

FOR SALE

cs-co-mu-np Zoning
10,086 SF Retail/Industrial

2409 Manor Rd,
Austin, TX 78722



Penn Bloxsom
Vice President

713.449.1024
PBloxsom@asterra.com

Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com



Executive Summary

Located in the heart of what is locally known as East Austin's "Restaurant Row" at 2409 Manor Road, this iconic property offers a prime position alongside some of Austin's most acclaimed dining and entertainment venues, including Este, Haymaker, Hoovers, Salty Sow, Mi Madre's, Bird Bird Biscuit, Love Supreme Pizza, KG BBQ, Fleet Coffee, Civil Goat Coffee, The Goodbye Lounge, Vortex Bar and the new Alright Bar.

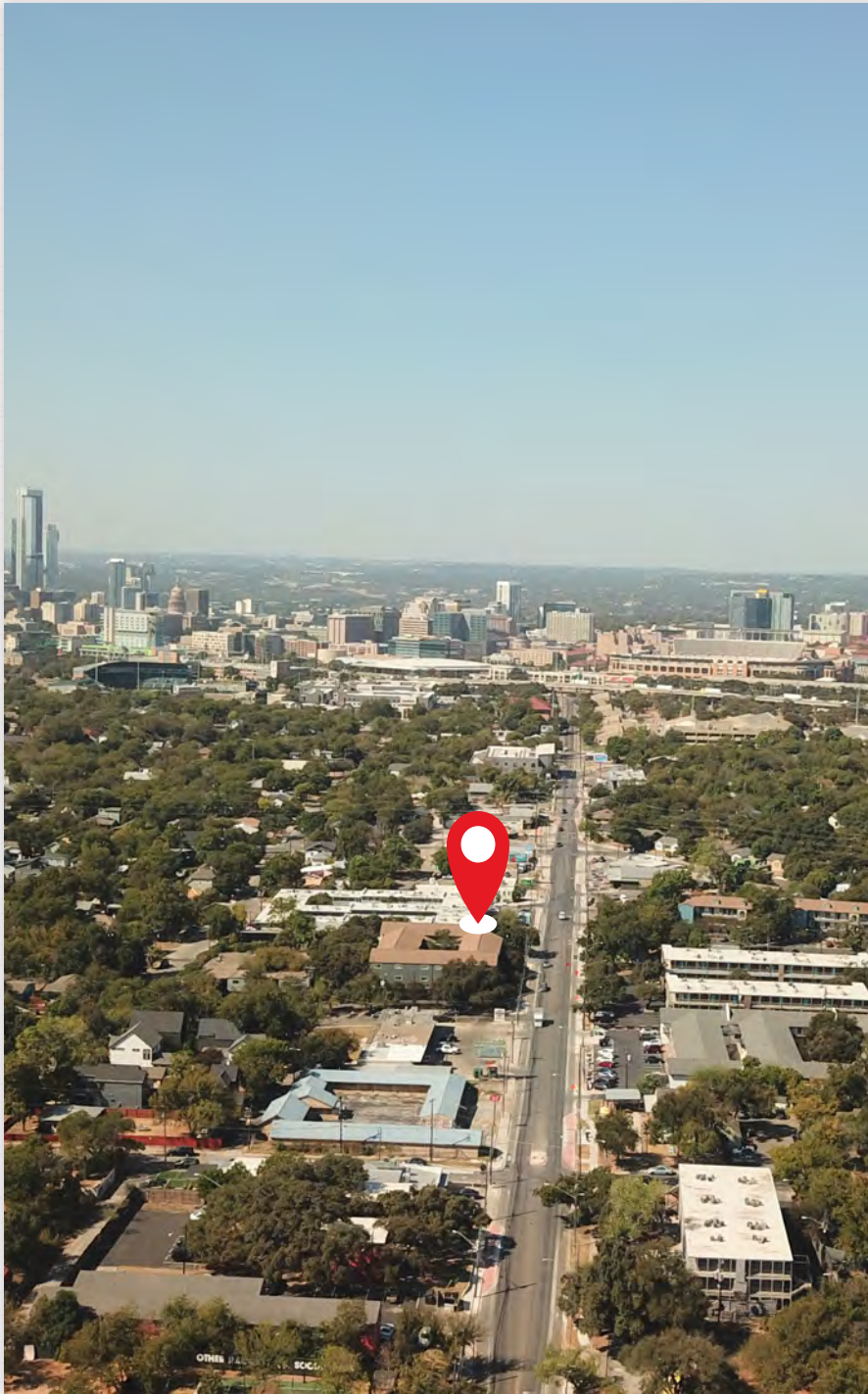
The property is hard to miss from its significant foot traffic and visibility, with well over 8,248 vehicles passing (2020 data), and is nestled in one of the most dense foot traffic neighborhoods of East Austin with a walking score of (83). It's also located mere blocks away from a major TOD (Transit-Oriented Development) corridor, making it a strategic location for investor or users eying a location in the rapidly growing East Austin market.

