



For Sale

11,577 SF
on 0.97 Acres



2 BUILDINGS



11,577 SF



0.97 ACRES

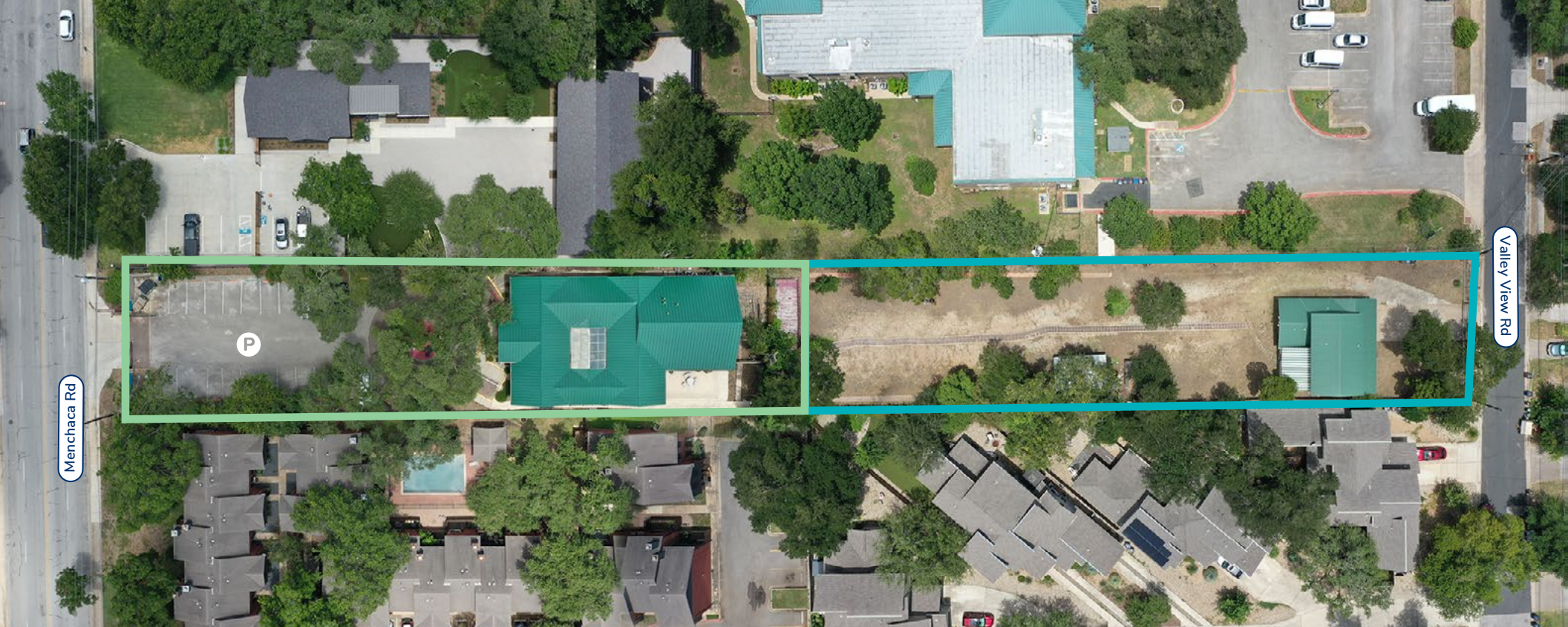


ZONING: LO,
SF-3, LO-CO

STREAM®

4005 Menchaca Rd 4004 Valley View Rd Austin, TX 78704





Property Highlights



Birds Eye View



4005 Menchaca Rd

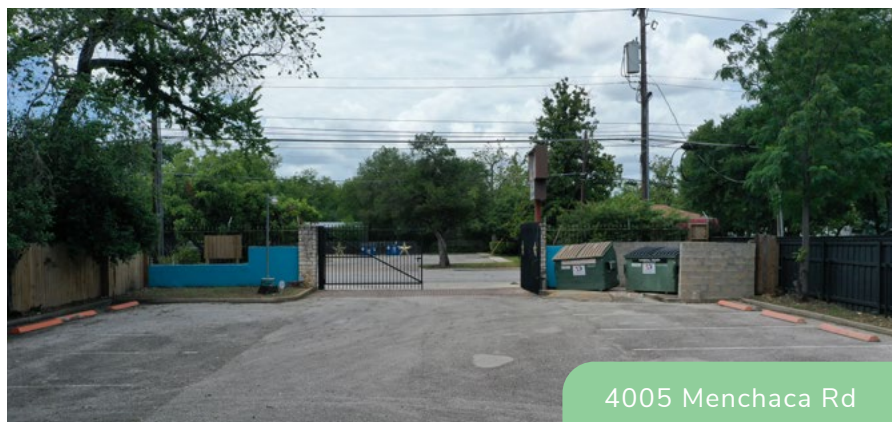
OFFICE BUILDING

BLDG SF	9,504 SF
SITE AREA	0.48
YEAR BUILT	1986
PARKING	28 SPACES
TENANCY	VACANT

4004 Valley View Rd

OFFICE BUILDING

BLDG SF	2,073
SITE AREA	0.49
YEAR BUILT	1964
TENANCY	VACANT

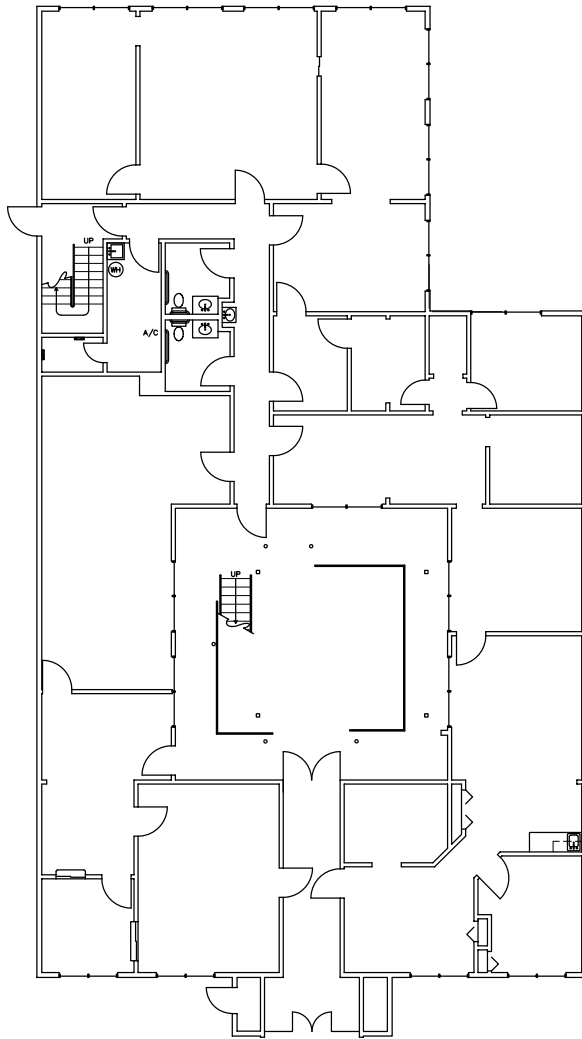


The Opportunity

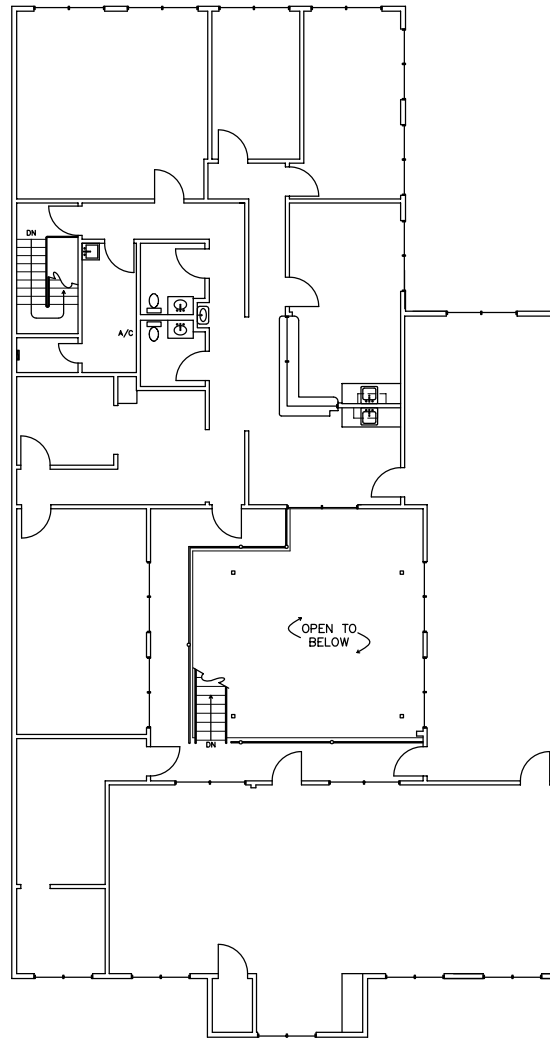
Positioned along the highly trafficked and vibrant Menchaca Road corridor, 4005 Menchaca offers a compelling opportunity within one of Austin's most desirable infill submarkets—78704. The site features flexible Medical Office, Institutional Office, Professional Office, or Redevelopment (MF-5) potential with by-right commercial zoning in place, all on a highly visible frontage.

