



HPI

CLASS A MEDICAL OFFICE IN MANOR, TX

14008 SHADOWGLEN BLVD

Krista Sakamuri

ksakamuri@hpitx.com

(512) 538-0095

J.D. Lewis

jdlewis@hpitx.com

(512) 538-0064

Richard Paddock

paddock@hpitx.com

(512) 538-0057

MEDICAL  **TOWERS**
SHADOWGLEN



FastMed Kogni Corp

LASCAR FAMILY MEDICINE

SHADOW GLEN

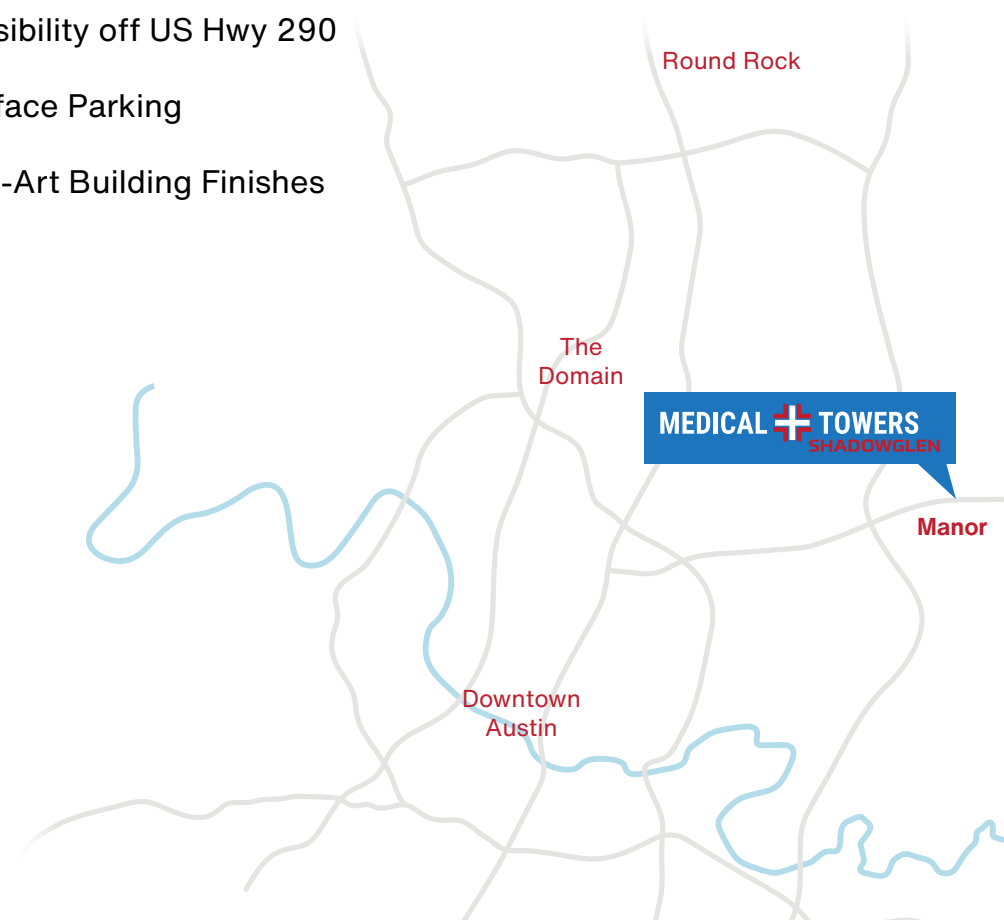
SHADOW GLEN



