



FOR SALE OR FOR LEASE

3911 Woodbury Dr.



11,300 sf

MERRICK UNGAR

P: 512.422.9064

E: Merrick@ungarcompany.com

ADAM ZIMMERMAN

P: 512.461.5869

E: Adam@theyardaustin.com

3911 Woodbury Dr.

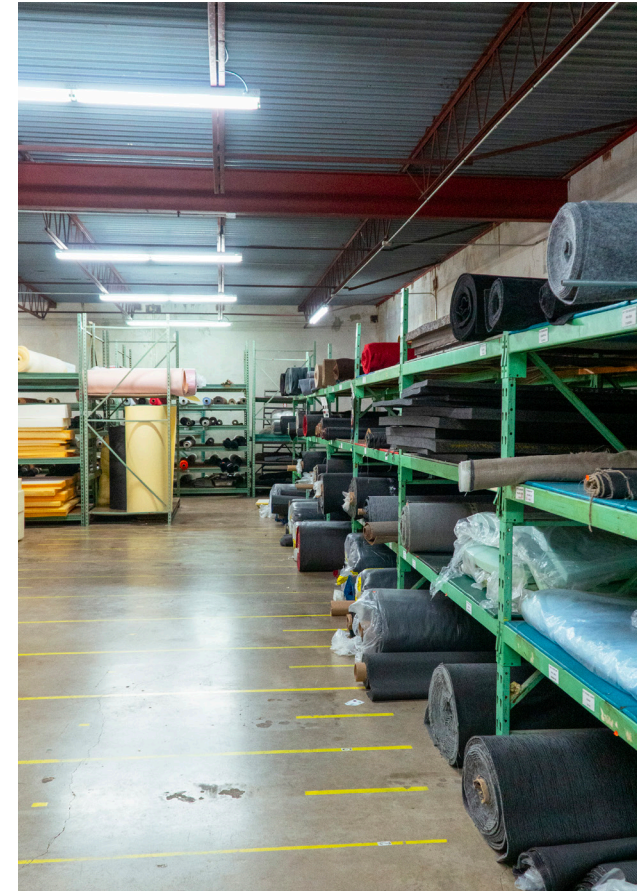
Executive Summary

3911 Woodbury Dr. presents a rare opportunity to own or lease a versatile **11,300 SF creative flex** property in one of Austin's most dynamic commercial hubs. Conveniently situated near Highway 71/E. Ben White Blvd., this property offers easy access to major transit routes, making it an ideal choice for businesses seeking functionality and visibility.

The property features a **10x10 bay door, a loading dock, 14 striped parking spaces, and a flexible layout** suited for a variety of uses, including warehouse, office, or creative flex space. Recent property enhancements include fresh exterior paint, landscaping, and striped parking further elevate its appeal.

Whether you're an owner-user, investor, or tenant looking for a high quality space in Austin's thriving market, this property offers versatility and strategic location to support your business needs.

Available for Sale or Lease - Contact us today for details!