With no long-term tenancy or encumbrances in place, the property is primed for redevelopment, presenting a rare 0.97-acre clean assemblage with favorable commercial zoning in tow within a strong residential corridor, just minutes from the epicenter of South Lamar and South First, with easy access to Highway 71. This unique opportunity provides exceptional flexibility for immediate occupancy or long-term redevelopment, ideally suited for local or institutional developers seeking boutique, permissibly zoned townhome, or garden-style apartment development, or for an array of office users looking to capitalize on an acre-sized site with excellent existing infrastructure already in place.

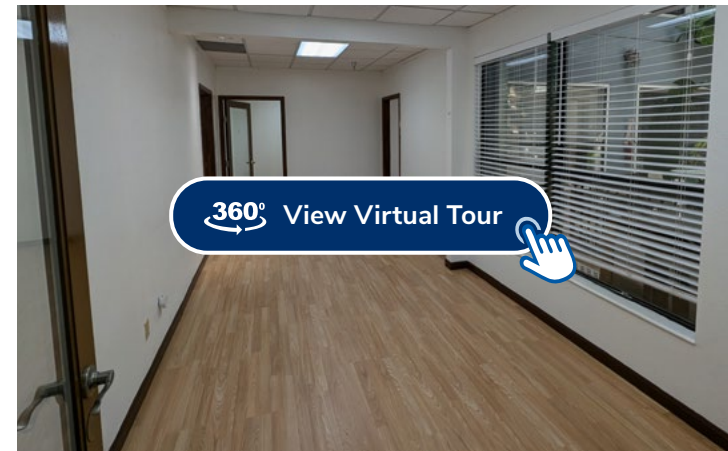
FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



REDEVELOPMENT POTENTIAL



Birds Eye View



4005 Menchaca Rd

4004 Valley View Rd



Zoning Overlays

SB 840: State Legislative Authority

LO: Limited Office

SF-3: Family Residence

Positioned in the heart of South Austin, this two-tract redevelopment opportunity is primed for MF-5 redevelopment. With by-right commercial zoning eligible for SB 840, the property offers significant flexibility for a range of residential development strategies.

Current development potential includes up to 54 dwelling units per acre, 45 feet of allowable height, and no FAR limitation under the applicable bonus program. Preliminary concepts include approximately 20 three-story townhomes or a 36-unit walk-up multifamily development accompanying 54 parking spaces (1.5:1 parking ratio)—offering developers multiple paths to maximize value in one of Austin's most desirable infill submarkets.

***Plan available upon request.**

Unparalleled Location Austin, TX

4005 Menchaca Road is ideally positioned in the heart of South Austin, offering a highly accessible location within one of the city's fastest-growing commercial corridors. Situated along Menchaca Road, the property provides convenient access to major thoroughfares including Ben White Boulevard (Highway 71/290), Loop 1 (MoPac), and Interstate 35, allowing for quick connectivity to downtown Austin and the greater metro area.

