



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




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**

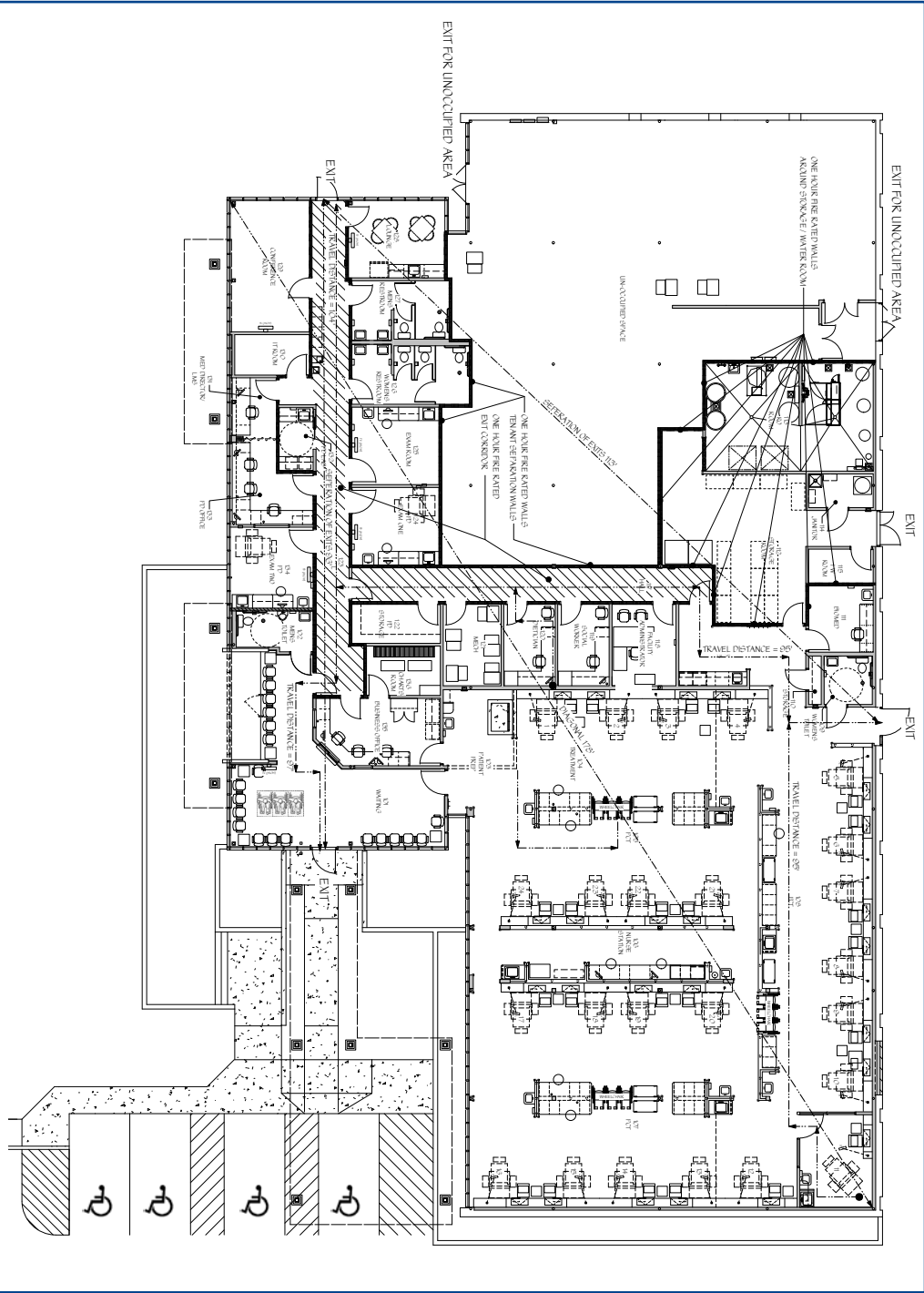
 **Centrally located, a short drive to Mueller, the medical district, University of Texas and downtown Austin**