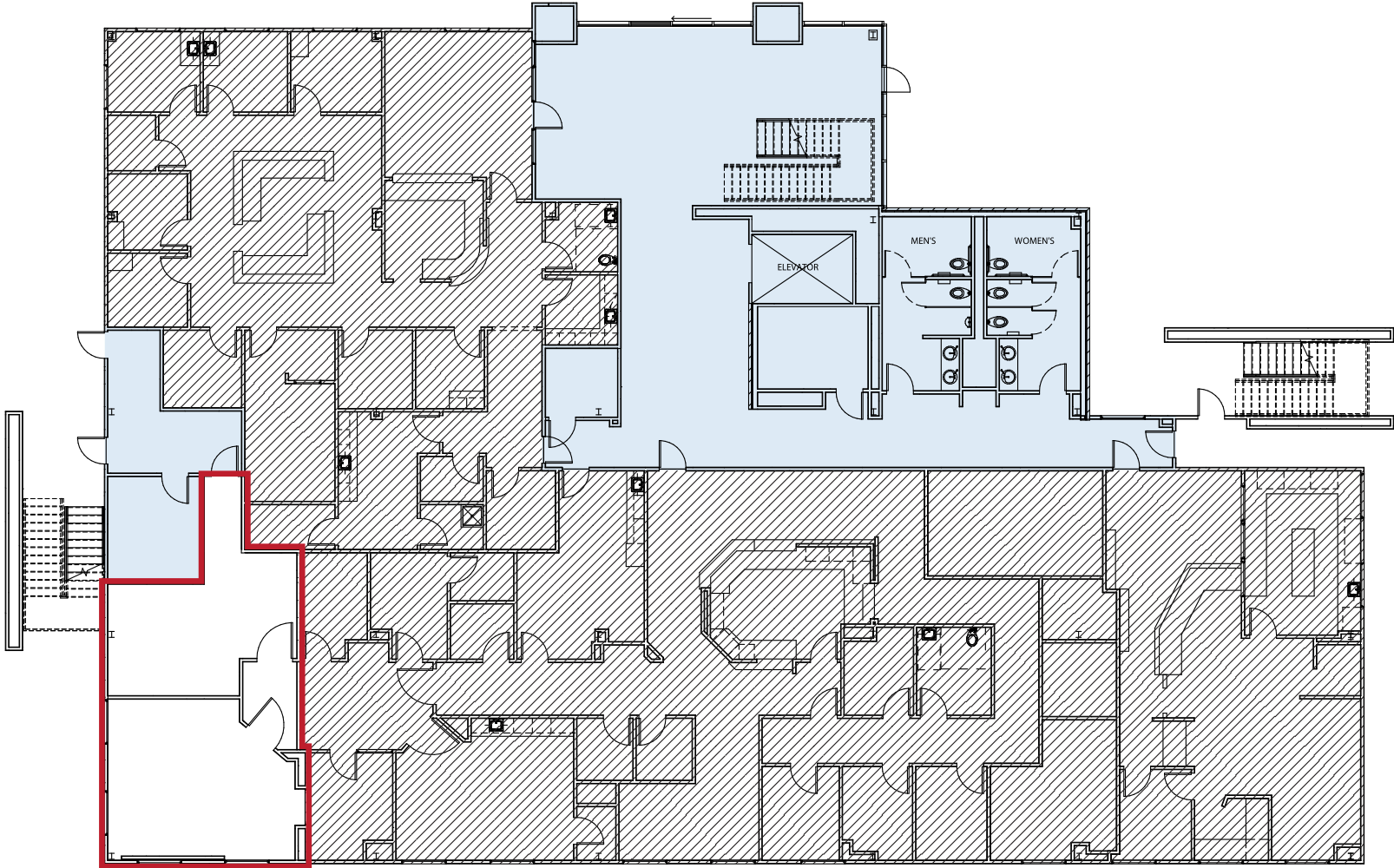
CLASS A MEDICAL OFFICE

14008 SHADOWGLEN BLVD - MANOR, TX 78653

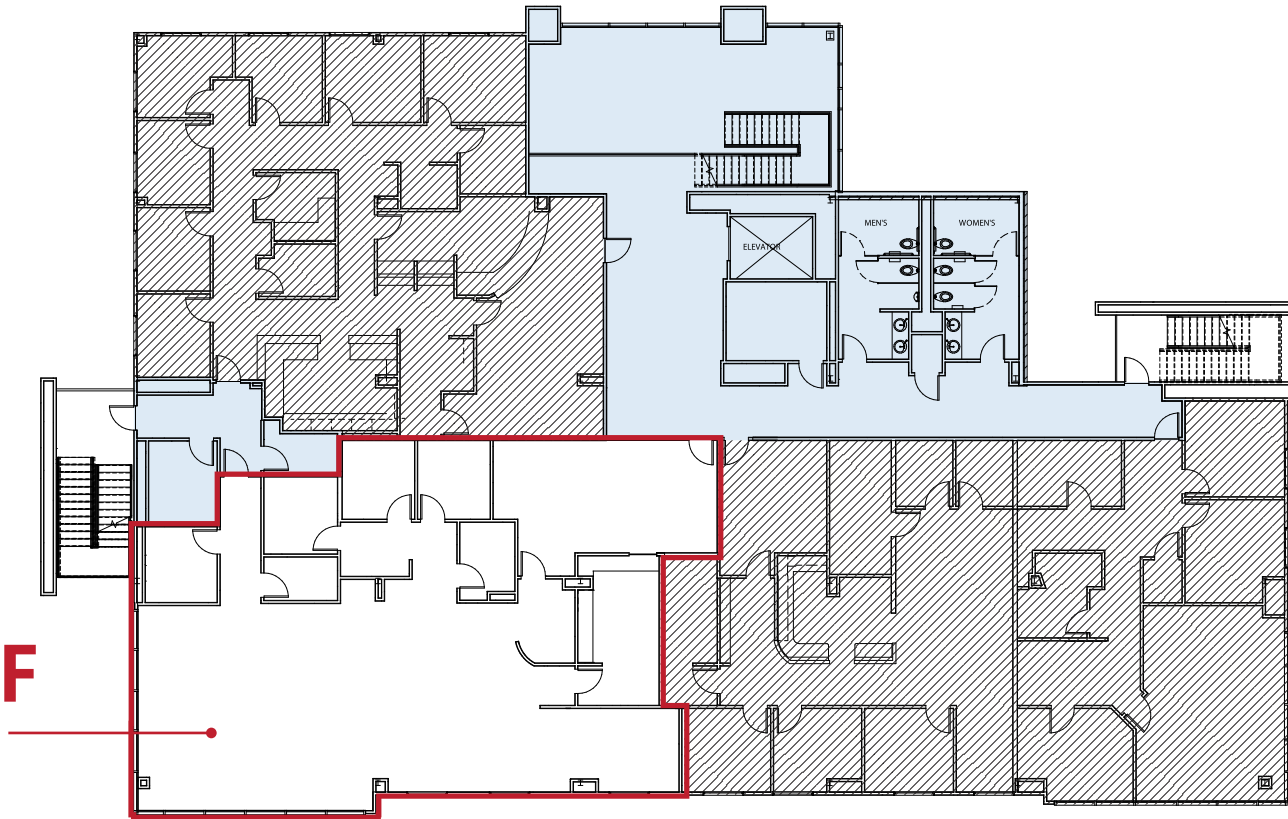
- 36,000 SF Class A Medical Office Building
- Conveniently located just 9 miles outside Austin at the entrance to ShadowGlen, Manor's award-winning master-planned community
- Excellent Visibility off US Hwy 290
- 5:1,000 Surface Parking
- State-of-the-Art Building Finishes



SUITE 106 968 SF



SUITE 206
3,290 SF



MANOR TX

The City of Manor is an up-and-coming, underdeveloped municipality just 15 minutes from Downtown Austin. With light traffic and many family and entertainment centers including the Manor Community Farmers Market and Banner Distilling Company, Manor will continue to be a fast-growing city in the Austin MSA.

