

# 3601 Manor Road, Austin, TX 78723

# FOR SALE



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Commercial Brokerage

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# Executive Summary

This property presents an exceptional opportunity for a user/developer seeking a highly visible location with abundance of surrounding amenities. With its prime location and size, it is appealing to many types of buyers, inclusive of mixed-use developers and owner/users of retail, medical, hospitality, and more.

## Highlights

- Great location across the south entrance of Mueller
- Close proximity to East and Central Austin amenities (bars, restaurants, shops, hospitality, grocery, etc.)
- Potential for future development
- Centrally located, a short drive to Mueller, the medical district, University of Texas and downtown Austin

# Listing Details

Sale Price: \$5,500,000

Potential Use: Retail, Medical, Office,  
Hospitality, Mixed-Use, & more

Building Size: 13,538 SF

Land Area: 1.43 AC

Parking: 47 Spaces  
(potential for more)

City, State: Austin, TX

Zoning: GR-V-NP






  
 382 Physicians  
 203 Beds









**Live at Mueller**  
 Nearing completion of approx.  
 7,000 residential units,  
 mix of single and multi-family

**Morris Williams  
 Golf Course**

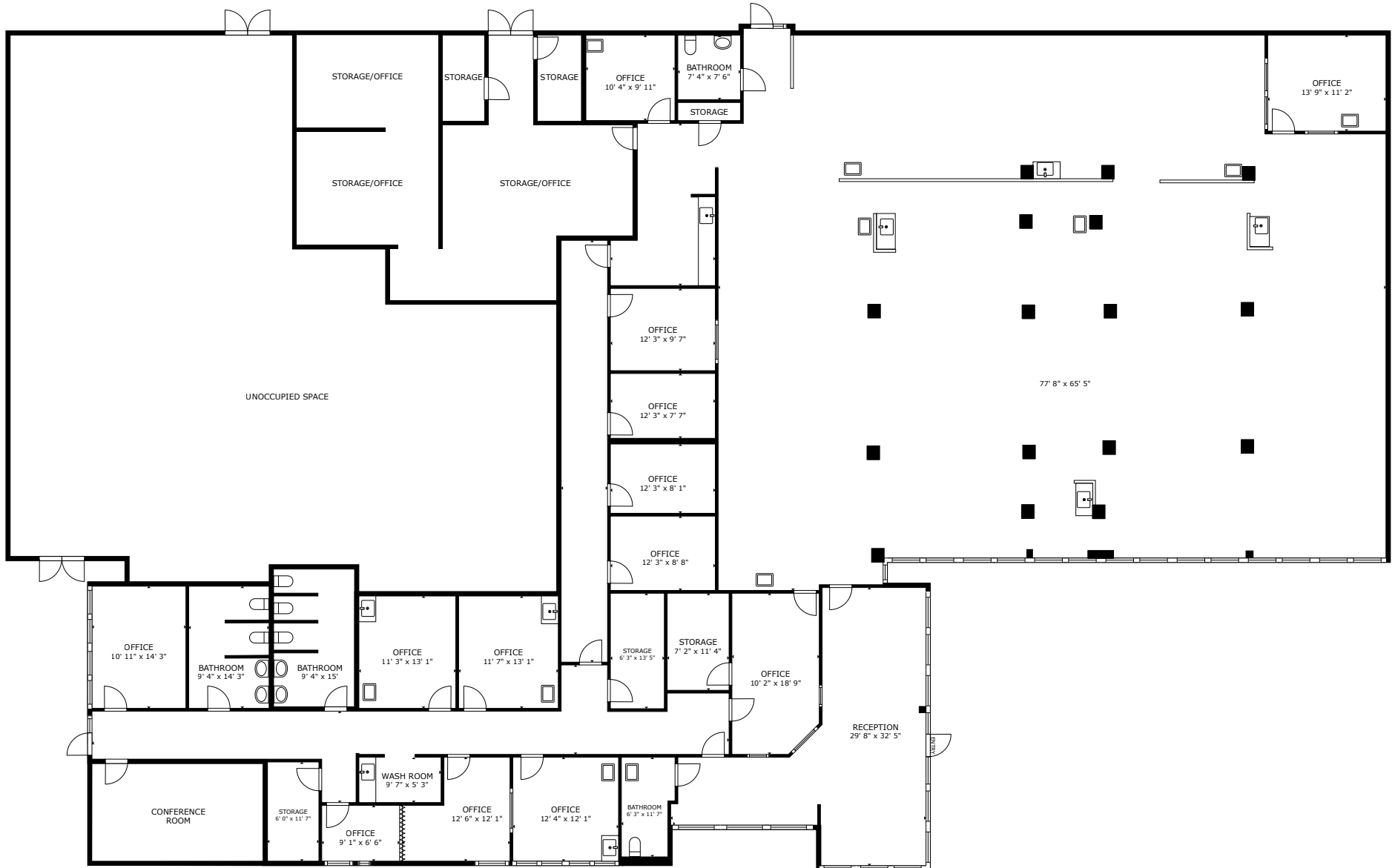
**Manor Rd 7,629 VPD**

**3,471 VPD  
 E.M. Franklin Ave**



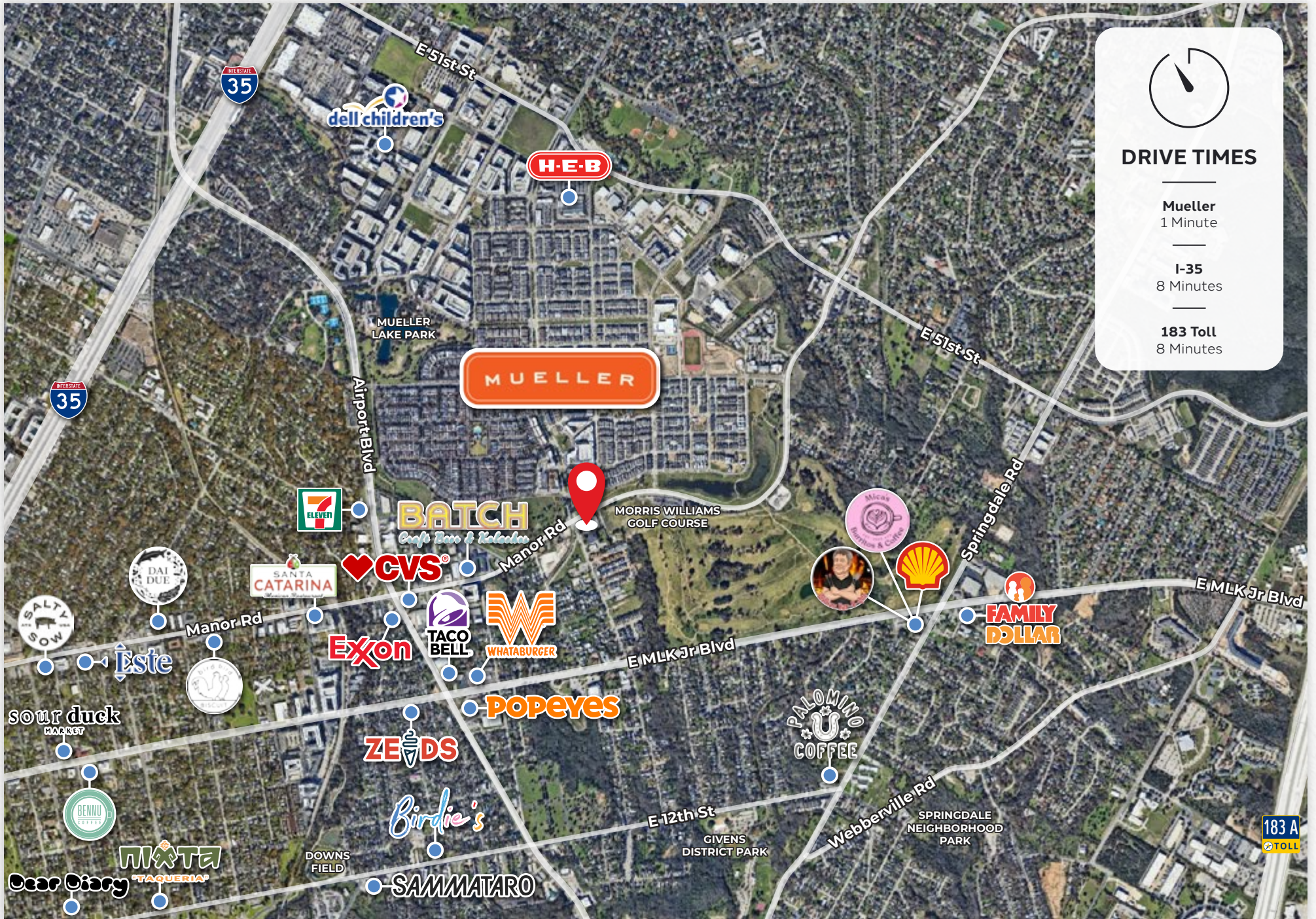






[Click To View Virtual Tour](#)





