



Rare Mueller Retail/Medical Building For Sale

Offering Memorandum

3601 Manor Road, Austin, TX 78723





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We are pleased to present 3601 Manor Road for sale, a rare opportunity to acquire a standalone medical/retail building in East Austin, a sought-after area known for its growth and development. This property is ideally located at a lighted intersection, one of the main entrances to the vibrant Mueller community.

Spanning 13,538 square feet, the building is currently configured as a medical office. The GR (General Retail) zoning allows for a variety of uses, including retail, medical office, and general office space, providing flexibility for potential buyers.

The Vertical Mixed Use combining district zoning is in place allowing development of a mixed use project including multi-family, retail or office uses.

The site encompasses 1.43 acres and has the capacity to support approximately 112 units of condominium or multi-family development along with 5,532 SF of commercial space.

This property presents an exceptional opportunity for an owner/ user seeking a highly visible location in the Mueller area or developer looking to create residential condos or apartments in a fast-growing segment of East Austin. With its prime location and development potential, 3601 Manor Road will appeal to investors looking to enter or expand in this dynamic market.

Property Description

Address	3601 Manor Road
Types/use	Medical, office, retail, multi-family
Building Area	13,538
Land Area	1.43 Acres
City, State	Austin, TX
Zoning	GR-V-NP
ZIP	78723



Physical Description

The property benefits from its position in a dynamic neighborhood experiencing significant residential and commercial growth. Manor Road is known for its eclectic mix of local businesses, including popular eateries, breweries, and creative spaces, fostering a strong sense of community and vibrancy. With ongoing redevelopment and increasing demand for mixed-use and infill projects, the area offers substantial upside for owner-users and investors.

Property Information

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3601 Manor Road

Mueller Now & Future

	Current	Final Build Out
Total Acres	630	700
Employees	11,200	16,500+
Residents	14,200	16,300+
Retail SF	716,000	737,000
Commercial SF	3.5M	5.39M
Acres of Parks	121	140
Homes	5,900+	6,880+
Multifamily	3,455 Units	4,105 Units
Hotel Rooms	232	232



Property Highlights



Great location on the southern end of Mueller



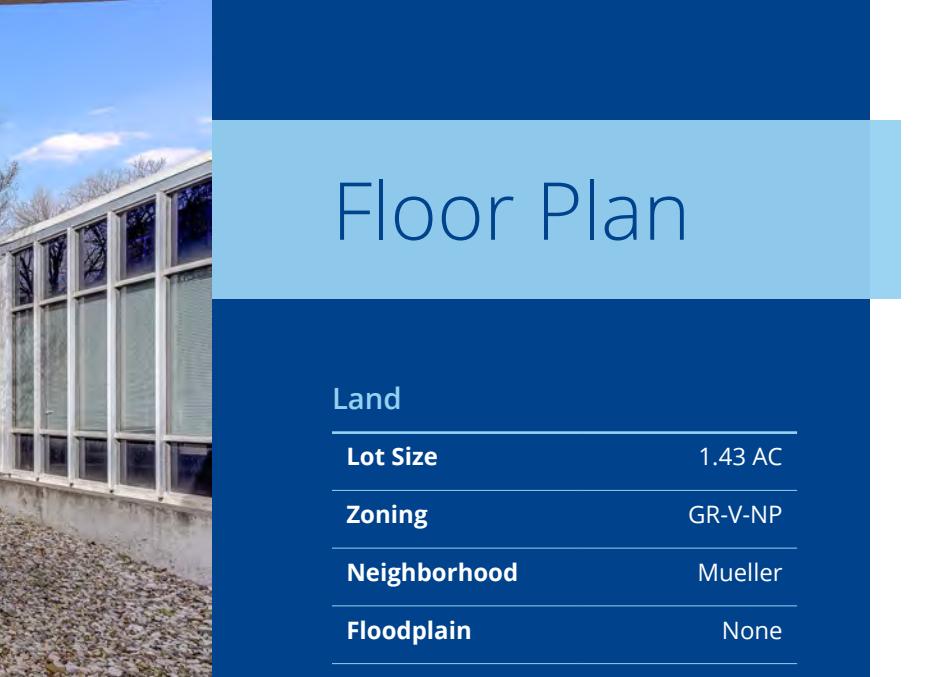
Close proximity to East and Central Austin amenities (bars, restaurants, shops, etc.)



