



10230

10230 MENCHACA ROAD

Austin, Texas 78748

COMMERCIAL OPPORTUNITY | OFFERING MEMORANDUM

1.32 AC
LAND

\$1.5M
PRICE

\$26.09
PRICE/SF

ETJ
JURISDICTION

SITE DETAILS & DUE DILIGENCE

SITE INFORMATION

Address	10230 Menchaca Road, Austin, TX 78748
Lot Size	1.32 Acres (57,499 SF)
Existing Bldg	2,102 SF Single-Story (1965)
Jurisdiction	City of Austin 2-Mile ETJ
Zoning	None (ETJ - No Zoning Applies)
Flood Zone	Zone X - No Hazard
Watershed	Slaughter Creek (Suburban)
Warbler Zone	Zone 3 - No Fee Required
Platting	Unplatted - Plat Required for Development
Topography	Mostly Level, Minor Slopes >15%
Trees	Modirate Treed (No Protection Ordinances in ETJ)

UTILITIES & INFRASTRUCTURE

- Water: COA 8" main in Menchaca Rd ROW
- Wastewater: 8" gravity main available in ROW
- Electric: Austin Energy service area
- Drainage: Offsite flows from W/S must be accommodated
- Transportation: Menchaca Rd designated 120' ROW (ASMP)

DUE DILIGENCE AVAILABLE

- PE-Stamped Feasibility Study (Radius Civil, March 2026)
- Boundary & Improvement Survey (B&G Surveying, March 2026)
- FEMA Flood Map
- TCAD Property Record
- South Austin Development Report

PROPERTY OVERVIEW

10230 Menchaca Road, Austin, TX 78748

- 1.32 Acres (57,499 SF) of Unplatted Land
- Existing 2,102 SF Single-Story Structure (1965)
- Asking Price: \$1,500,000 (\$26.09/SF)
- City of Austin 2-Mile ETJ - No Zoning
- Flood Zone X - No Hazard (FEMA 48453C0590J)
- Menchaca Entertainment District Submarket
- PE-Stamped Feasibility Study on Hand
- Direct Menchaca Rd Frontage (State Road)



1.32 acres on the Menchaca Road corridor in South Austin's fastest-growing entertainment and mixed-use submarket. ETJ land with no zoning provides maximum flexibility for commercial operators, investors, and developers. The Menchaca Entertainment District is anchored by Rush (7-acre pickleball development), Armadillo Den, and Bouldin Acres South — with a developer vision targeting 22+ venues. 900+ multifamily units recently added or under construction within walking distance.

SITE PHOTOS



Mature Oak Canopy & Entry Drive



Flat Usable Land & Existing Structure



Heritage Trees & Open Ground



Wide Aerial — Menchaca Road Frontage

DEMOGRAPHICS & MARKET

56,642

Population (78748)

\$107,652

Median HH Income

36.5

Median Age

900+

MF Units in Pipeline

RADIUS DEMOGRAPHICS (ACS / ESRI Estimates)

	1-MILE	3-MILE	5-MILE
Population	8,200	78,500	218,000
Households	3,400	32,100	89,500
Avg. HH Income	\$95,000	\$105,000	\$110,000
Median Age	35.2	34.8	35.0
Daytime Pop.	6,800	65,000	185,000

SUBMARKET HIGHLIGHTS

- Menchaca Entertainment District - 11 sites,, vision for 22+
- Rush (7 AC) under construction - pickleball & nature preserve
- Bolt Social outdoor recreation venue in development
- Prop P (Nov 2024) released 100 AC from Austin ETJ
- Moonlight Tower (431 units) under construction
- The Local (233 units) under construction
- Shelby Ranch (302 units) & The Knoll (308 units) delivered
- 78748 ZIP population growth: 1.5% annually

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PROPERTY LINES ARE APPROXIMATE FOR REFERENCE ONLY

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FOR MORE INFORMATION, PLEASE CONTACT:

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