

**FOR SALE**

## Owner-User Medical / Professional Office

4005 Menchaca Rd, Austin, TX 78704



**partners**



## PRIMARY CONTACT



**Sean Anderson**  
Senior Associate



**512 647 1541**



sean.anderson@partnersrealestate.com



**Nicholas Moss**  
Associate



**512 601 8127**



nick.moss@partnersrealestate.com

## PROPERTY AT A GLANCE

ADDRESS

**4005 MENCHACA RD**

CITY, STATE, ZIPCODE

**AUSTIN, TX 78704**

LAND ACRES

**.48 AC**

BUILDING SIZE

**10,420**

YEAR BUILT

**1986**

PARCEL NUMBER

**4061001090000**

4005 MENCHACA - ZONING

**LO**

4004 VALLEY VIEW - ZONING

**LO-MU-CO**

COUNTY

**TRAVIS**



## EXECUTIVE SUMMARY

Partners is pleased to present 4005 Manchaca for sale. The property is a renovated 10,420 SF two-story office building, formerly a medical school, featuring a centralized floorplan with open atrium and abundant natural light, flexible offices and meeting rooms, and a secure gated parking lot. Nestled among mature trees in the highly desirable 78704 zip code, it offers walkable access to dining, retail, and lifestyle amenities, plus a quick 4-mile commute to Downtown Austin. Convenient access to Highway 290/71, I-35, MOPAC, and Capital of Texas HW ensures connectivity across the Austin metro.

**Please contact Sean Anderson for More information at (512) 647-1541**







## PROPERTY DETAILS



SALE PRICE  
**\$3,500,000**



PRICE PER SF  
**\$336.00**



LOT SIZE  
**0.48 AC**



OCCUPANCY  
**Vacant**



BUILDING SIZE  
**10,420 SF**



YEAR BUILT  
**1986**



PARKING  
**2.687  
28 Spaces**



## PROPERTY HIGHLIGHTS

### ■ RARE OWNER-USER OPPORTUNITY

Located in the heart of South Austin just minutes from downtown, this property presents a rare opportunity for owner-users seeking a prime professional or medical office in one of Austin's most desirable zip codes.

### ■ TURNKEY MODERN OFFICE SPACE

The building features modern finish-out and a professional layout, making it ideal for immediate occupancy by medical, dental, or general office users.

### ■ HIGH VISIBILITY SITE

Located at the South-most border of Austin's coveted 78704 zip code, this site offers tremendous visibility on Menchaca Rd close to the intersection of highway 290/71 which sees over 160,000 vehicles per day. Allows for easy access to Capital of Texas Hwy, MoPac Expy, and I-35.

### ■ BRODIE OAKS REDEVELOPMENT PROXIMITY

Less than a mile from the massive 37-acre Brodie Oaks redevelopment, which is set to deliver over 1,700 residential units, 1.2M SF of office, 200 hotel rooms, and vibrant retail—this location stands to benefit from rising demand and surrounding growth.

### ■ AUSTIN MARKET GROWTH

As one of the most dynamic metros in the U.S., Austin continues to attract top employers, young professionals, and real estate investment. The South Austin submarket, in particular, has seen a surge in redevelopment interest and infrastructure expansion, reinforcing long-term property value.