Originally constructed in the 1950's, this distinctive property offers a rare combination of location and functionality. The building is easily accessible and offers a unique ingress and egress opportunity from Manor rd to E 22nd St for seamless pedestrian and vehicle traffic.

With CS-MU (Commercial Services – Mixed-Use) zoning, this property supports a wide range of commercial applications including retail, office, and industrial or a mixed use development allowing multiple uses. This allows users or investors the flexibility to develop or redevelop the property into whatever is adventurous to their needs.

Highlights

- Over 10,000 Sq. ft of versatile interior space
- Dual entrances for efficient traffic flow
- 3 Phase Power
- 11 total parking spots (5 covered, 6 uncovered)
- Ample parking surrounding the property
- Only lot on Manor that has access to Manor and 22nd St
- 2 Dock high doors and 1 grade level door
- Features a basement and rooftop patio with potential for outdoor dining or event space.
- Sits in the heart of Restaurant Row
- Easily accessible from I-35 and Airport Blvd
- Owner Financing Available
- In Capitol view Corridor



Listing Details

Sale Price:

Contact for Price

Property Type:

Retail/Office/Warehouse
Multi-Family

Total Building SF:

10,086 SF

Land Area:

0.41 AC

Available:

Immediately

Zoning:

cs-co-mu-np

Parking:

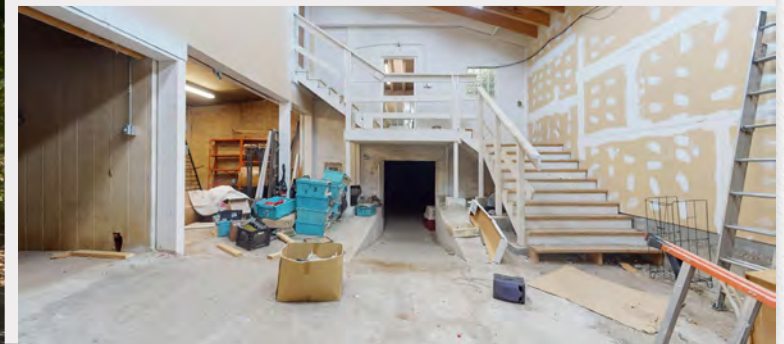
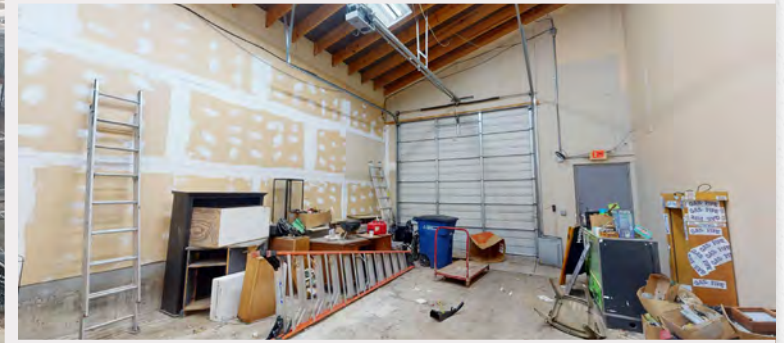
11 Spaces

Year Built:

1954

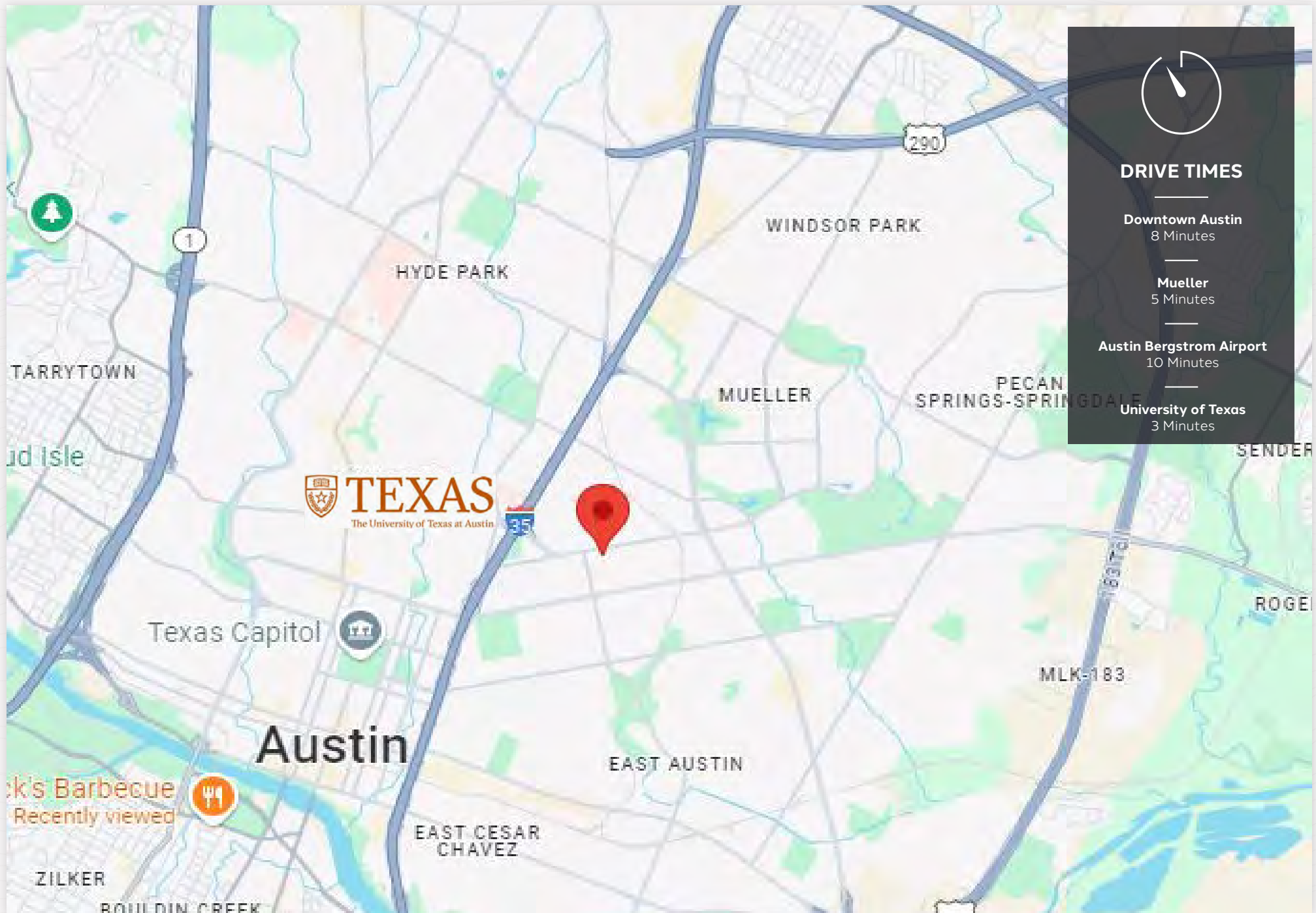
Area:

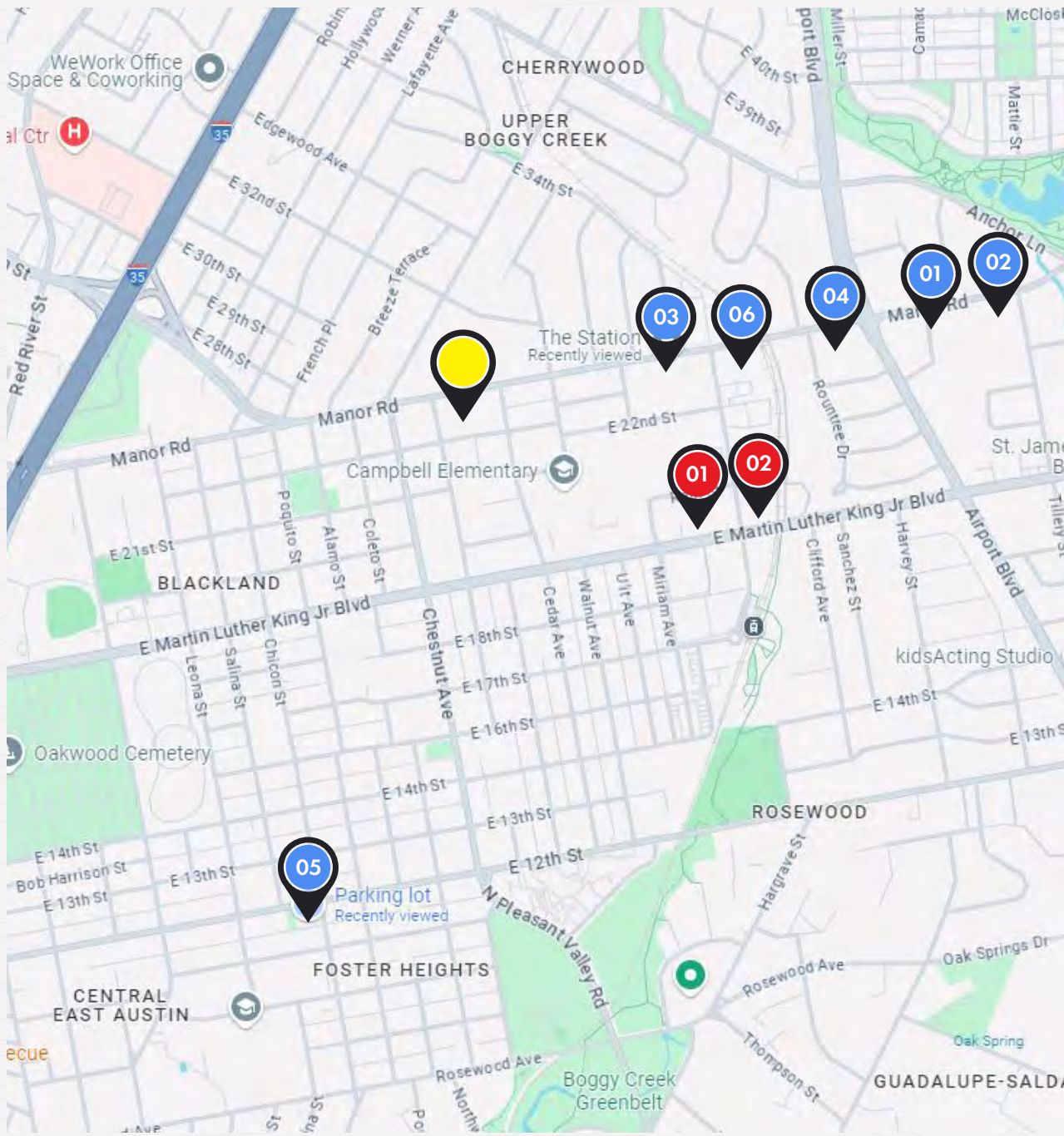
East Austin/ Cherrywood











Proposed and Newly Built Developments

01 - 500 Multi-Family Units

02 - The Emma - a mixed-use space 146 Units

03 - The Station Creative Office Space 38,200 SF

04 - Medical Office & Retail- 37,800 SF

05 - 40,000 SF Mixed-Use Development

06 - The Starlight Ledcor Development - 325 Units

01 - MLK Highline - 200+ Units

02 - The Blockyard - 347 Units



AUSTIN'S 2024 RANKINGS

- | | | | |
|--|--|---|--|
| #1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU | #1 BEST PLACE TO START
A BUSINESS
CNBC | #2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB | #5 COLLEGE EDUCATED
ADULTS
CITYLAB |
| #1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK | #1 BEST PERFORMING
LARGE CITY IN THE US
BUSINESS WIRE | #2 BEST MARKET FOR
REAL ESTATE
WALLETHUB | #7 MOST FUN CITY IN
THE US
WALLETHUB |
| #1 BEST JOB
MARKET
WALL STREET JOURNAL | #2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES | #5 MOST RECESSION
RESISTANT CITY
SMARTASSET | #9 BEST EDUCATED
MAJOR METRO
WALLETHUB |
| #1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB | #2 BEST CITY FOR JOB
OPPORTUNITIES
BUSINESS INSIDER | #6 SAFEST LARGE
CITY IN U.S.
SAFEWISE | #7 HEALTHIEST CITY
IN AMERICA
WALLETHUB |

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	20,649	183,624	383,733
Estimated annual population growth of 1.75%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$106,543	\$108,892	\$105,421



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	9,734	85,561	173,229
Households by Marital Status			
Married	2,343	19,453	44,736
Married No Children	1,471	12,974	27,251
Married w/Children	872	6,479	17,485
Education			
Some High School	5.42%	6.78%	9.46%
High School Grad	9.64%	10.19%	14.51%
Some College	18.12%	15.76%	16.56%
Associate Degree	5.92%	7.24%	8.47%
Bachelor Degree	38.92%	35.40%	32.33%
Advanced Degree	21.98%	24.62%	20.62%
Annual Consumer Spending			
Apparel	\$15,232	\$135,069	\$273,890
Entertainment	\$44,259	\$385,089	\$763,059
Food & Alcohol	\$81,359	\$713,122	\$1,440,272
Household	\$52,477	\$444,294	\$881,737
Transportation	\$72,225	\$633,466	\$1,283,475
Health Care	\$12,621	\$110,189	\$223,895
Education/Day Care	\$23,394	\$208,533	\$400,423