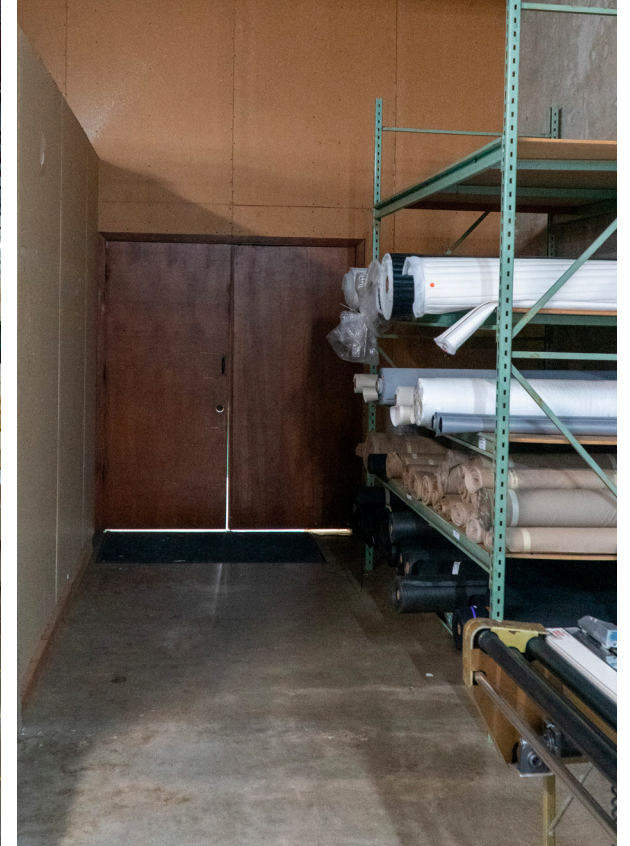


3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com

3911 Woodbury Dr.

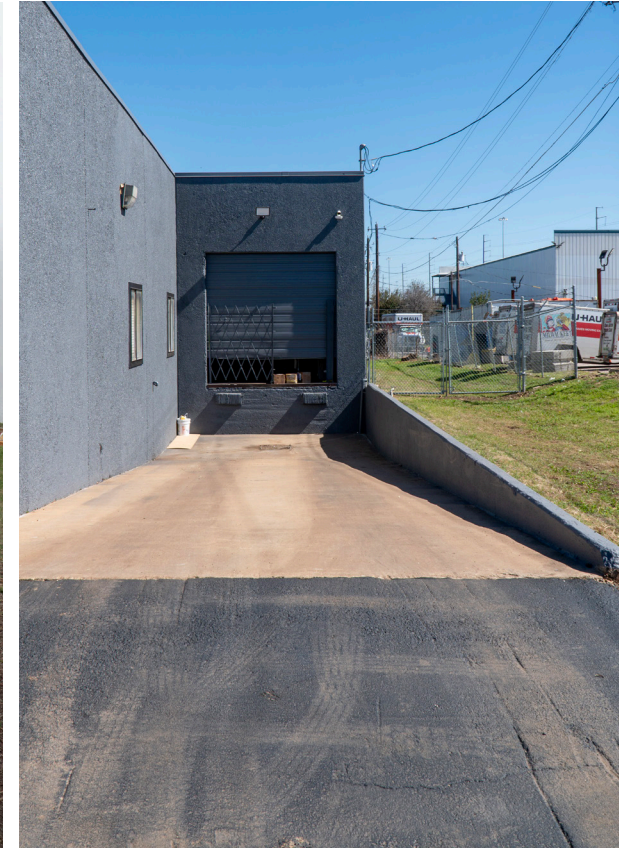


3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com

3911 Woodbury Dr.



3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com

3911 Woodbury Dr.

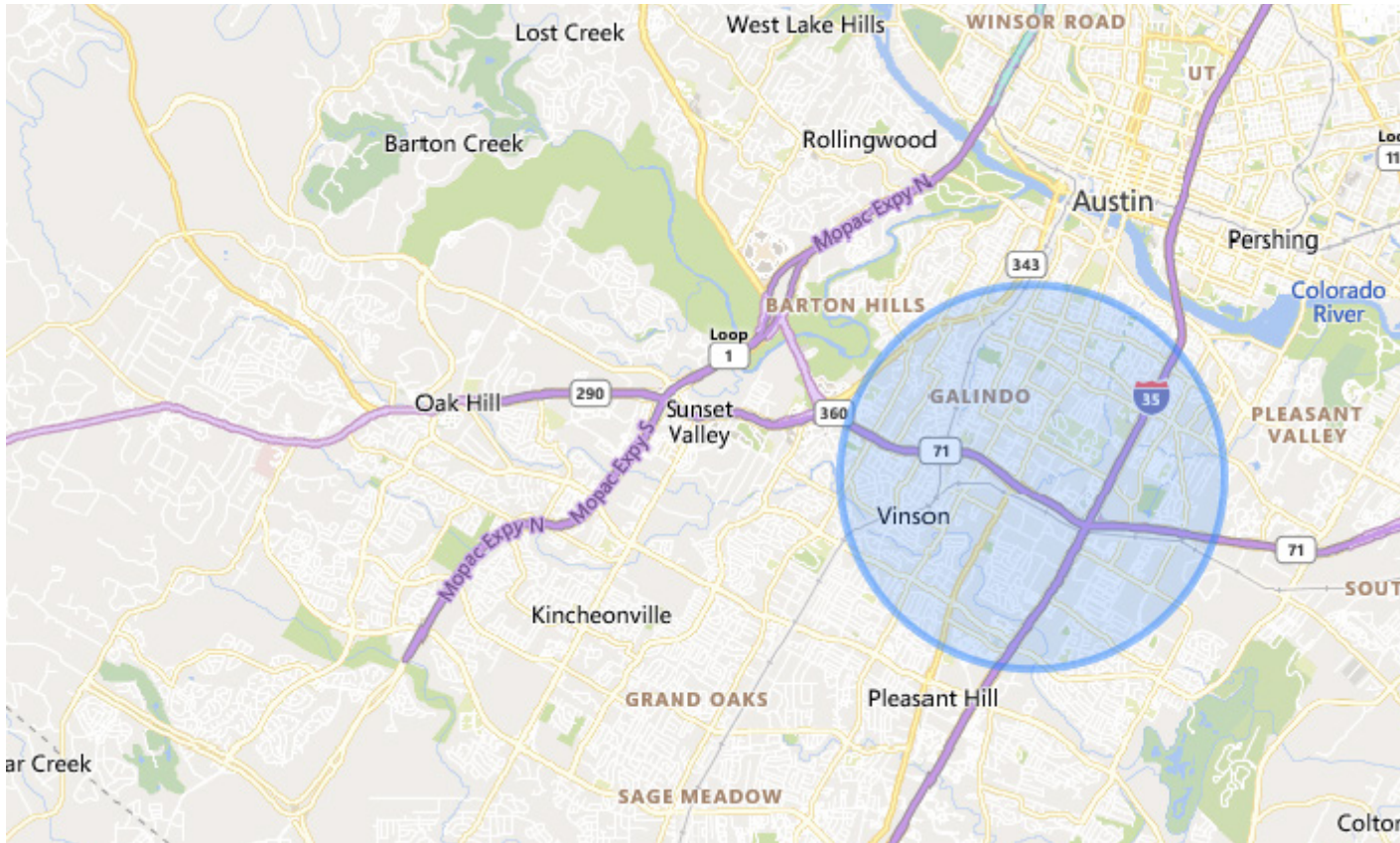


3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com

3911 Woodbury Dr.



Median Home Value
\$900,000



Median Household Income
\$84,963



Median Age
