

FOR SALE

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

**2409 Manor Rd,
Austin, TX 78722**



Penn Bloxsum
Vice President

713.449.1024
PBloxsum@asterra.com

Tami Greenberg
Partner

512.773.3705
TGeenberg@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.

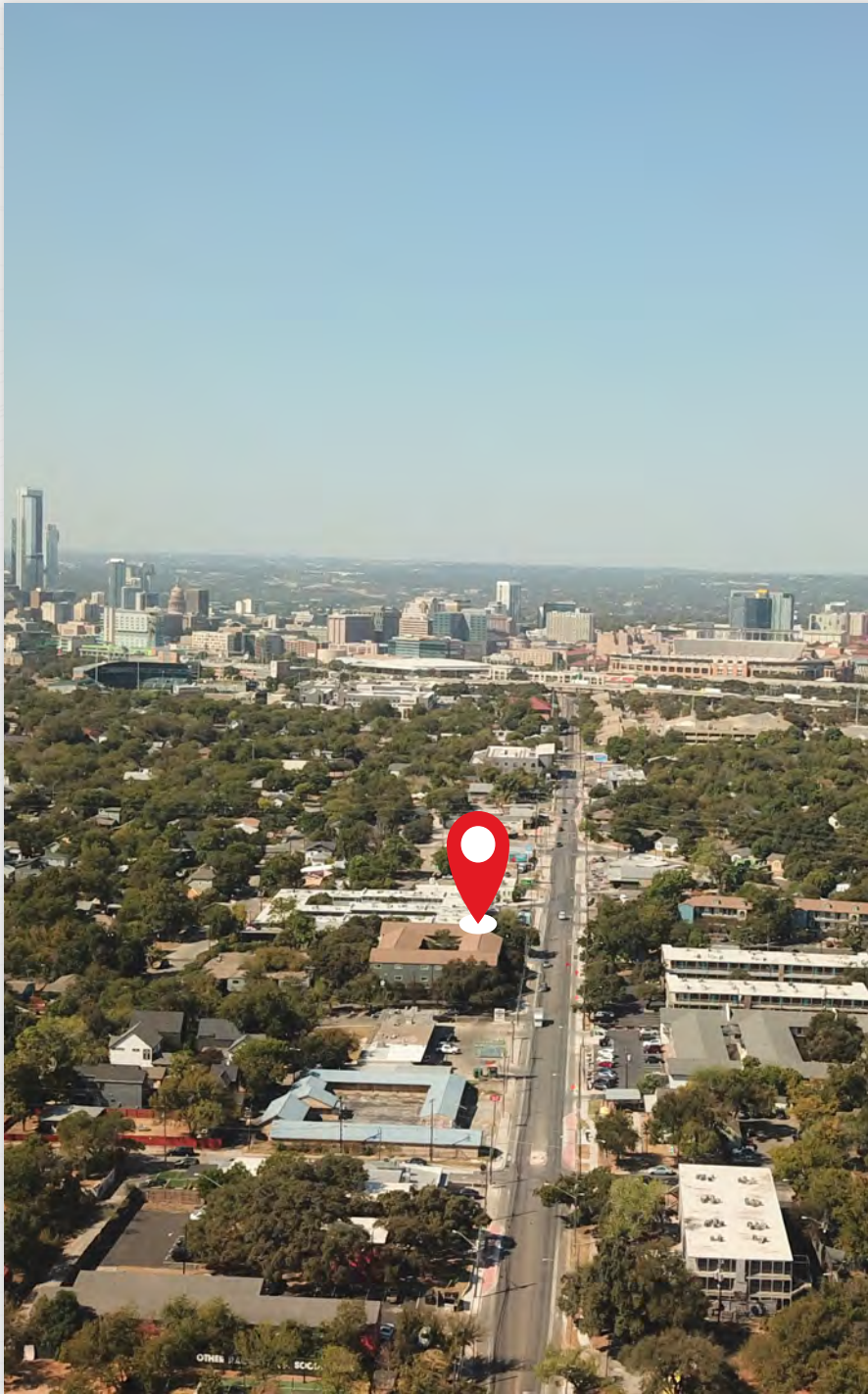
The property is hard to miss from its significant foot traffic and visibility, with well over 8,248 vehicles passing (2020 data), and is nestled in one of the most dense foot traffic neighborhoods of East Austin with a walking score of (83). It's also located mere blocks away from a major TOD (Transit-Oriented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

