

INVESTMENT SALE | NEWMAN BUSINESS PARK

9414 ANDERSON MILL ROAD, AUSTIN, TX 78729



JARED VINCENT

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ST. CROIX

CAPITAL REALTY ADVISORS

FOR SALE

NEWMAN BUSINESS PARK

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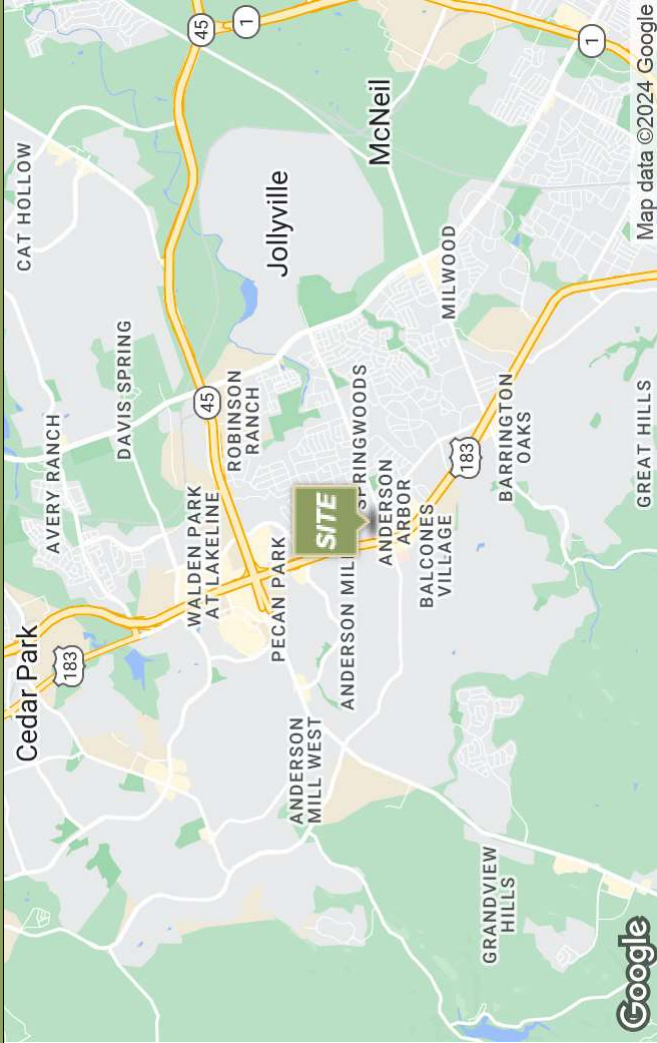


PROPERTY DESCRIPTION

This investment property consists of a blend of boutique retail tenants and office product. The property is 70% leased with half leases on month to month basis. The property conveys approximately 1 acre of land.

AVAILABLE SPACES

- Building 1 – 3,273 SF
- Building 2 – 1,800 SF
- Building 3 – 600 SF
- Building 4 – 600 SF



LOCATION DESCRIPTION

The property is located at Hwy 183 and Anderson Mill Rd, in between Hwy 183 and Pond Springs Rd on the north side of Anderson Mill Rd.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1 Acres
Building Size:	6,273 SF
Occupancy:	70%
NOI:	\$132,000
Zoning:	LR-CO

