



# 3601 MANOR RD

## FOR SALE

DAVID STOJANIK | 512.785.5016 | david@brentwoodcommercialllc.com | www.BrentwoodCommercialLLC.com

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## EXECUTIVE SUMMARY

This property presents an exceptional opportunity for a user/developer seeking a highly visible location with abundance of surrounding amenities. With its prime location and size, it is appealing to many types of buyers, inclusive of mixed-use developers and owner/users of retail, medical, hospitality, and more.

### Highlights Include:

- Great location across the south entrance of Mueller
- Close proximity to East and Central Austin amenities (bars, restaurants, shops, hospitality, grocery, etc.)
- Potential for future development
- Centrally located, a short drive to Mueller, the medical district, University of Texas and downtown Austin

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**SELLING PRICE** \$5,500,000

**POTENTIAL USE** Retail, Medical, Office, Hospitality, Mixed-Use, & more

**BUILDING SIZE** 13,538 SF

**LAND AREA** 1.43 Acres

**PARKING** 47 spaces (potential for more)

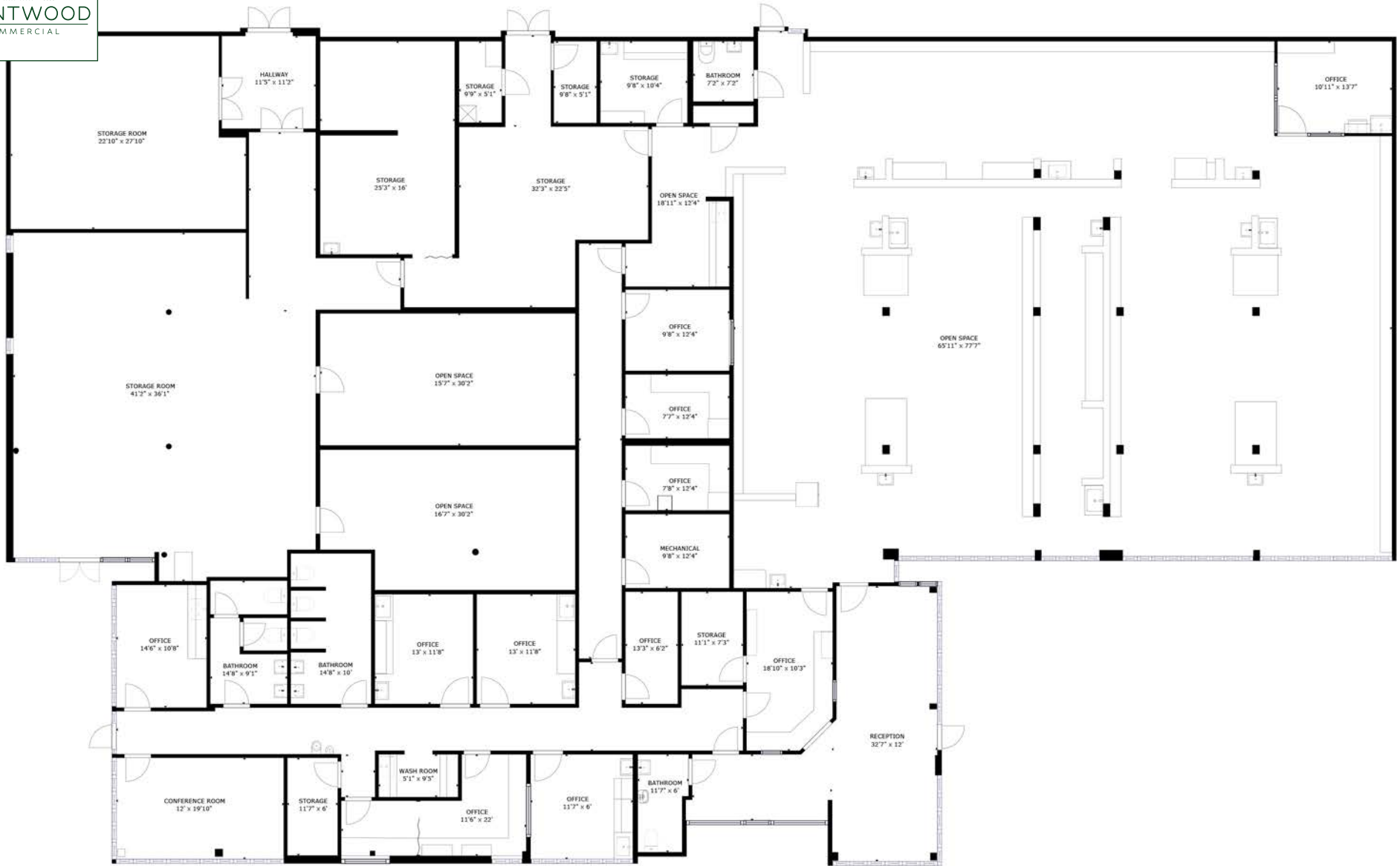
**ZONING** GR-V-NP

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**382 Physicians**  
**203 Beds**





