

FOR SALE . MULTIFAMILY DEVELOPMENT OPPORTUNITY

4019 Menchaca Rd, Austin, TX 78704



SOPHIE ROTH

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PROPERTY DATA

Description/Use: 1.3 acres Office/Retail/Multifamily

Zoning: LO . Under SB 0840 allows commercial, multifamily, mixed-use and office

Square footage: 6,916 SF (4 separate 1 story structures)

Land: 1.3 acres / 56,903 SF

Price: \$ 5,000,000

Price/AC: \$3.85M

AREA HIGHLIGHTS

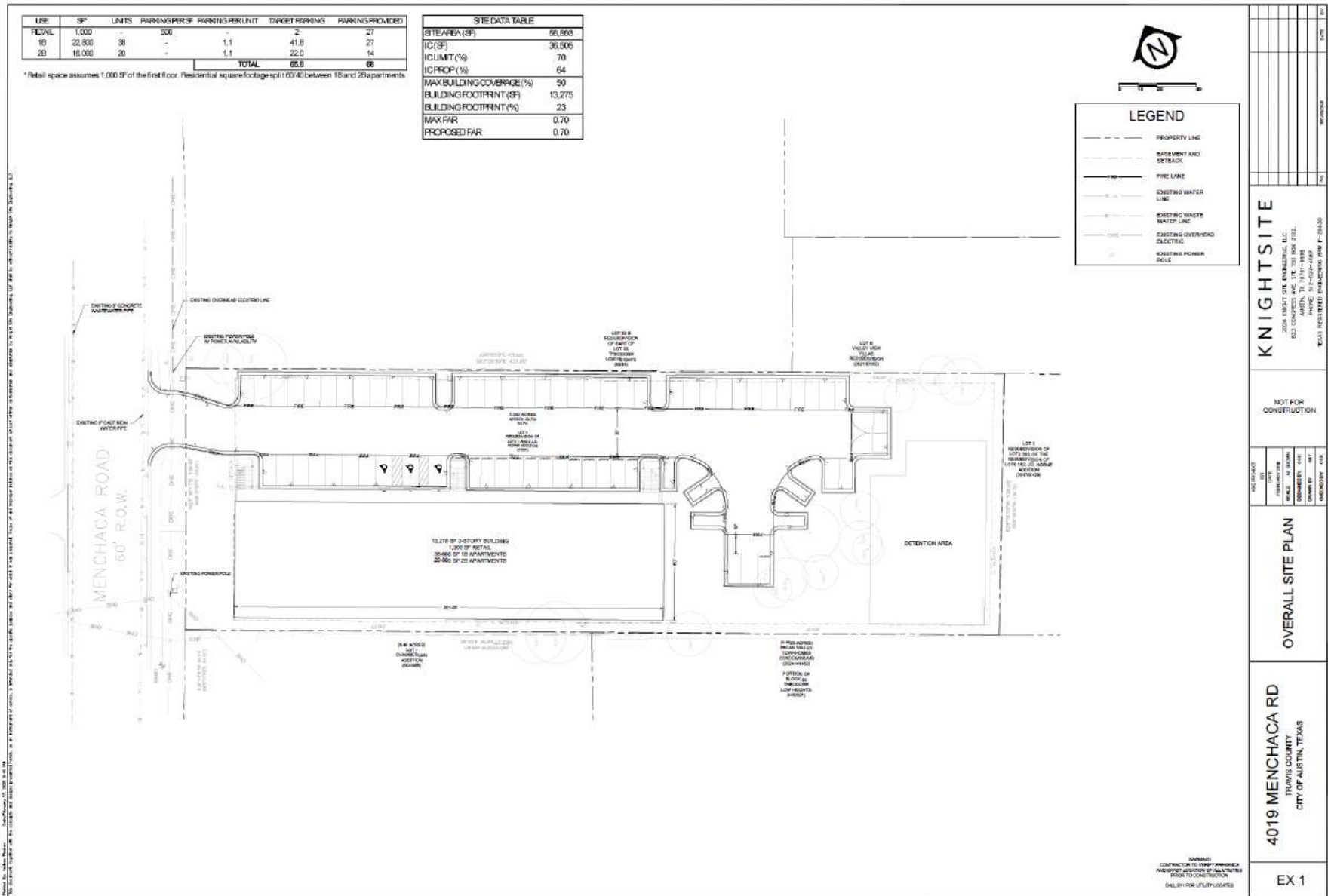
South Lamar (SoLa) in Austin is a booming commercial real estate market characterized by heavy redevelopment, mixed-use projects, and high demand driven by its vibrant retail, dining, nightlife, and proximity to downtown, Lady Bird Lake, and Zilker Park, attracting young professionals and investors with its strong rental yields, walkable environment, and trend-focused tenants. Zoning changes encourage density, leading to new Class-A retail, office, and residential developments with significant income growth potential.