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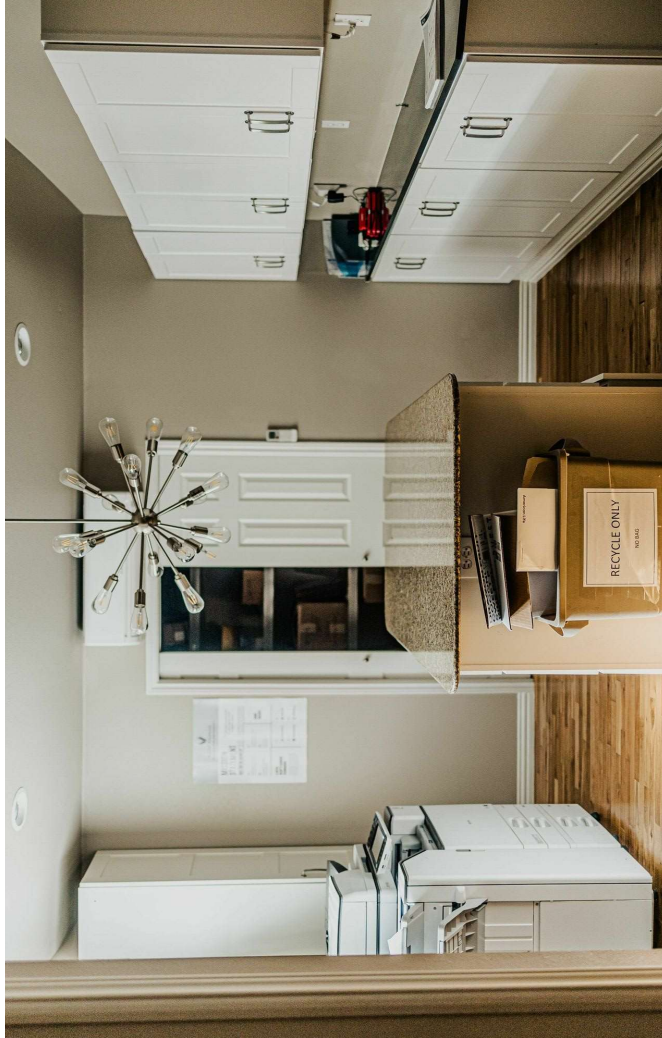
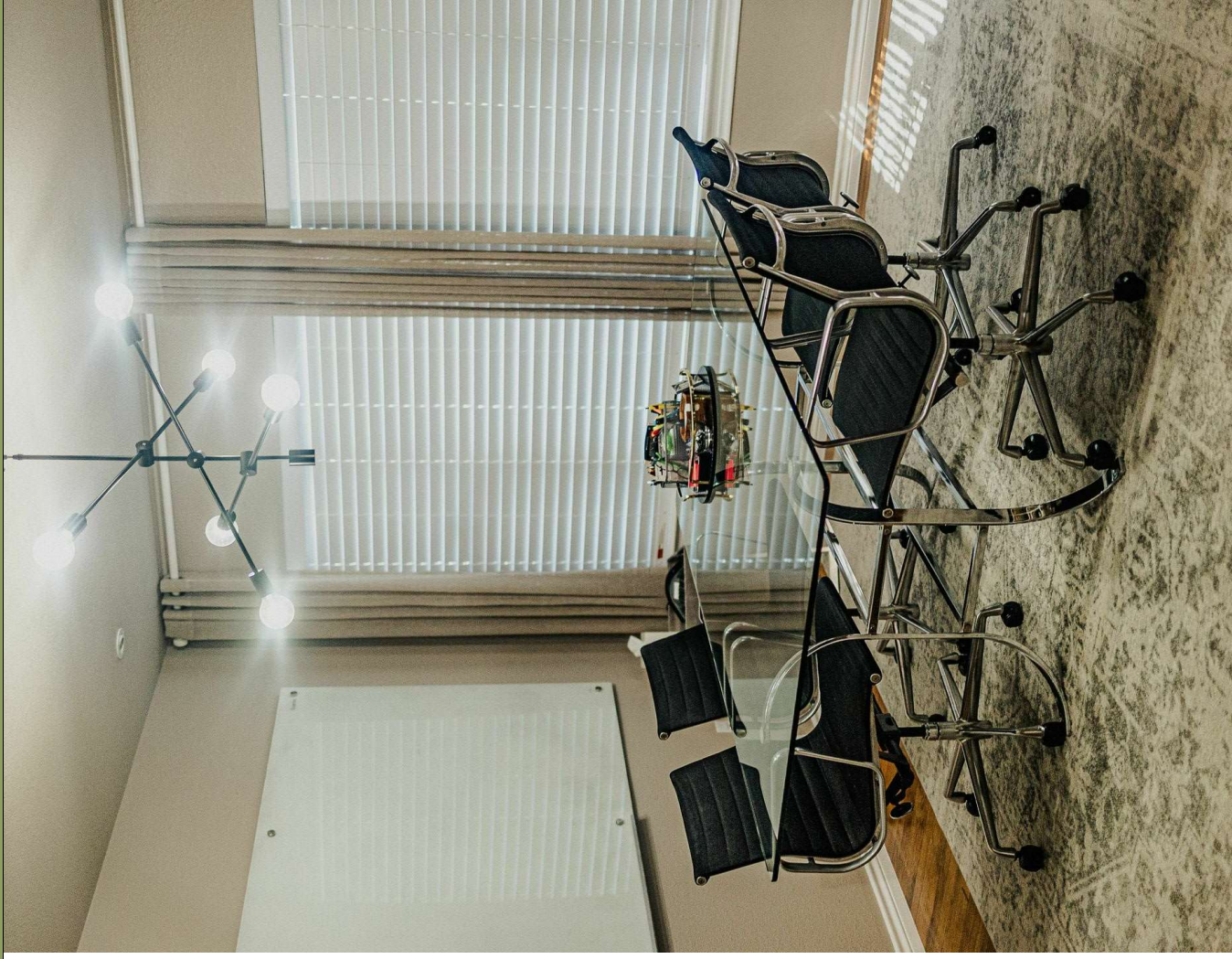
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- 6 MINUTES TO APPLE CAMPUS
- 7 MINUTES TO LAKELINE MALL
- 13 MINUTES TO THE DOMAIN