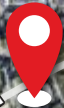
### DRIVE TIMES

**Mueller**  
1 Minute

**I-35**  
8 Minutes

**183 Toll**  
8 Minutes

**MUELLER**



MORRIS WILLIAMS GOLF COURSE

**BATCH**  
Craft Beer & Kalesales

**CVS**

**SANTA CATARINA**

**Exxon**

**TACO BELL**

**WHATABURGER**

**Exxon**

**POPEYES**

**ZEEDS**

**Birdie's**

**SAMMATARO**

**FAMILY DOLLAR**

**PALOMINO COFFEE**

SPRINGDALE NEIGHBORHOOD PARK

GIVENS DISTRICT PARK

DOWN'S FIELD

**SAMMATARO**

**MATA TAQUERIA**

**Dear Diary**

**sour duck MARKET**

**Este**

**Manor Rd**

**Manor Rd**

**E MLK Jr Blvd**

**E 12th St**

**Webberville Rd**

**Springdale Rd**

**E MLK Jr Blvd**

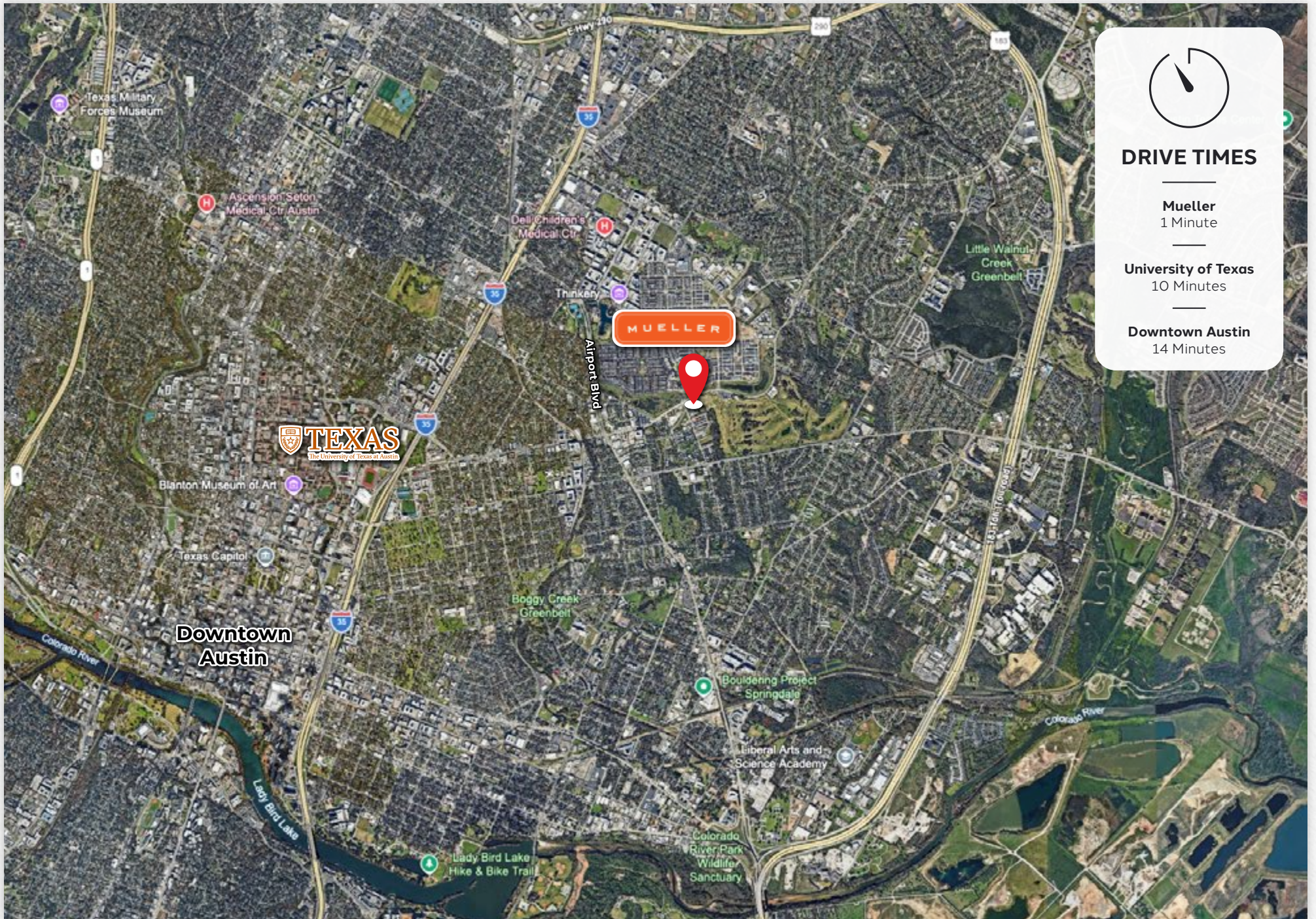
**E 51st St**

**E 51st St**

**INTERSTATE 35**

**INTERSTATE 35**

**183 A TOLL**



### DRIVE TIMES

**Mueller**  
1 Minute

**University of Texas**  
10 Minutes

**Downtown Austin**  
14 Minutes



**Downtown Austin**

# Location Demographics



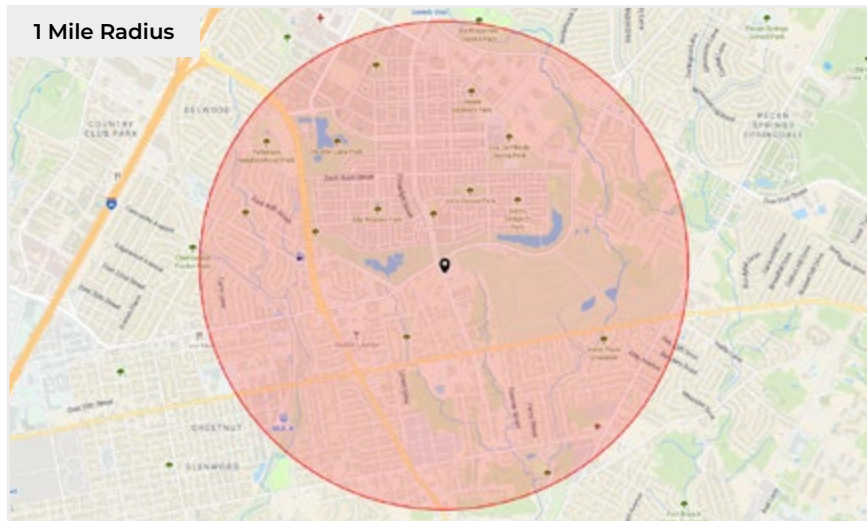
Population

	1 Mile	3 Miles	5 Miles
Population	19,649	161,883	372,329



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$137,842	\$109,139	\$118,348



1 Mile Radius

Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	8,903	68,703	164,631
<b>Households by Marital Status</b>			
Married	2,768	15,728	42,659
Married No Children	1,555	9,793	25,491
Married w/Children	1,212	5,935	17,169
<b>Education</b>			
Some High School	4.80%	9.60%	11.10%
High School Grad	10.74%	13.42%	13.79%
Some College	17.66%	17.67%	16.84%
Associate Degree	4.98%	8.01%	8.57%
Bachelor Degree	36.00%	30.62%	30.29%
Advanced Degree	25.81%	20.67%	19.42%
<b>Annual Consumer Spending (\$000)</b>			
Apparel	\$15,135	\$108,117	\$264,851
Entertainment	\$44,333	\$291,090	\$725,509
Food & Alcohol	\$80,448	\$558,298	\$1,387,094
Household	\$54,843	\$334,170	\$831,801
Transportation	\$70,967	\$498,613	\$1,240,122
Health Care	\$13,066	\$82,956	\$210,789
Education/Day Care	\$23,705	\$146,685	\$373,217

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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.

11-2-2015



### 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 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.

**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.

**AS AGENT FOR BOTH - INTERMEDIARY.** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date