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POTENTIAL MULTIFAMILY SITE PLAN



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PHOTOS



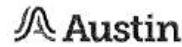
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PROPERTY PROFILE REPORT



Property Profile Report

Permitting and Development Center | 6310 Wilhelmina DeLoe Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location: 4019 MENCHACA RD
Parcel ID: 0406100106
Grid: MG19

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: [LO](#)
Zoning Cases: [None](#)
Zoning Ordinances: [19990225-070b](#)
Zoning Overlays: [Selected Sign Ordinances](#)
[Residential Design Standards: LDC/25-2-Subchapter F](#)
Infill Options: [--](#)
Neighborhood Restricted Parking Areas: [South Lamar Neighborhood Assn.](#)
Mobile Food Vendors: [--](#)
Historic Landmark: [--](#)
Urban Roadways: [Yes](#)

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Use Assistance](#) 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 request 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: [URBAN](#)
Watershed Boundaries: [West Bouldin Creek](#)
Creek Buffers: [No](#)
Edwards Aquifer Recharge Zone: [No](#)
Edwards Aquifer Recharge Verification Zone: [No](#)
Erosion Hazard Zone Review Buffer: [No](#)

Political Boundaries

Jurisdiction: [AUSTIN FULL PURPOSE](#)
Council District: [5](#)
County: [TRAVIS](#)
School District: [Austin ISD](#)
Community Registry: [Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Perry Grid 614, Preservation Austin, Save Our Springs Alliance, South Central Coalition, South Lamar Neighborhood Assn., TNR BCP - Travis County Natural Resources](#)

The information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

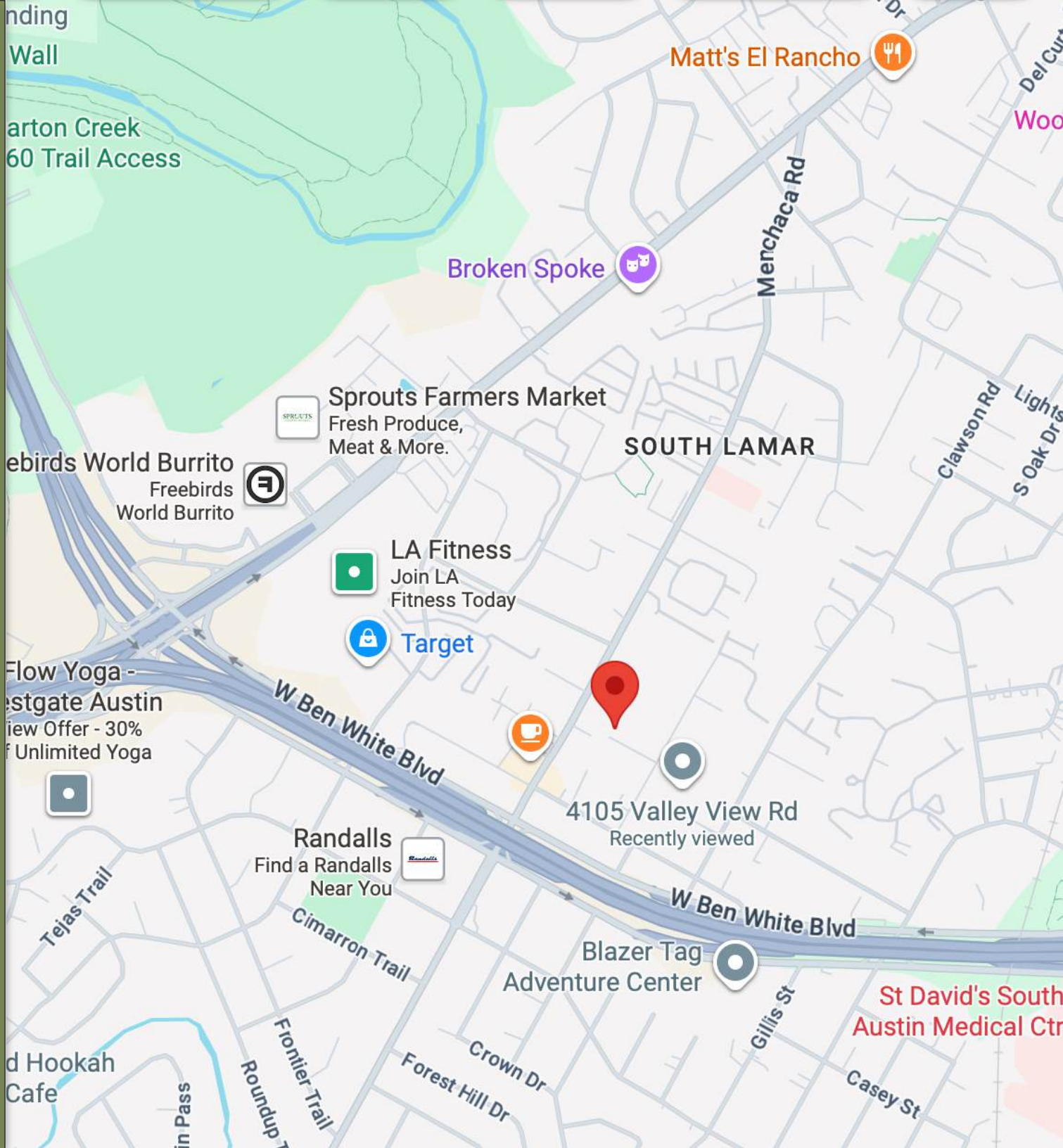
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INFORMATION ABOUT BROKERAGE SERVICES



SOPHIE ROTH

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Southwest Strategies Group	515931	john@swsg.com	512-458-8153/202
Broker Firm Name	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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