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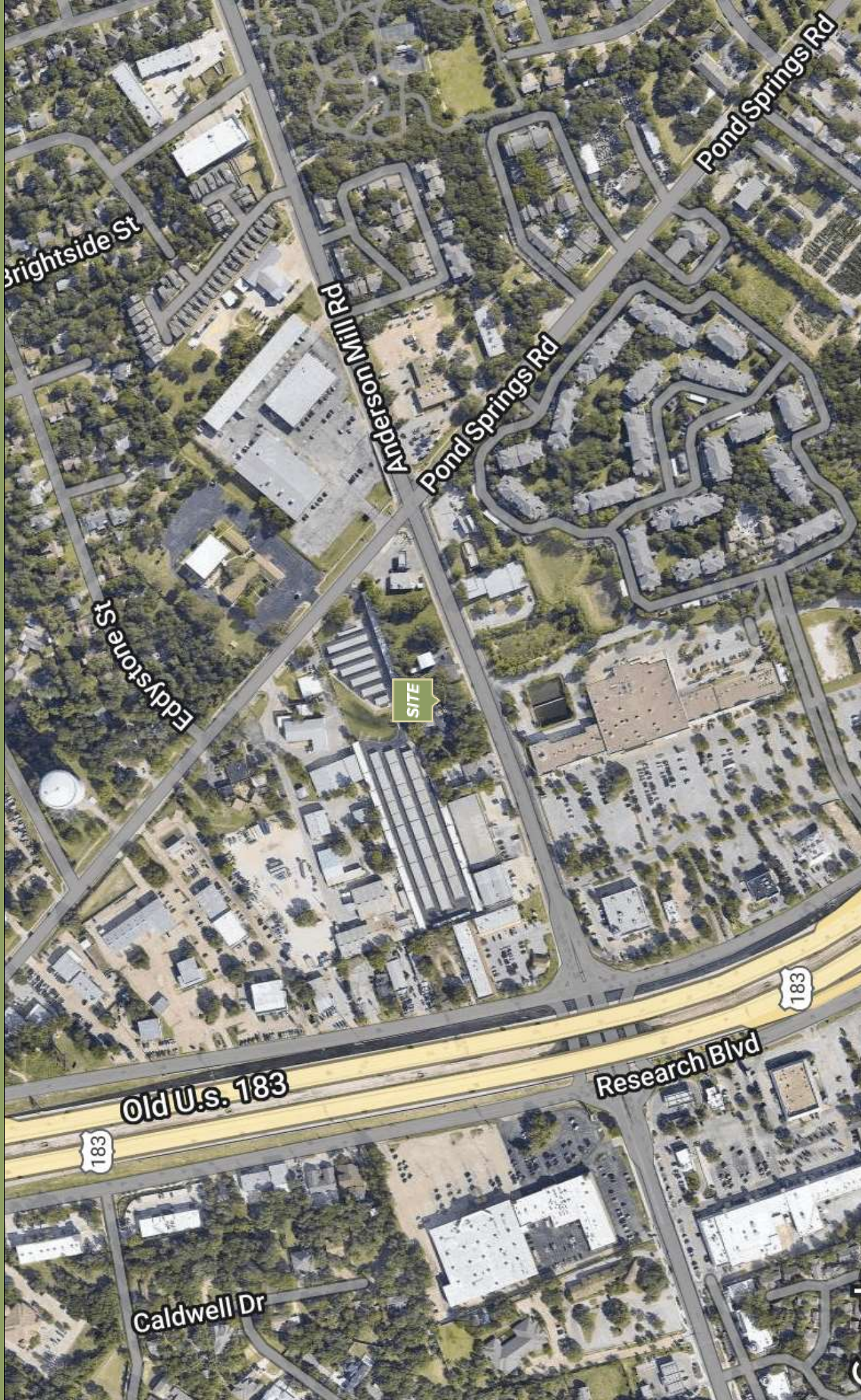
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J101395