Surrounded by established neighborhoods and a thriving mix of local restaurants, breweries, coffee shops, and retail destinations, the property benefits from the area's strong residential density and vibrant community atmosphere. Its central South Austin location offers an ideal balance of neighborhood character, accessibility, and proximity to Austin's major employment centers, making it well-positioned for a variety of office and commercial users.



ABIA AIRPORT · 7.3 Miles · 15 Minutes



DOWNTOWN AUSTIN · 3.6 miles · 10 minutes



SOUTH CONGRESS · 2.0 Miles · 6 Minutes



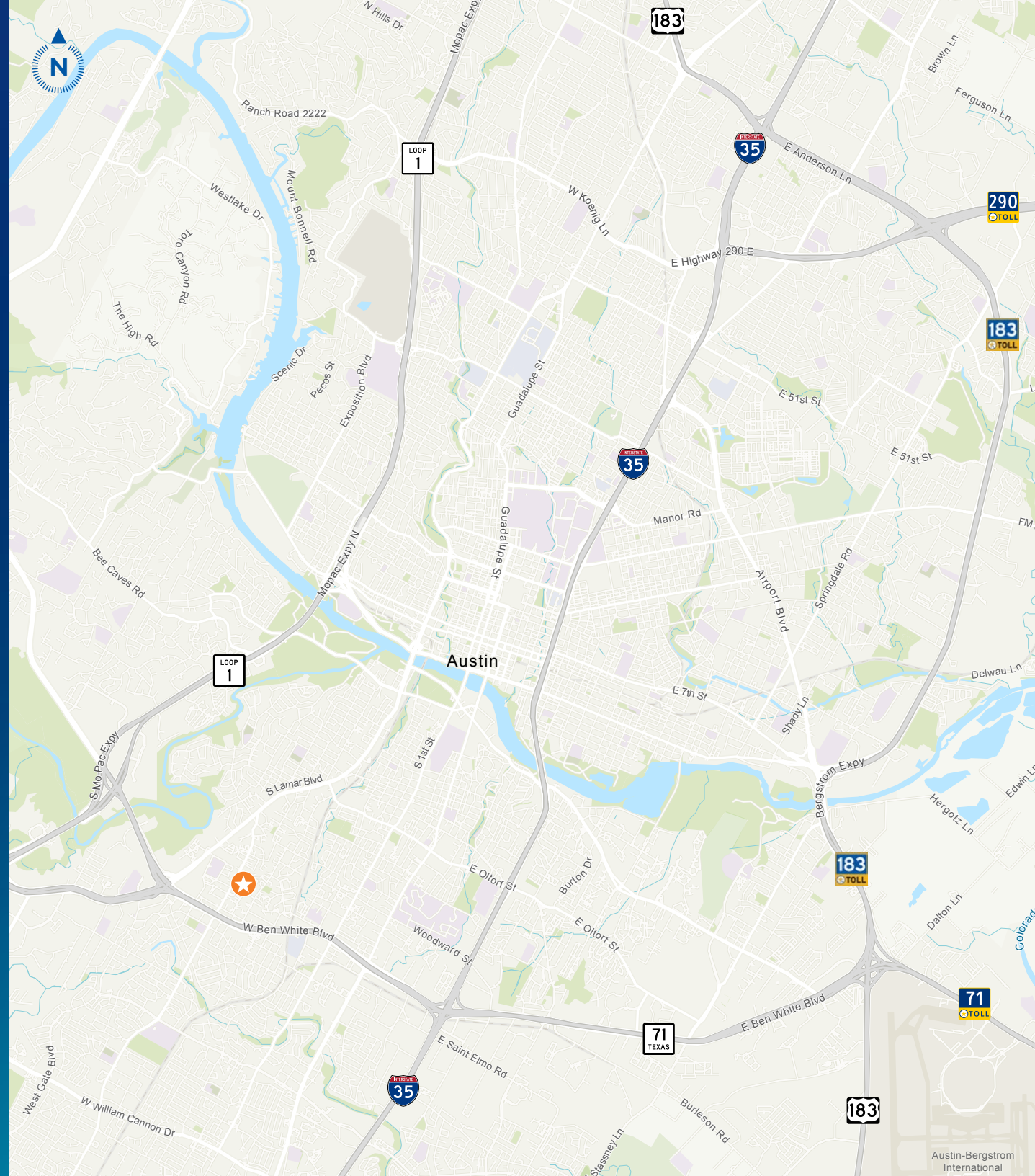
SOUTH FIRST · 1.8 Miles · 5 Minutes



HWY 290 · 0.1 Miles · 1 Minute



UT CAMPUS · 4.6 Miles · 17 Minutes



AMENITIES



7 | FOR SALE · 4005 MENCHACA RD & 4004 VALLEY VIEW RD, AUSTIN, TX 78704