Floor Plan

Land	
Lot Size	1.43 AC
Zoning	GR-V-NP
Neighborhood	Mueller
Floodplain	None
Creek Setback	None

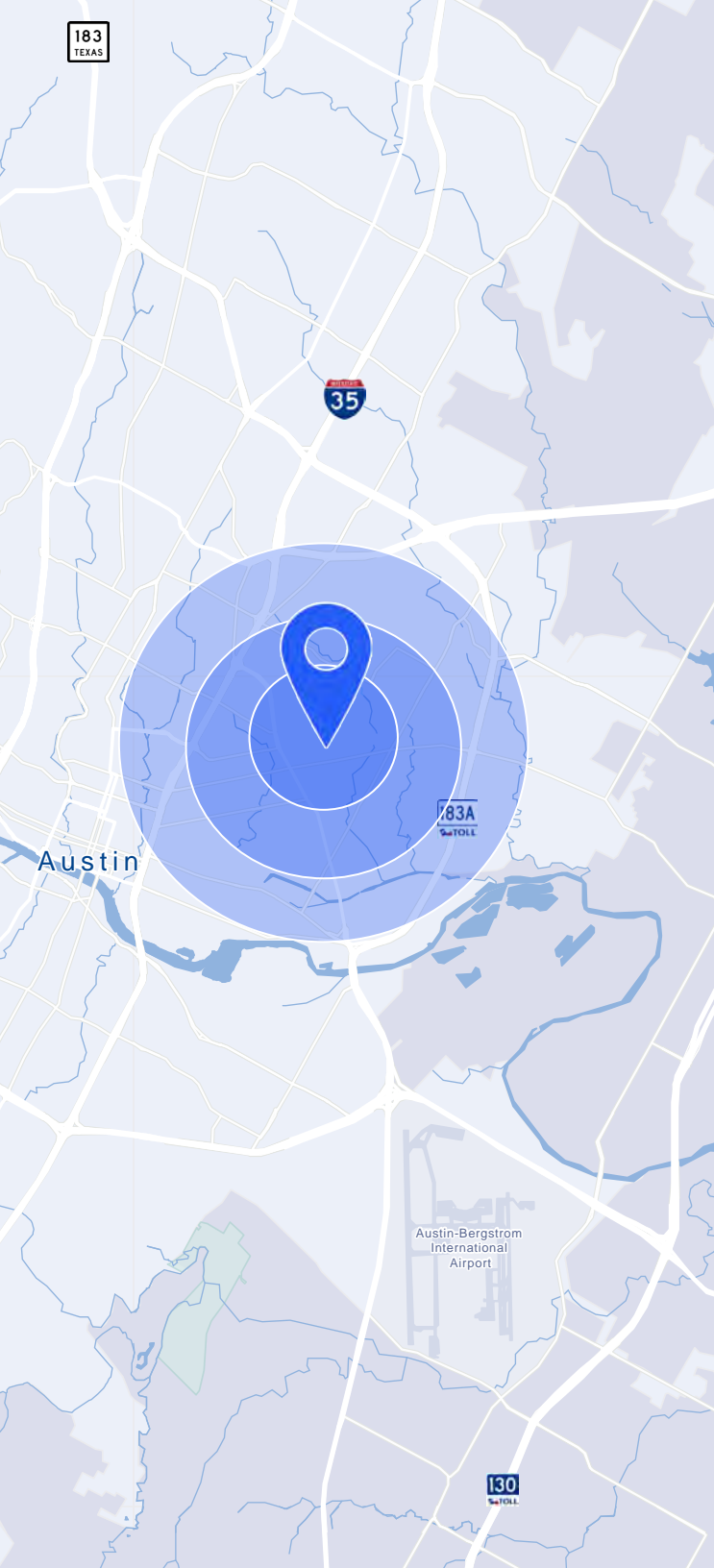
Existing Building	
Building Size	13,538 SF
Floors	1
Parking Ratio	3.47/1,000
Sprinkler	No