30 Years Old



Resident Population
24,000

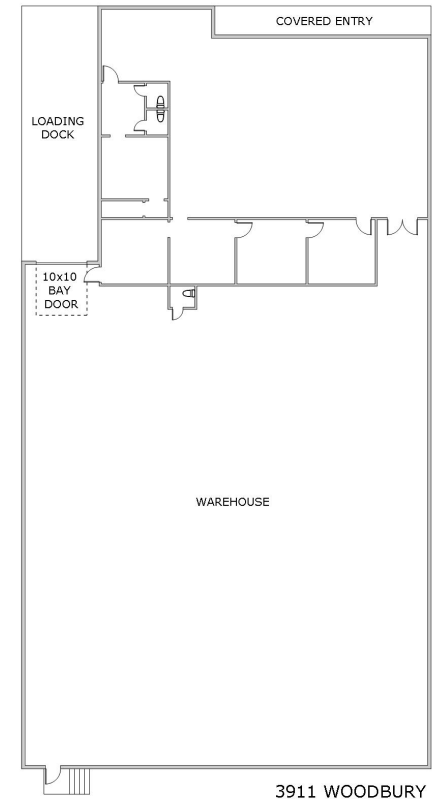
Ungar
&
Company

3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com

3911 Woodbury Dr.



3911 Woodbury Dr.
11,300 sf

MERRICK UNGAR
P: 512.422.9064
E: Merrick@ungarcompany.com

ADAM ZIMMERMAN
P: 512.461.5869
E: Adam@theyardaustin.com



**3911
Woodbury Dr.
11,300 SF**

www.elmoarts.com

Leasing Info

ADAM ZIMMERMAN

P: 512.461.5869

E: Adam@theyardaustin.com

MERRICK UNGAR

P: 512.422.9064

E: Merrick@ungarcompany.com