Potential for future development



Centrally located, a short drive to Mueller, the medical district, University of Texas and downtown Austin

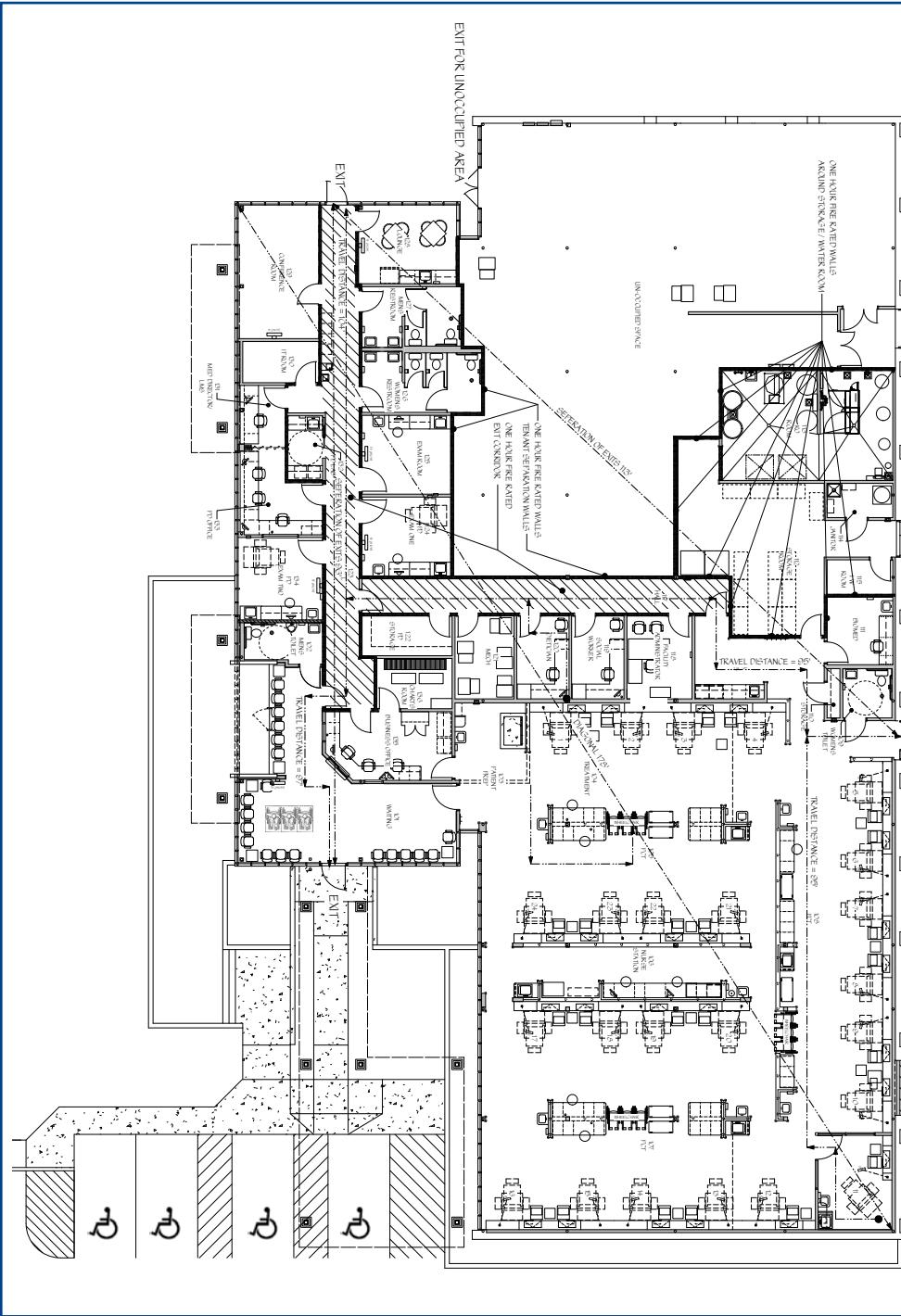


Door Plan

e	1.43 AC
s	GR-V-NP
oorhood	Mueller
plain	None
Setback	None

