEASE RATE:

\$32/SF/YR GROSS



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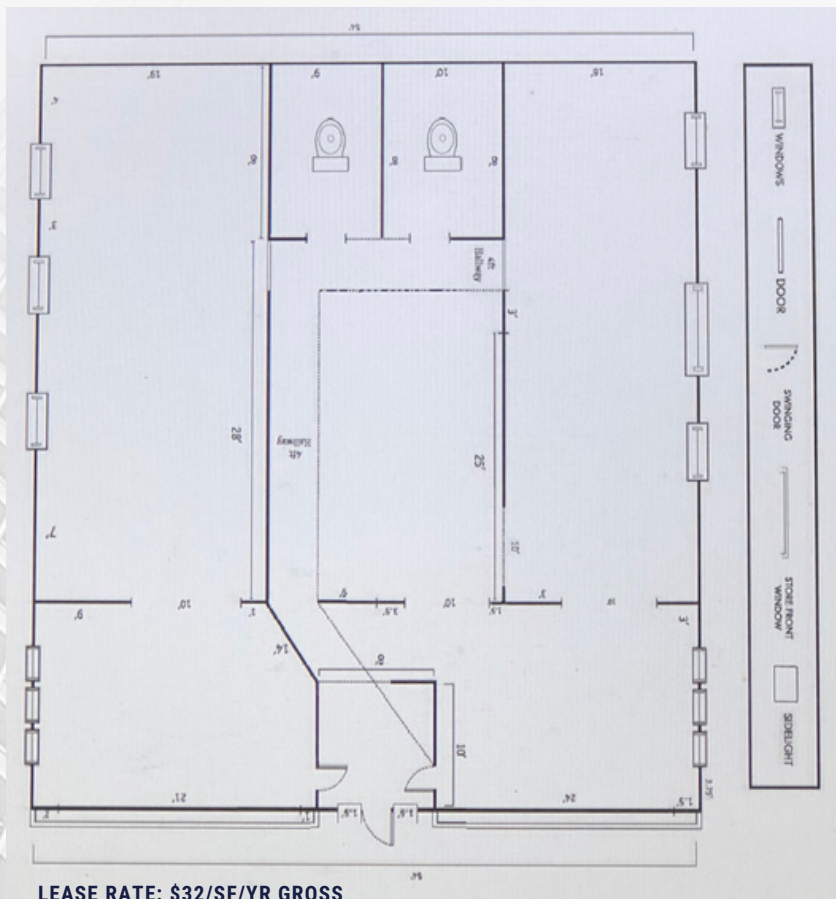
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RETAIL/GROUND LEVEL FLOORPLAN

Total Sqft.	3,600
Minimum sqft.	1,800
Max Contig.	3,600



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