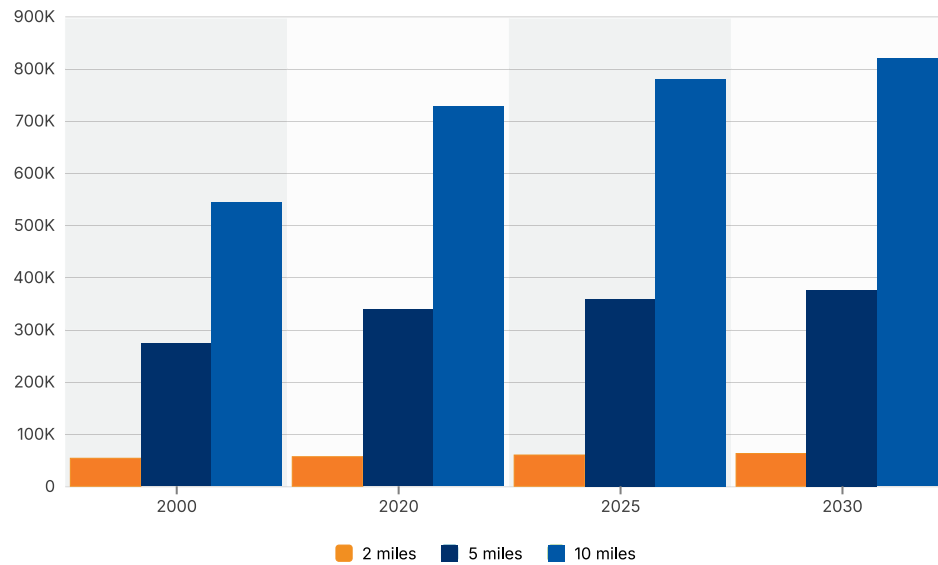
SURROUNDED BY AUSTIN'S BEST

The immediate area is rich with food-and-beverage energy that continues to deepen each year. The property is surrounded by beloved neighborhood institutions and nationally recognized brands alike, including Kelly's Irish Pub, a long-standing South Austin staple, as well as El Tacorrido and Starbucks directly across the street. Just a few blocks north are additional destinations such as Swedish Hill, Fresa's, De Nada, and Elizabeth Street Café, reinforcing the site's position within one of Austin's most concentrated and proven dining clusters. Further strengthening the location, the new South Congress H-E-B recently delivered just down the road, cementing the area as a highly walkable, amenity-rich destination for residents, retail users, and visitors.