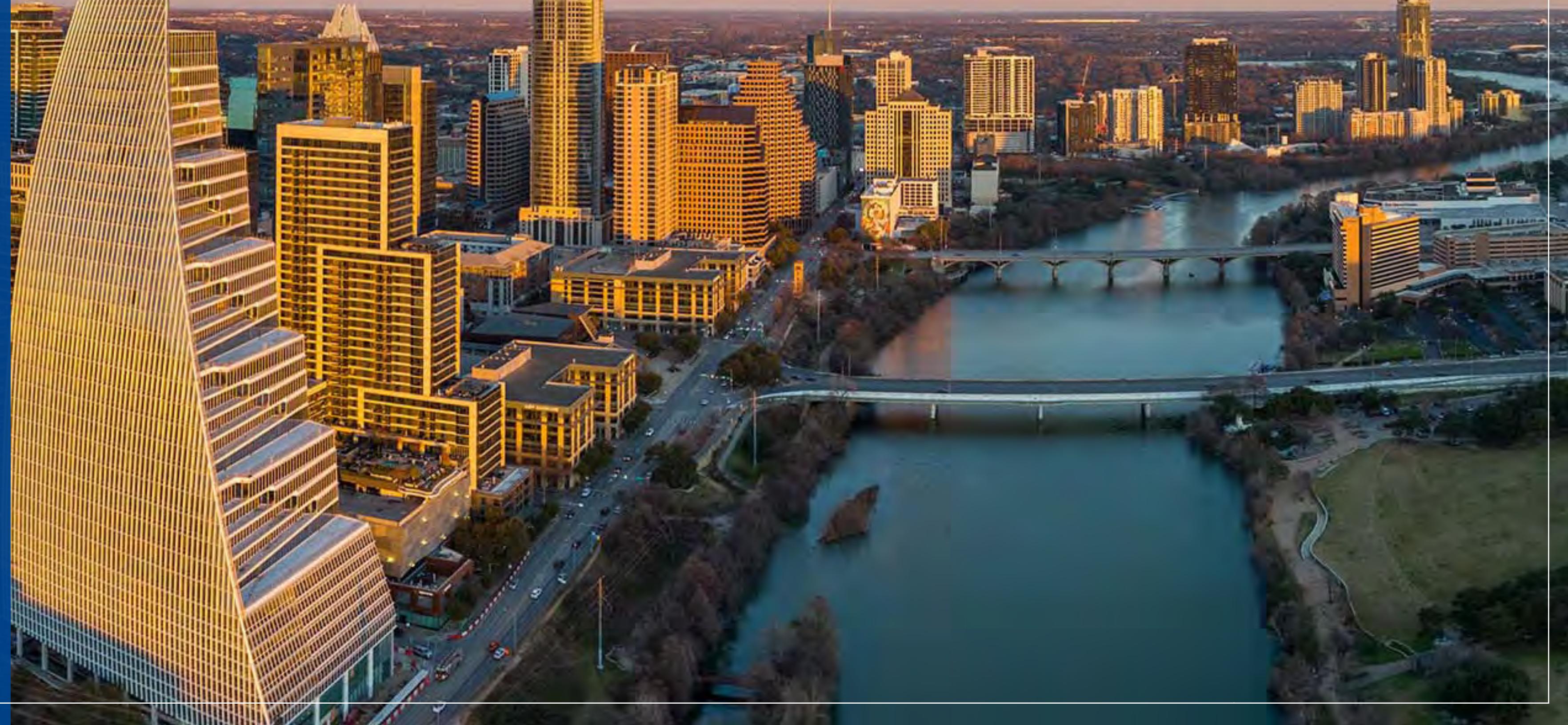
g Building

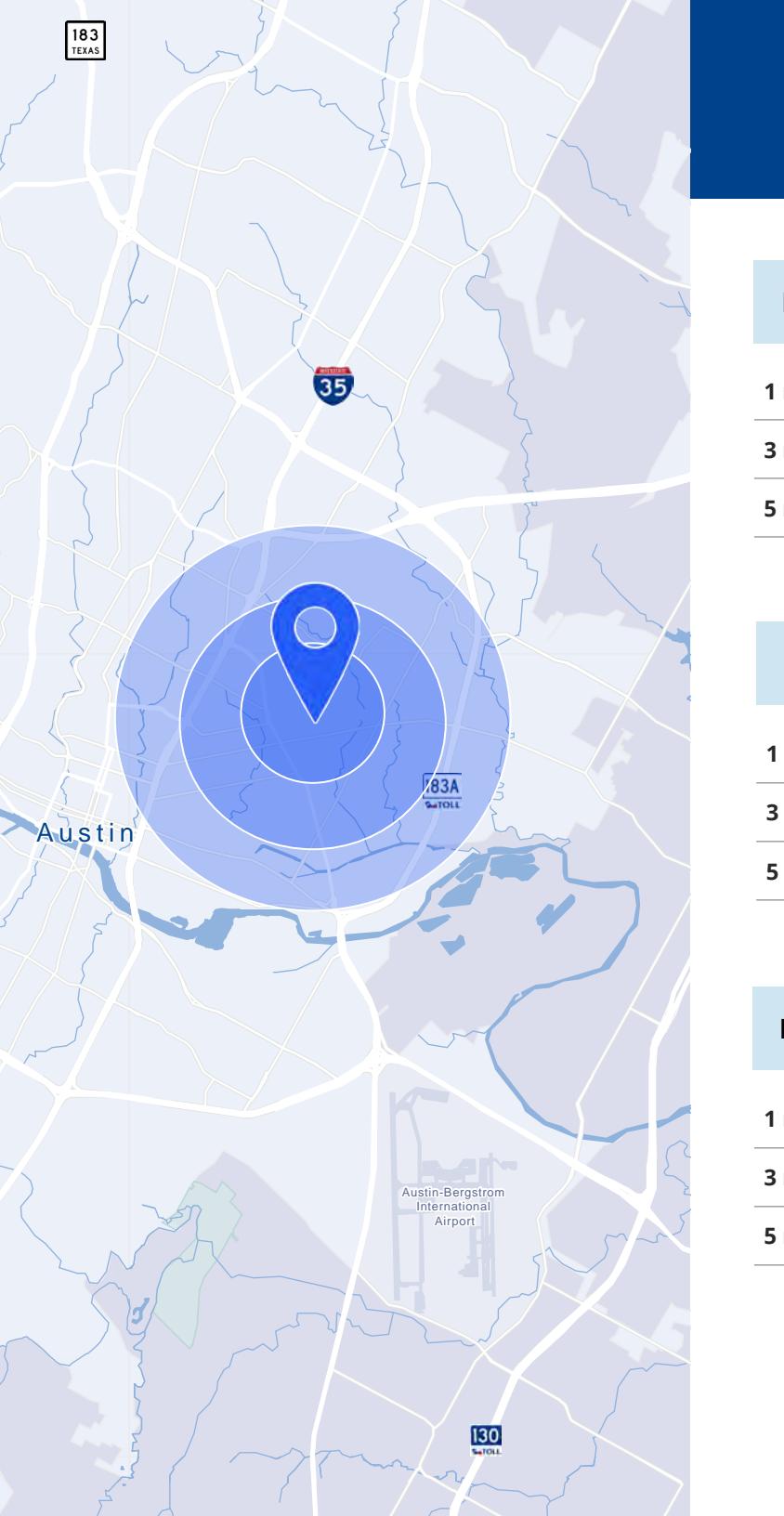
Size	13,538 SF
	1
Ratio	3.47/1,000
ler	No



