

2121 Lynnbrook Dr. Manchaca Entertainment District - South End **FOR LEASE**

10 Pad Sites

- 2,400 sf - 2,700 sf building envelope
- Zoning: ETJ - No Restrictions
- Utilities Provided
- Fire Lane & Parking Provided
- 1,000+ Multi-Family Units Coming Soon

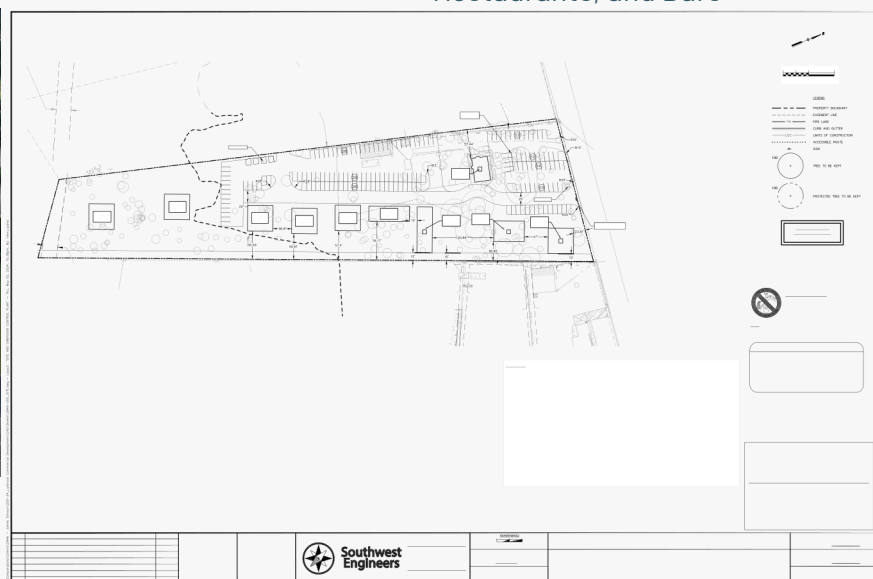


Overview

This 5.21-acre parcel is part of an 18-acre tract that will serve as the South End of the Manchaca Entertainment District and the Stinson Trail. Stinson Trail is a 14'-wide, fenced and lighted pedestrian trail that will run from here to Slaughter Ln, connecting over 20 bar/restaurant venues.

Features

- 1 Existing Building
- 10 Shovel-Ready Pad Sites
- **TI Allowance of \$300,000/pad site**
- 2,400-3,000 sf building envelope
- 1,000+ Multi-Family Units Opening w/in 1 Mile
- Connectivity to Retail, Restaurants, and Bars