**Live at Mueller**  
 Nearing completion of approx.  
 7,000 residential units,  
 mix of single and multi-family

**Morris Williams  
 Golf Course**

3,471 VPD  
 E.M. Franklin Ave

Berkman Dr

Manor Rd 7,629 VPD

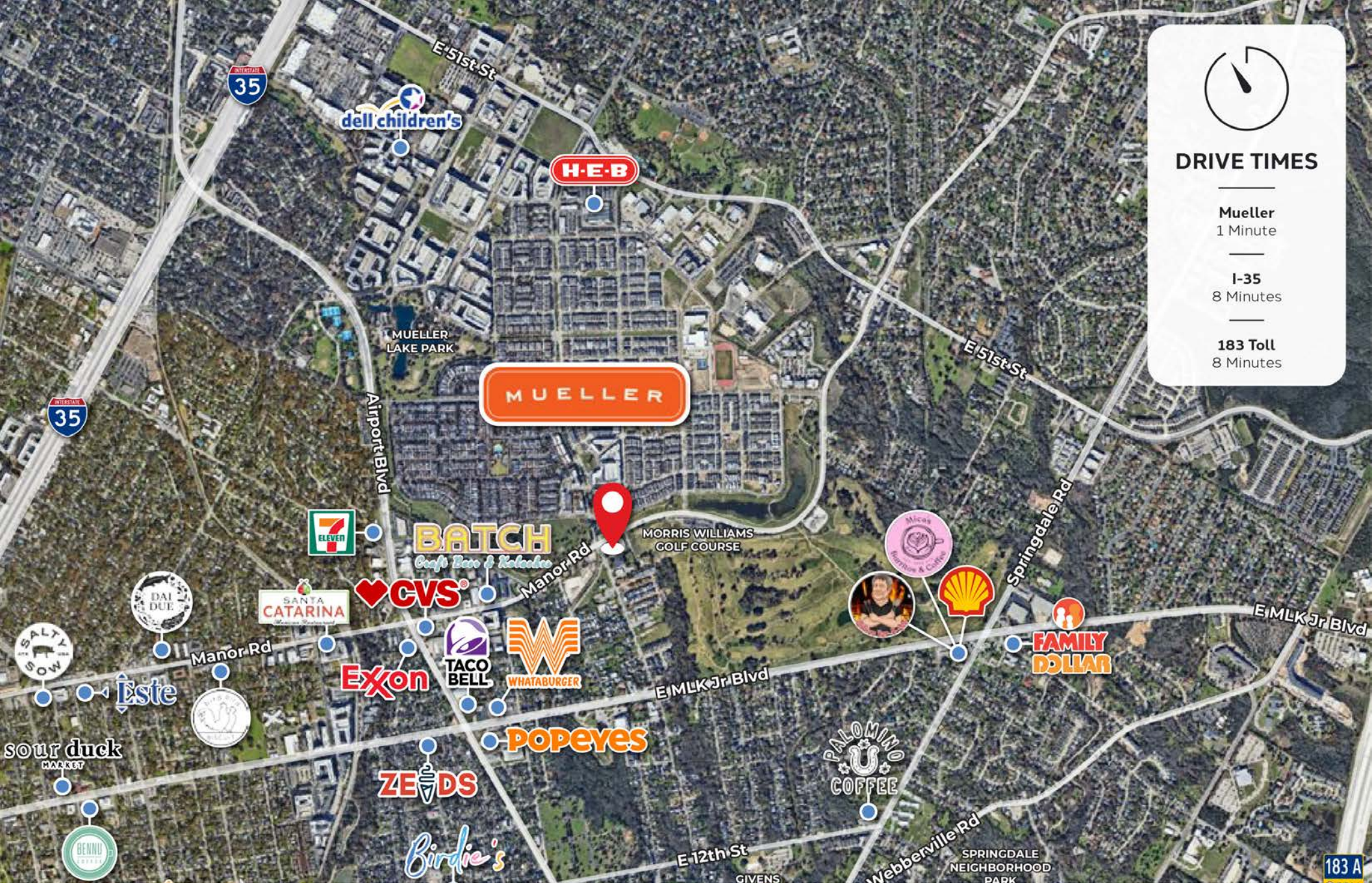
  
 CareNow  
 Urgent Care

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**DRIVE TIMES**

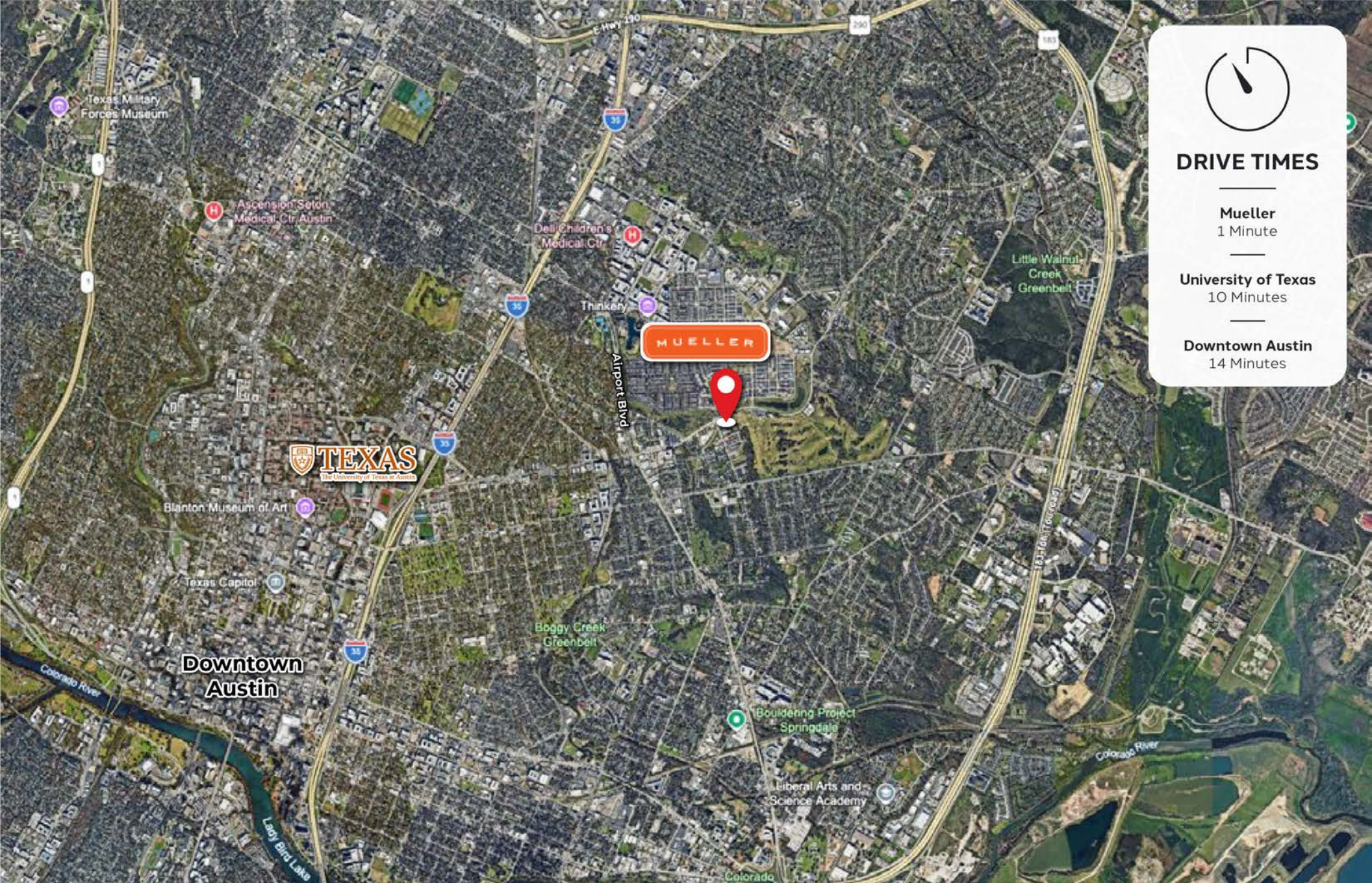
- 
- Mueller**  
1 Minute
- 
- I-35**  
8 Minutes
- 
- 183 Toll**  
8 Minutes

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### DRIVE TIMES

Mueller  
1 Minute

University of Texas  
10 Minutes

Downtown Austin  
14 Minutes

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# PROPERTY DEMOGRAPHICS

	2 Mile	5 Miles	10 Miles
<b>Households</b>	8,903	68,703	164,631
<b>Households by Marital Status</b>			
Married	2,768	15,728	42,659
Married No Children	1,555	9,793	25,491
Married w/Children	1,212	5,935	17,169
<b>Education</b>			
Some High School	4.80%	9.60%	11.10%
High School Grad	10.74%	13.42%	13.79%
Some College	17.66%	17.67%	16.84%
Associate Degree	4.98%	8.01%	8.57%
Bachelor Degree	36.00%	30.62%	30.29%
Advanced Degree	25.81%	20.67%	19.42%
<b>Annual Consumer Spending (\$000)</b>			
Apparel	\$15,135	\$108,117	\$264,851
Entertainment	\$44,333	\$291,090	\$725,509
Food & Alcohol	\$80,448	\$558,298	\$1,387,094
Household	\$54,843	\$334,170	\$831,801
Transportation	\$70,967	\$498,613	\$1,240,122
Health Care	\$13,066	\$82,956	\$210,789
Education/Day Care	\$23,705	\$146,685	\$373,217



## POPULATION

1 MILE	5 MILES	10 MILES
19,649	161,883	372,329



## AVERAGE HOUSEHOLD INCOME

1 MILE	5 MILES	10 MILES
19,649	161,883	372,329

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

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