Market Overview

Offering Memorandum
3601 Manor Road





Demographics

POPULATION

1 mile	16,255
3 mile	65,601
5 mile	157,002

DAYTIME POPULATION

1 mile	14,656
3 mile	68,940
5 mile	262,011

MEDIAN HOUSEHOLD INCOME

1 mile	\$111,458
3 mile	\$91,758
5 mile	\$76,926

2029 PROJECTED POPULATION

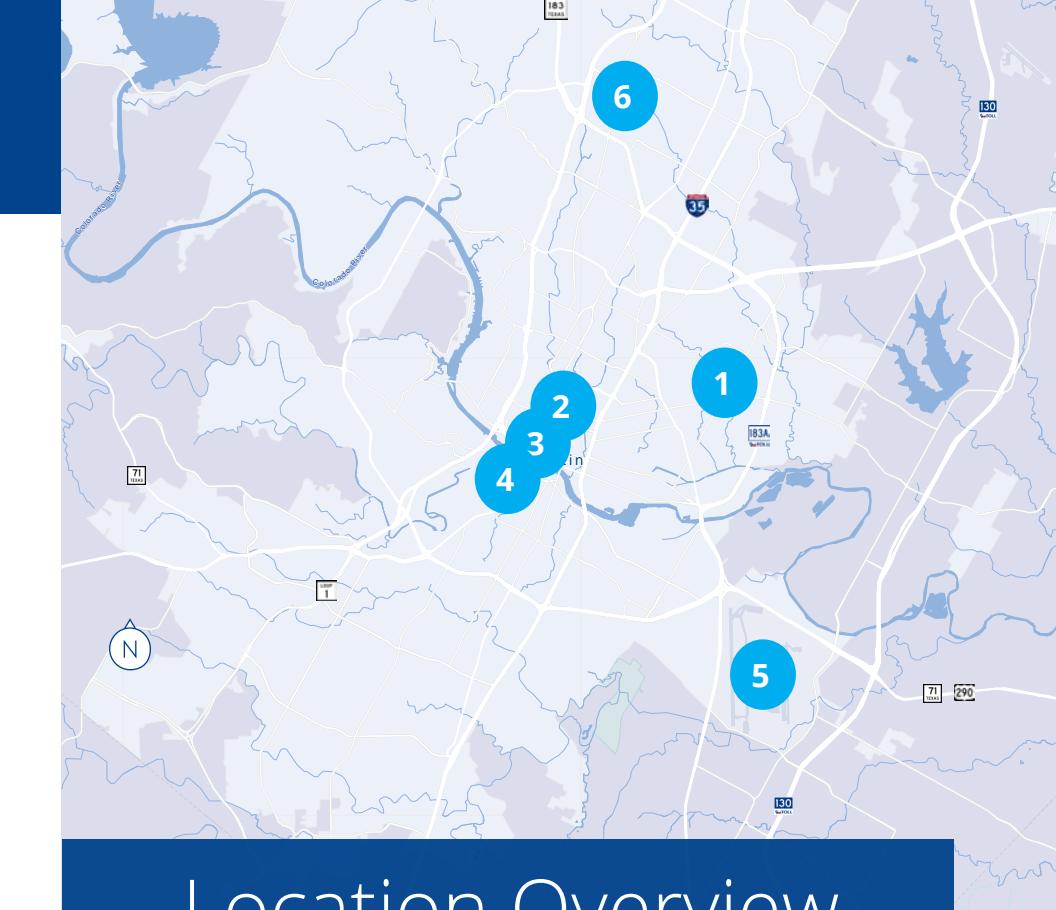
1 mile	\$111,458
3 mile	\$91,758
5 mile	\$76,926

AVERAGE HOUSEHOLD INCOME

1 mile	\$166,042
3 mile	\$136,098
5 mile	\$119,329

UNEMPLOYMENT RATE

1 mile	2.7%
3 mile	3.3%
5 mile	3.3%



Location Overview East Austin

East Austin has emerged as one of the most preferred submarkets in Austin. For years, East Austin has been the preferred area for the arts community. More recently it has undergone rapid development and now boasts some of the best restaurants and bars in the entire Austin area.

Drive Times

#	Place	Distance	Time
1	Mueller	1 mi	3 min
2	University of Texas	2.5 mi	8 min
3	Downtown Austin	3.5 mi	14 min
4	South Congress	5 mi	16 min
5	Austin Bergstrom Intl Airport	6.9 mi	16 min
6	The Domain	12 mi	20 min

Following the arts and restaurant scene, thousands of new apartment units, homes and office buildings have been built. East Austin benefits from incredible connectivity. Highways, major arterial streets, bike lanes and Metro Rail offer easy access to all of Austin.

For more information, please contact:

Doug Rauls

Executive Vice President
doug.rauls@colliers.com
Direct: +1 512 539 3006

Brian Riazz

Associate Vice President
brain.riazzi@colliers.com
Direct: +1 512 704 5168

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3601 Manor Road
Austin, TX

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