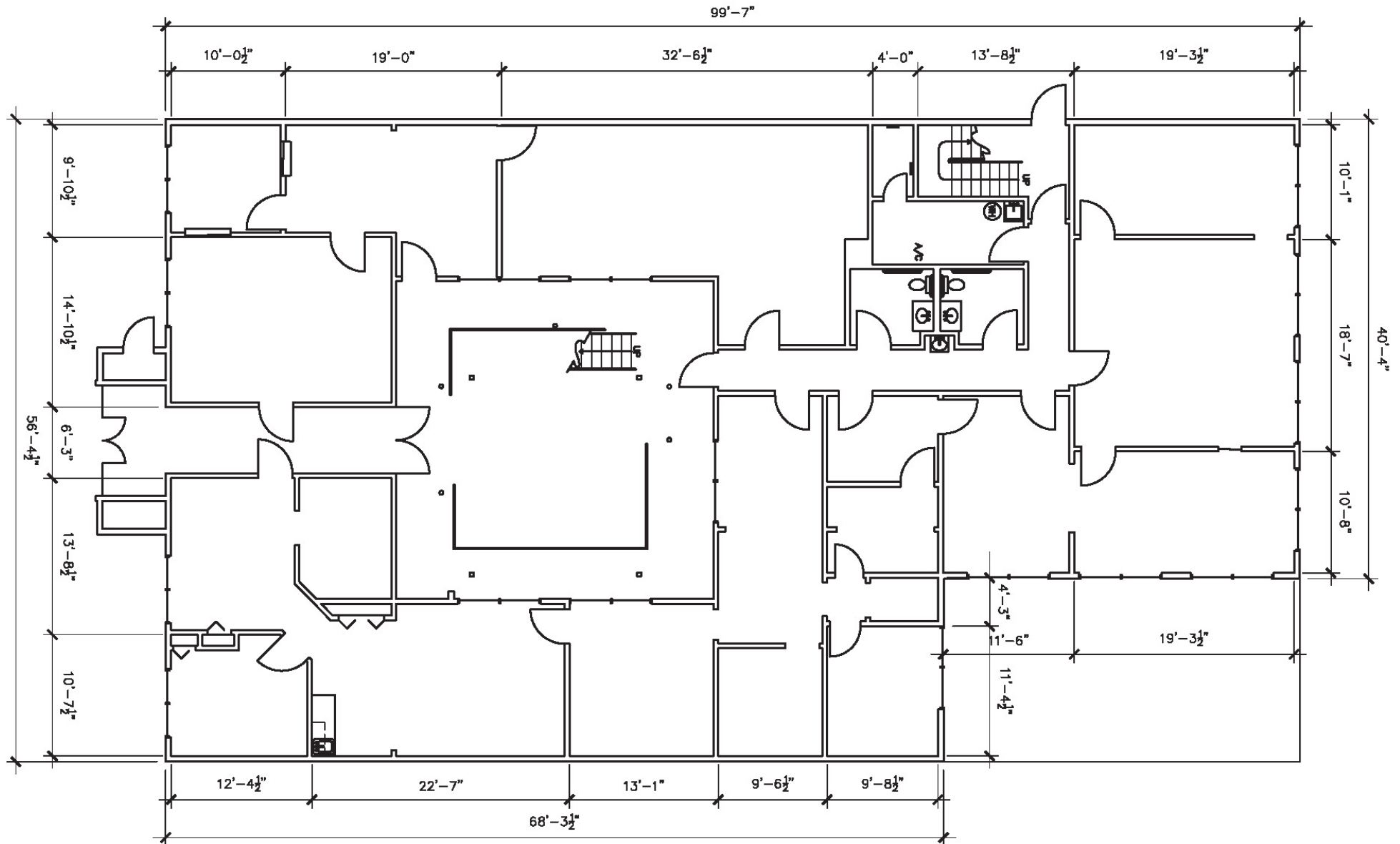
# INTERIOR PHOTOS



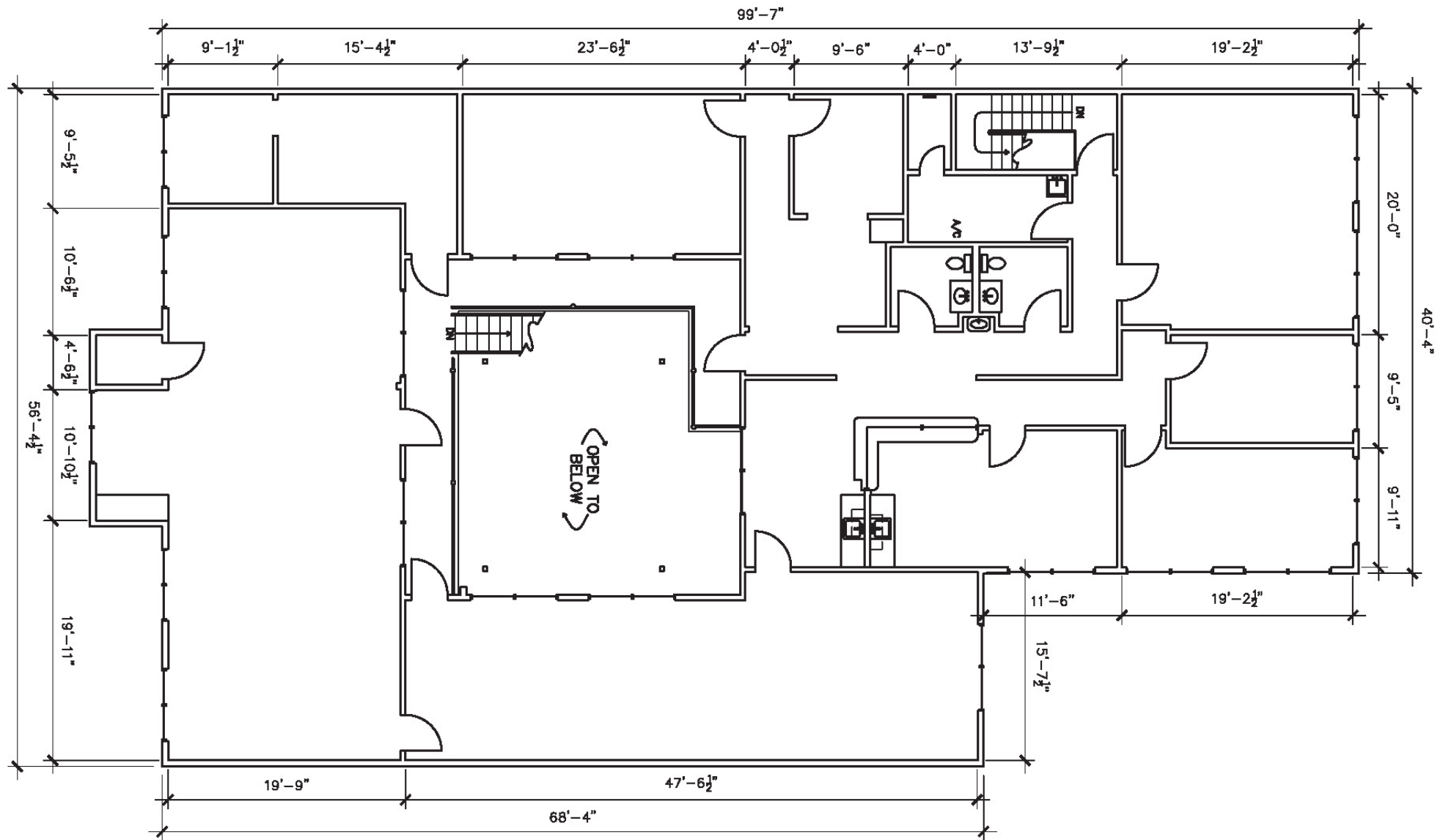
Click or Scan for  
Virtual Tour



# FLOOR PLAN FIRST FLOOR



# FLOOR PLAN SECOND FLOOR

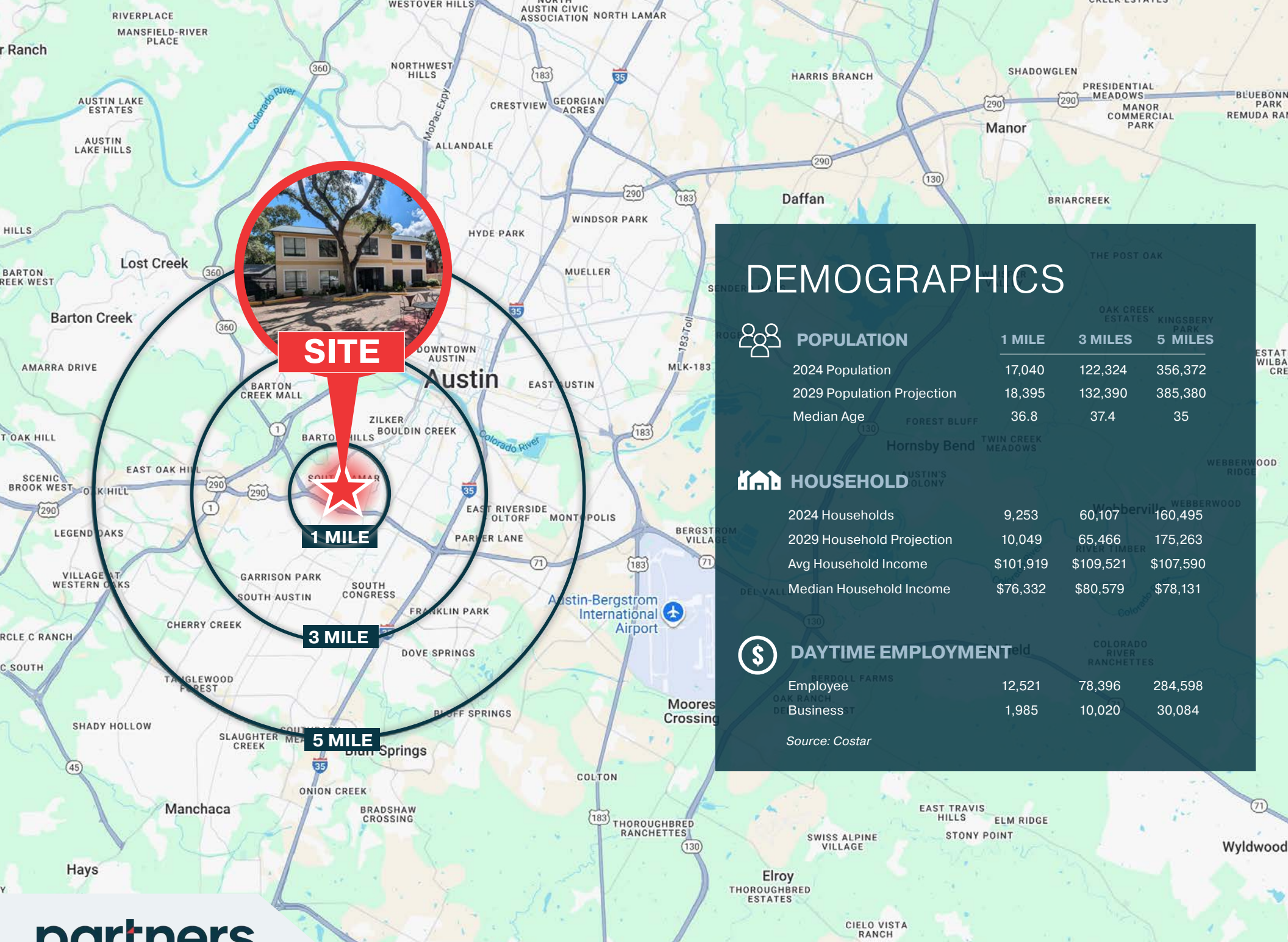




# SITE OVERVIEW







## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	17,040	122,324	356,372
2029 Population Projection	18,395	132,390	385,380
Median Age	36.8	37.4	35



### HOUSEHOLD

2024 Households	9,253	60,107	160,495
2029 Household Projection	10,049	65,466	175,263
Avg Household Income	\$101,919	\$109,521	\$107,590
Median Household Income	\$76,332	\$80,579	\$78,131



### DAYTIME EMPLOYMENT

Employee	12,521	78,396	284,598
Business T	1,985	10,020	30,084

Source: Costar



# AERIAL OVERVIEW



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[SUBMIT LOI](#)

[3D TOUR](#)



# NEIGHBORING DEVELOPMENT BRODIE OAKS

**A SOUTH AUSTIN CROSSROADS WHERE OPEN SPACE SURROUNDS A VIBRANT, TRANSITED-SUPPORTED, MIXED USE COMMUNITY.**

A \$1 billion plan to redevelop South Austin's Brodie Oaks shopping center into a 36.7-acre mixed-use district with more than 1,600 residential units, 1.1 million square feet of office space, restaurants, retail, a hotel, and 13.7 acres of open space reclaimed from the aging 1981 retail center's massive parking lots is one of the most popular projects of its scale in recent memory.

**BRODIE RE-IMAGINED**



**CURRENT**



**RE-IMAGINED**



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