Martinez Surveyors Inc. SURVEY PLAT Site Plan

ADDRESS:
9414 ANDERSON MILL ROAD

LEGAL DESCRIPTION:
BEING 0.907 ACRE, MORE OR LESS, OUT OF THE FLORIAN
ALLEN SURVEY NO. 18, WILLIAMSON COUNTY, TEXAS,
AND BEING THE REMAINDER OF A 0.918 ACRE TRACT
DESCRIBED IN A DEED TO WALLACE D. LENTZ, RECORDED
IN VOLUME 919, PAGE 474, (EED RECORDS OF WILLIAMSON
COUNTY, TEXAS.

TREE LIST

#	TAG#	DESCRIPTION	#	TAG#	DESCRIPTION
1	6	19" Pecan	16	27	10" Ch. Yolk
2	7	20" Pecan	17	28	21" Pecan
3	9	10" Pecan	18	30	22" Pecan
4	10	23" Pecan	19	31	21" Oak
5	11	24" Pecan	20	33	11" Oak
6	12	20" Pecan	21	35	25" Oak
7	13	20" Pecan	22	37	31" Oak
8	14	29" Pecan	23	38	30" Oak
9	15	18" Pecan	24	101	15" Pecan
10	17	15" Pecan	25	102	20" Pecan
11	19	21" Pecan	26	106	14" Pecan
12	23	15" Hackberry	27	107	20" Oak
13	24	18" Pecan	28	108	19" Pecan
14	25	17" Pecan	29	109	15" Hackberry
15	26	15" Hackberry			

State of Texas
County of Travis

The undersigned does hereby certify that this survey was made on the ground as shown on the plat hereon and that there are no discrepancies, conflicts, shortages or errors in boundary line conflicts, encroachments, overlapping of improvements except as shown herein, and that said property has been to and from a dedicated roadway, except as shown herein.

Dated this the 19TH day of JANUARY, 2002.

I hereby certify that the property described between 6.901' within a special flood hazard area as identified by the Federal Insurance Admin. Department of HUD Flood Hazard map revised as per parcel number 49-9100323 0 Zone 1, dated 1/3/97

Flood hazard information available

Therese P. Dixon R.P.L.S. 4324

BENCHMARK:
Triangle cut in concrete base of Church
sign at the N.E. corner of the intersection
of Anderson Mill Road and Road Springs
Road. Elevation 944.1'