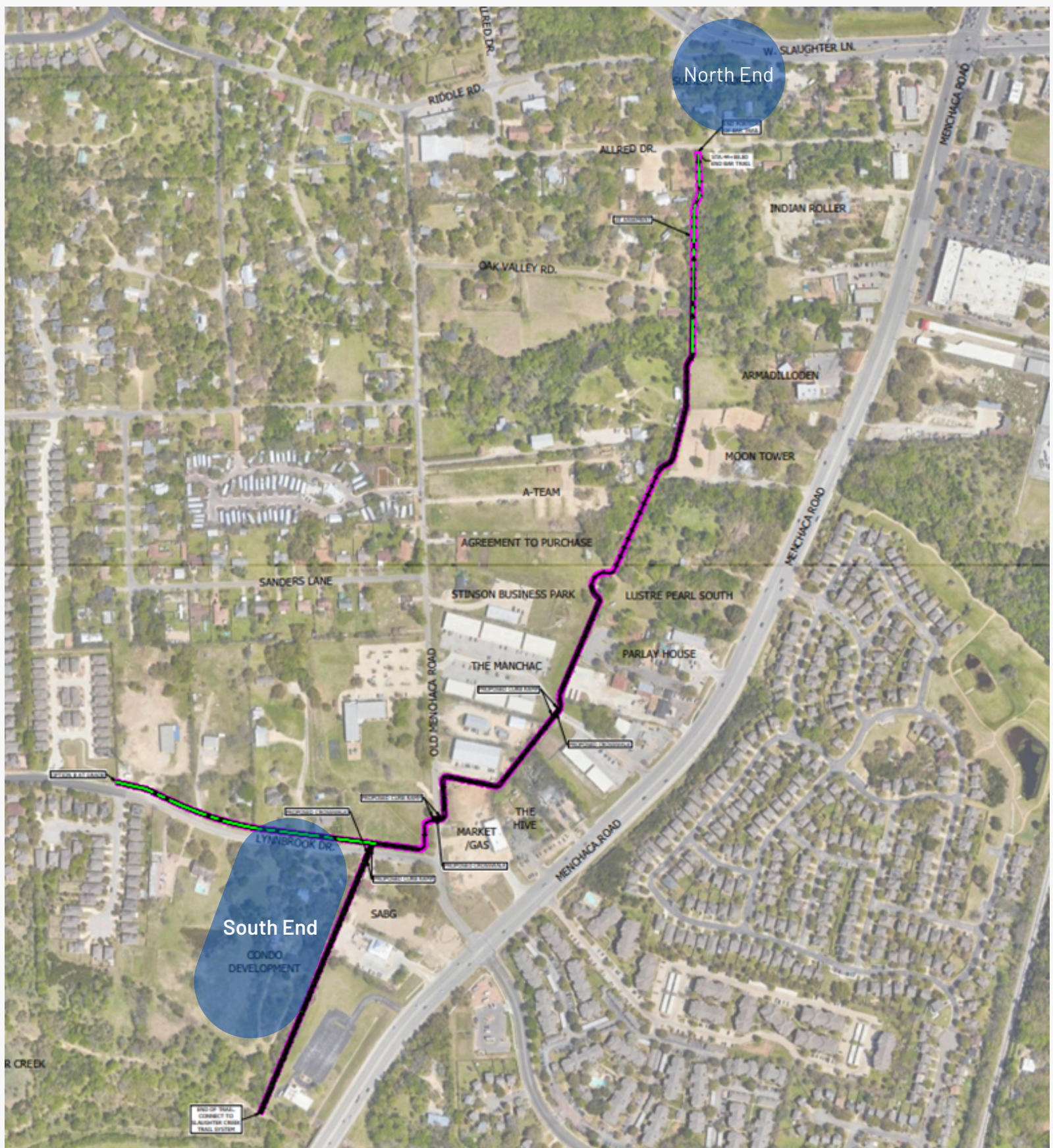


Get In Touch

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Stinson Trail is a proposed 14'-wide, fenced and lighted pedestrian path that will span a distance of 0.9 miles - from the Lynnbrook sites at the South End of The District, to the Slaughter sites at the North End. Stinson Trail will also link up with the existing Manchaca Rd establishments, such as Armadillo Den, Lustre Pearl South, and Cosmic Coffee (coming soon). Over a dozen venues will be added in the near future and residents of over 1,000 new multi-family units will be calling The District home as early as Fall of 2024. Stinson Trail will serve as the backbone of The Manchaca Entertainment District, providing ADA accessibility, connectivity, and safety for the visitors of what is sure to become a regional attraction.



2105 W Slaughter Ln Manchaca Entertainment District - North End **FOR LEASE**

4 Pad Sites

3 Existing Buildings

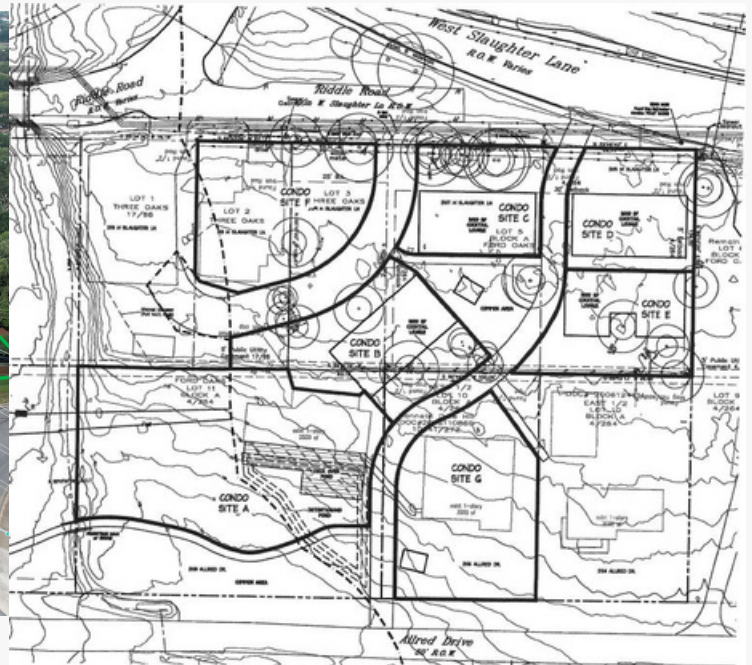
120+ Parking Spaces

\$300,000/Pad Site in TI Allowance

Access to Stinson Trail

Currently Rezoning

Restaurant/Bar/Cafe/Coffee



Overview

The North End of the Manchaca Entertainment District is a 5.2-acre tract with nearly 400 feet of W Slaughter Ln frontage at a signalized intersection. A rezoning case for this tract - and the neighboring lots - has been in progress since early 2024. The rezoning case is in the final stages and CS-1 zoning is expected. All sites will have direct access to Stinson Trail, which will link up with the Manchaca Rd. venues like (Armadillo Den, Lustre Pearl South, Lulu's, and more) and the South End (Drifter's Social, SABG, Pickle Hub). 3,000 sf building envelope per pad site. Over 120 parking spaces. Offering \$300,000/pad site in TI Allowance.

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