DEMOGRAPHICS

1 Mile

2021 Population - 4,133
 2026 Population Projection - 4,523 (1.9% Growth)
 Number of Households - 1,437
 2026 Household Projection - 1,587 (2.1% Growth)

3 Mile

2021 Population - 21,654
 2026 Population Projection - 24,176 (2.3% Growth)
 Number of Households - 7,526
 2026 Household Projection - 8,466 (2.5% Growth)

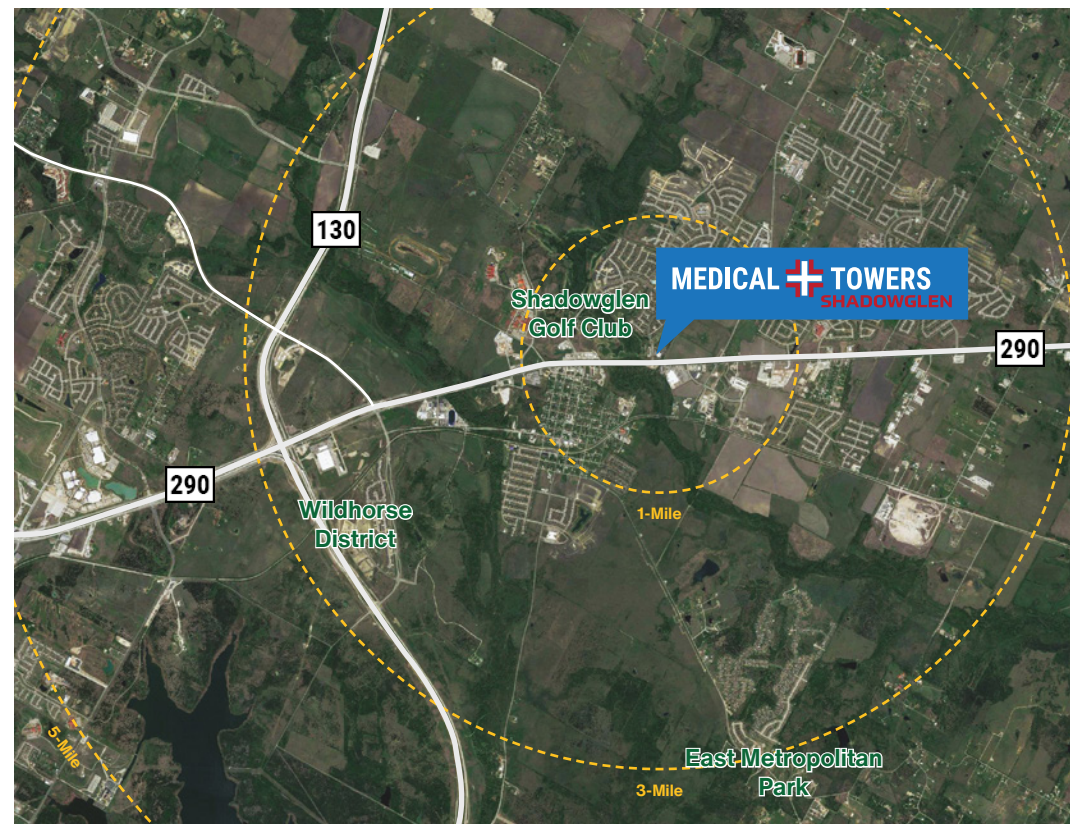
5 Mile

2021 Population - 31,724
 2026 Population Projection - 35,395 (2.3% Growth)
 Number of Households - 10,851
 2026 Household Projection - 12,173 (2.4% Growth)

ATTRACTIONS

East Metropolitan Park - Nearby athletic center with 18-hole disc golf course, multiple fields, playground, and pool.

Wildhorse Community - 1,450-acre mixed-use community that melds yoga and fitness centers with 500 acres of parks, two elementary schools, and 85 acres of retail and office space, alongside a proposed rail station.



Downtown Austin

US Hwy 290 / TX-130

The Domain



Shadowglen Golf Club

MEDICAL TOWERS
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Shadowglen Blvd

US Hwy 290





Walmart 

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US Hwy 290

Shadowglen Blvd



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