



OFFERING MEMORANDUM

# 10230 Menchaca Rd

Austin, TX 78748

*Presented by*

The Morshed Group

10230

  
**MORSHED**  
REAL ESTATE GROUP  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# OFFERING

Address:

10230 Menchaca Road,

Type:

Unplatted Land

Lot Size:

1.32 Acres | 57,499 SF

Building:

2,102 SF (Single-Story)

Jurisdiction:

ETJ - No Zoning

Flood Zone:

Zone X – No Hazard

Year Built:

1965 (Existing Structure)

Due Diligence:

Feasibility Study Available





# PROPERTY SUMMARY

10230 Menchaca Road presents 1.32 acres on South Austin's fastest-growing entertainment and mixed-use corridor. ETJ land with no zoning provides maximum flexibility for commercial operators, investors, and developers looking to capitalize on the Menchaca Entertainment District's continued growth trajectory.

The Menchaca Entertainment District is anchored by Rush (7-acre pickleball & nature preserve development), Armadillo Den, and Bouldin Acres South, with a vision for 22+ venues along the corridor. Prop P (Nov 2024) recently released 100 acres from the Austin ETJ, improving the development outlook. With 900+ multifamily units in the pipeline and direct Menchaca Rd frontage, this site is positioned for the submarket's next phase of growth.



## HIGHLIGHTS

- Menchaca Entertainment District – 22+ venue vision
- Rush (7 AC) pickleball & nature preserve under construction
- ETJ land – no zoning, maximum use flexibility
- Direct Menchaca Rd frontage – 120' ROW (ASMP)
- PE-stamped feasibility study available on request

# FINANCIAL SUMMARY

## Investor Opportunity

- South Austin's premier entertainment submarket – Menchaca Entertainment District
- ETJ land with no zoning → maximum development flexibility
- 900+ multifamily units in pipeline add sustained demand generators
- Rush (7 AC) pickleball & nature preserve anchors the corridor
- Prop P (Nov 2024) released 100 AC from ETJ – submarket stabilizing

## Developer Opportunity

- 1.32 AC with direct Menchaca Rd frontage – ideal for entertainment, food & bev, or mixed-use
- PE-stamped feasibility study and boundary survey available immediately
- Mature oak canopy and existing structure add immediate site character
- Armadillo Den, Bouldin Acres South, and Rush as comparable anchors
- No zoning restrictions – broadest possible entitlement path

Asking Price:

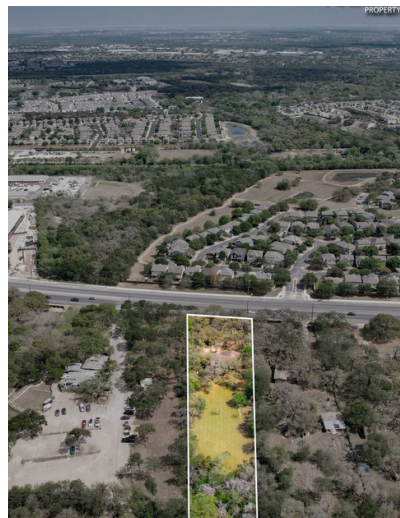
\$1,390,000

Price/SF (Land):

\$24.17/SF

Price/Acre:

\$1,053,030/AC



# Location & Accessibility

1. Menchaca Entertainment District
2. Rush (7 AC) – Pickleball & Nature Preserve
3. Bouldin Acres South
4. Armadillo Den
5. South Lamar Corridor
6. Downtown Austin
7. Moonlight Tower
8. Austin-Bergstrom Airport



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