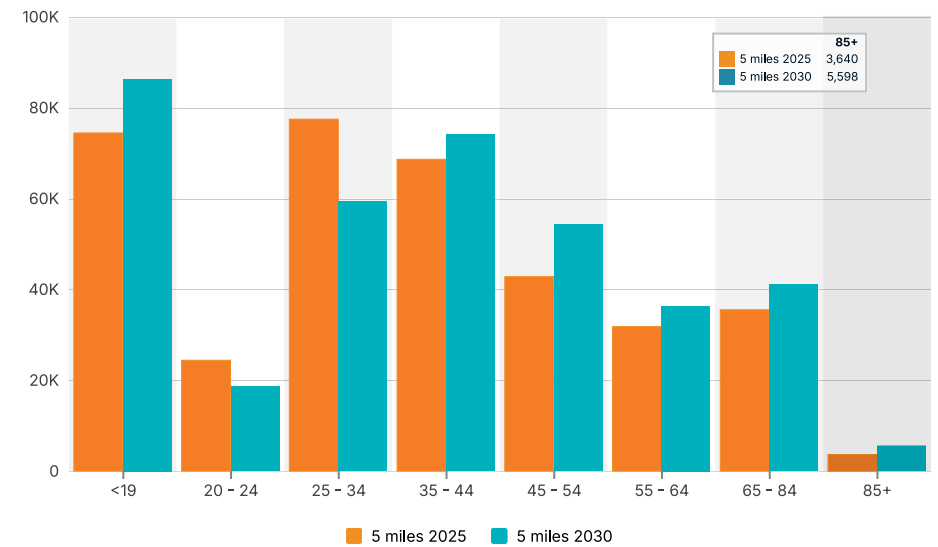


DEMOGRAPHICS

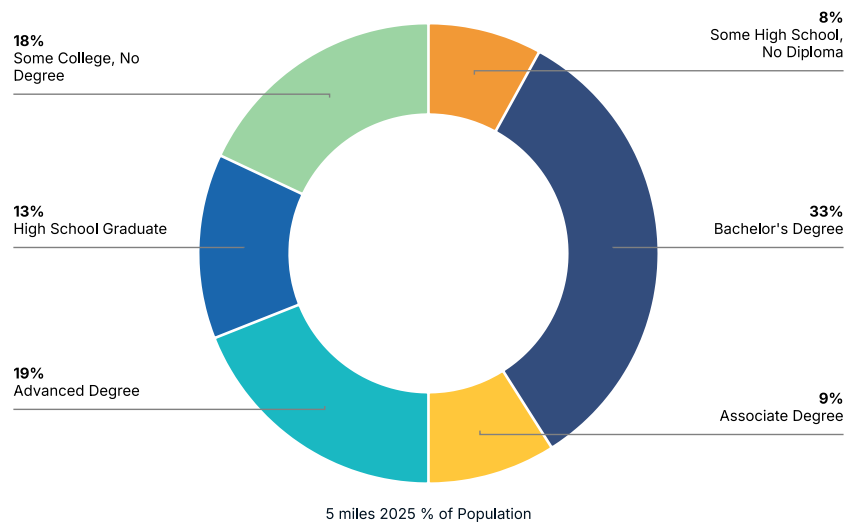
Population



Population By Age

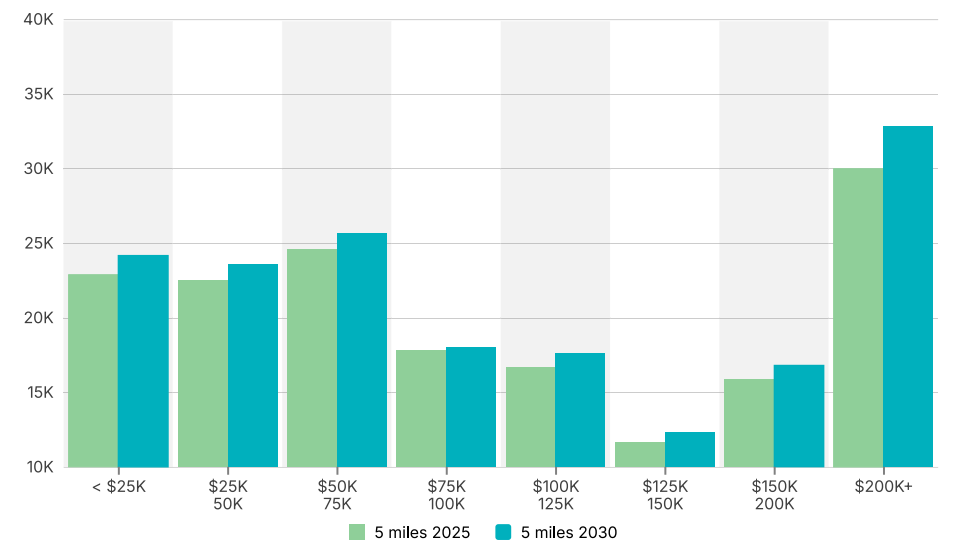


Educational Attainment



Households By Income

Currency: USD (\$)



Contacts



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Stream Locations:

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Northern Virginia
Phoenix
San Antonio
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