Market Overview

Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



Penn Bloxsom
Vice President

713.449.1024
PBloxsom@asterra.com

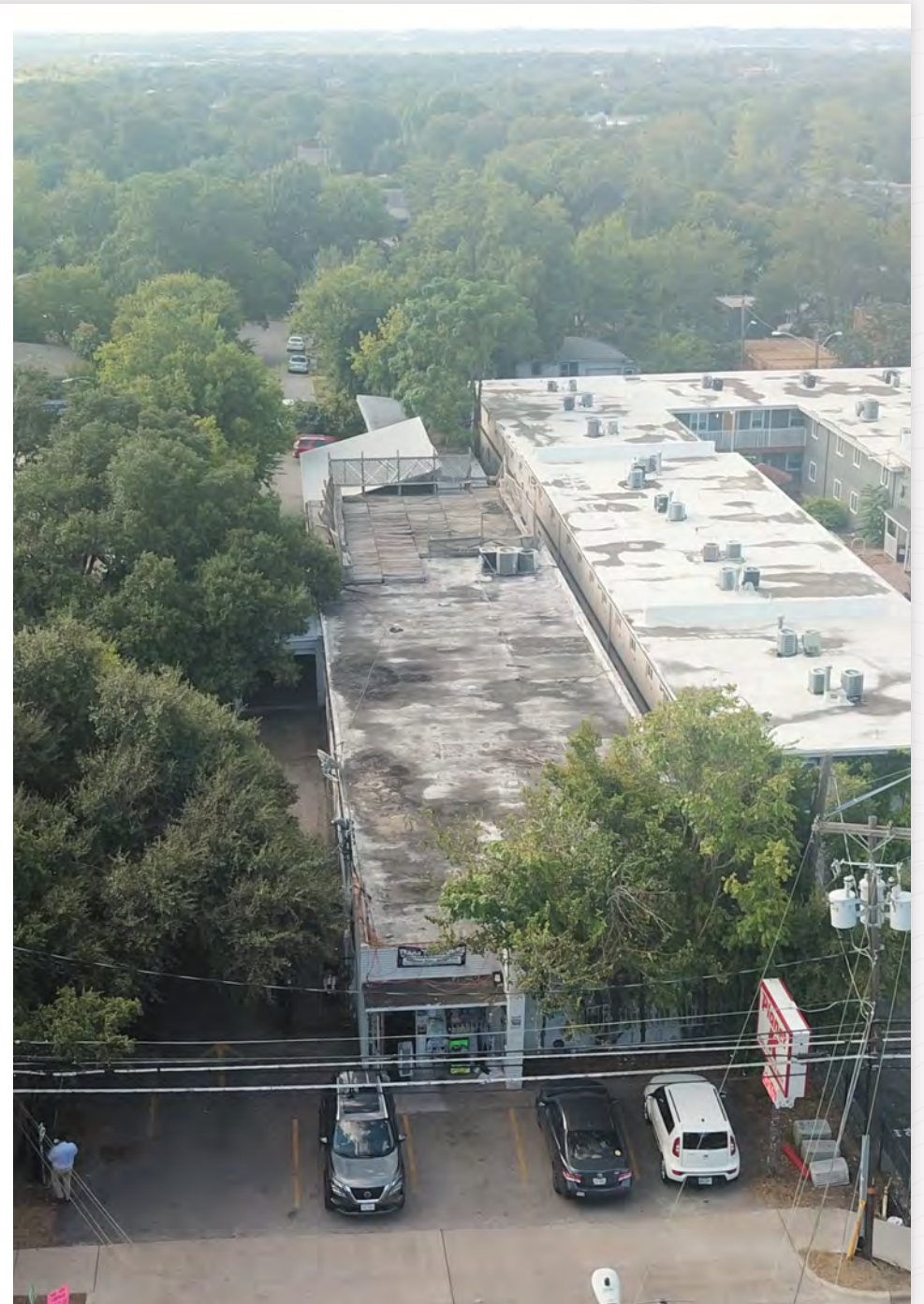


Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com

Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and sperate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s), (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



Information About Brokerage Services

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

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' 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.

Asterra Residential d/b/a Asterra Properties	590775	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Andrew Karr	586116	akarr@asterra.com	512.231.2000 x 200
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Andrew Karr	586116	akarr@asterra.com	512.231.2000 x 200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Penn Bloxsom	726174	pblobsom@asterra.com	713.449.1024
Sales Agent/Associate's Name	License No.	Email	Phone