Market Overview

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3601 Manor Road



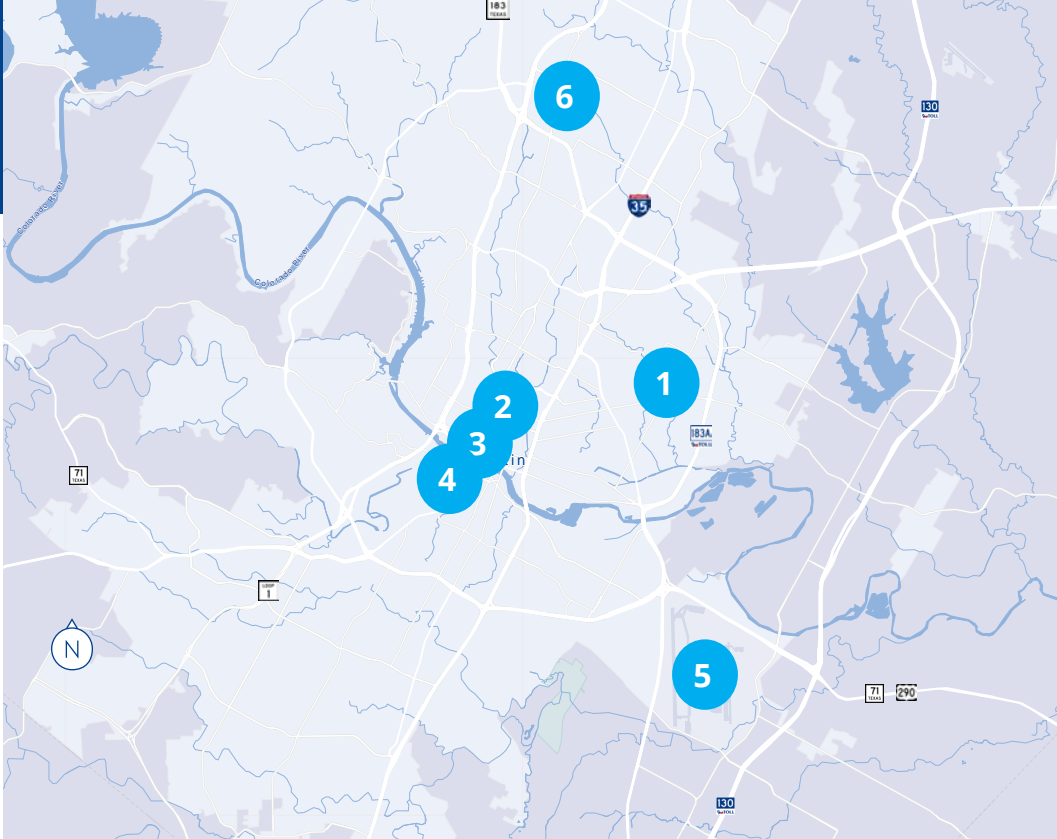


Demographics

POPULATION		2029 PROJECTED POPULATION	
1 mile	16,255	1 mile	\$111,458
3 mile	65,601	3 mile	\$91,758
5 mile	157,002	5 mile	\$76,926

DAYTIME POPULATION		AVERAGE HOUSEHOLD INCOME	
1 mile	14,656	1 mile	\$166,042
3 mile	68,940	3 mile	\$136,098
5 mile	262,011	5 mile	\$119,329

MEDIAN HOUSEHOLD INCOME		UNEMPLOYMENT RATE	
1 mile	\$111,458	1 mile	2.7%
3 mile	\$91,758	3 mile	3.3%
5 mile	\$76,926	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.

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3601 Manor Road
Austin, TX



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