LEGEND
TYPICAL TREE
HAND CAP SPACES
CHAIN LINK FENCE
(RECORDED)

water detention area
water meter
utility cover
ONE STORY WOOD BLDG
ONE STORY WOOD BLDG
ONE STORY WOOD & STONE BLDG (RM)

wood fence
gravel
other parking
concrete drainage
BR drainage channel
Found Iron Pipe
Found Iron Rod
utility pole
chain link fence & concrete wall
child proof gate
ability pole
Found 1"

Scale 1"=30'
N
CHRISTOPHER D JONES
DOC# 199905053
5.005 AC

WALLACE D. LENTZ
DOC# 200305443
0.907 ACRE

LAMAR ENTERPRISES
DOC# 981987 0.500 AC

Anderson Mill Road

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9802

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FOR SALE

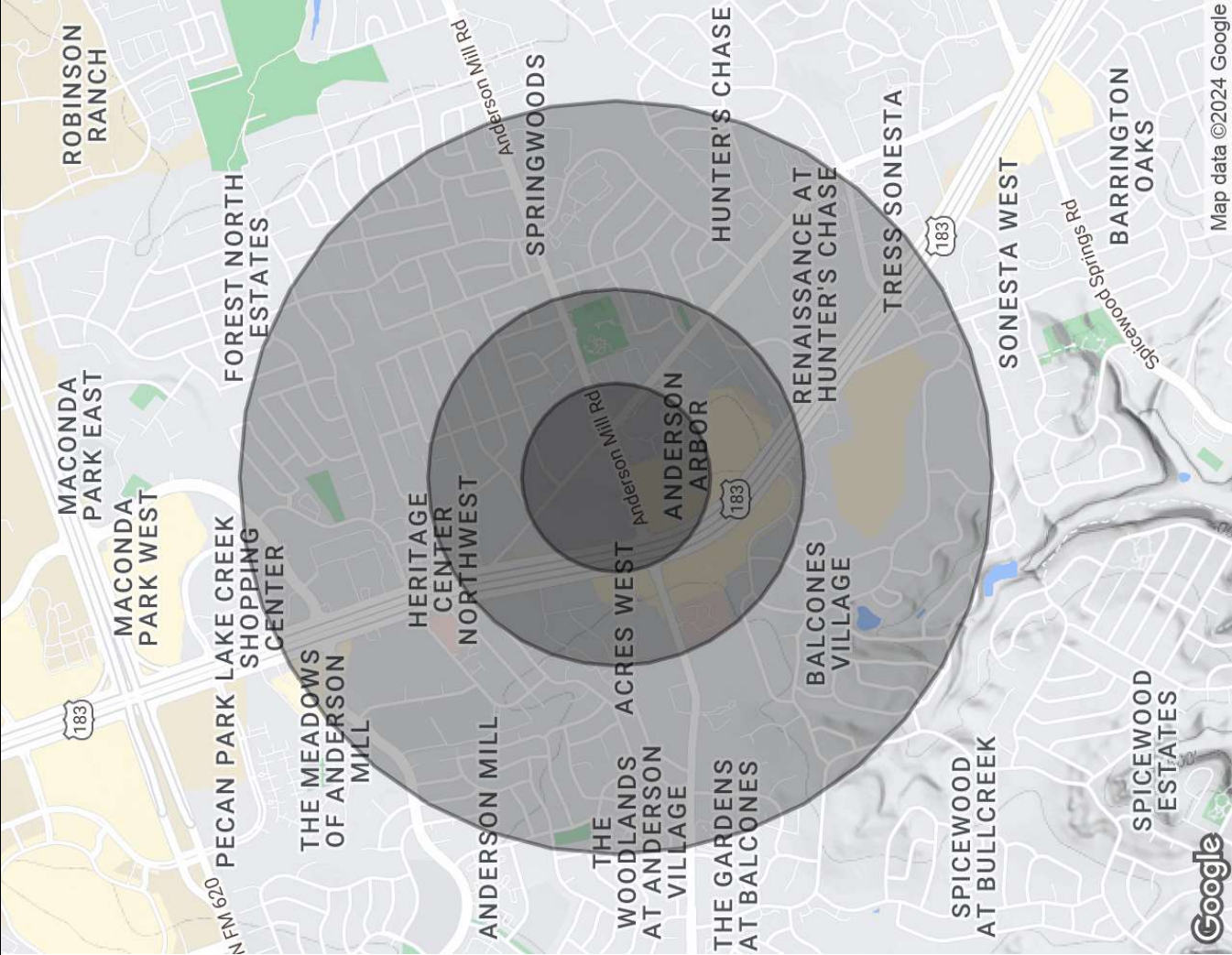
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,915	13,512
Average Age	32.4	33.3	34.5
Average Age (Male)	30.9	32.5	33.3
Average Age (Female)	36.3	35.2	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,379	6,179
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,519	\$73,124	\$81,372
Average House Value	\$202,054	\$245,313	\$280,418

* Demographic data derived from 2020 ACS - US Census



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Map data ©2024 Google



Property Profile Report

General Information

Location: **9414 ANDERSON MILL RD**
Parcel ID: **R052769**
Grid: **MG38**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **LR-CO**

Zoning Cases: [C14-02-0020](#)
[C14-98-0272](#)

Zoning Ordinances: **020926-30**
[19990225-070b](#)
[990325-51](#)

Zoning Overlays:

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

Zoning Guide

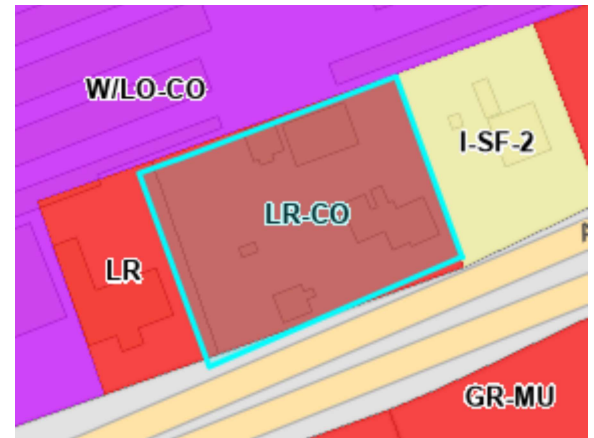
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

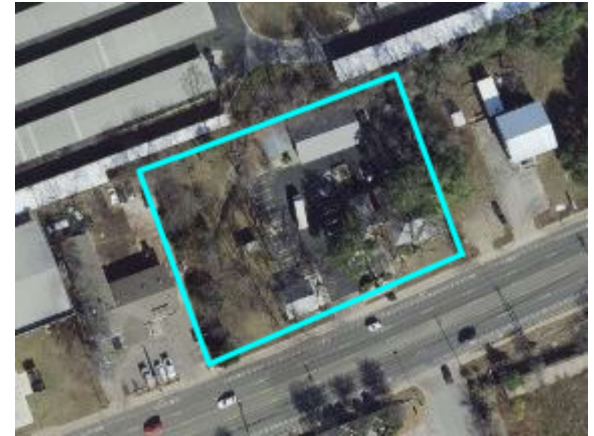
Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Lake Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **NORTH**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

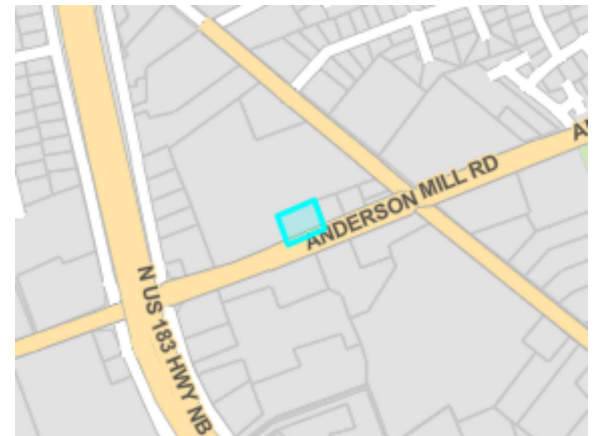
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **6**
County: **WILLIAMSON**
School District: **Round Rock ISD**
Community Registry: **Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neigh. Assn. of SW Williamson County, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map