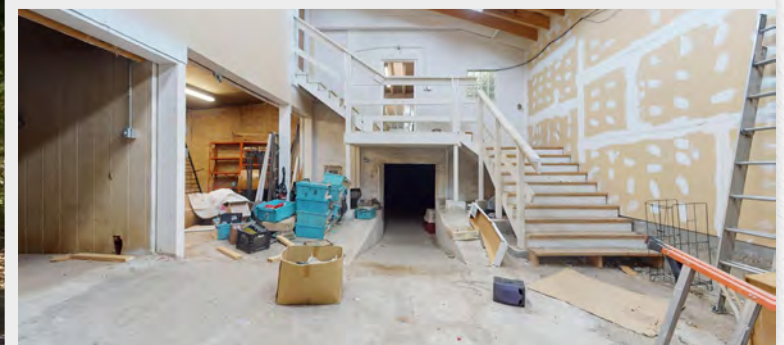
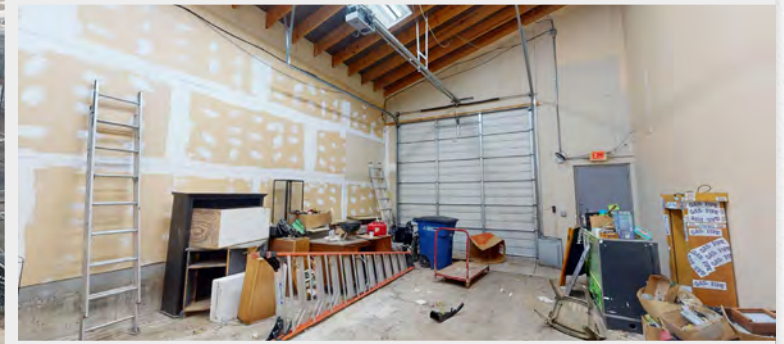
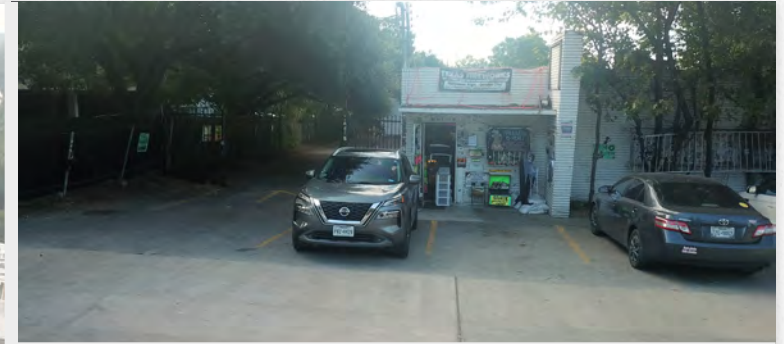
Highlights

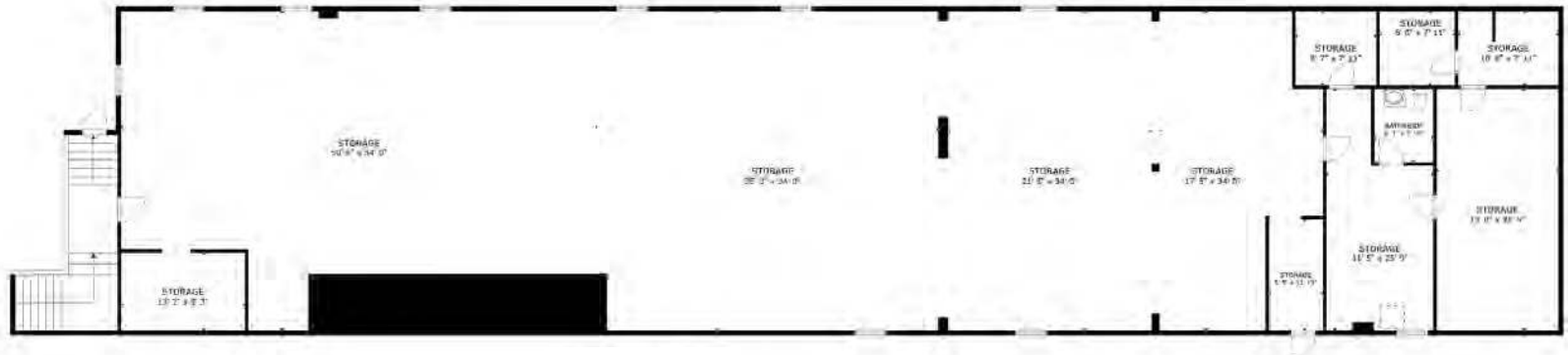
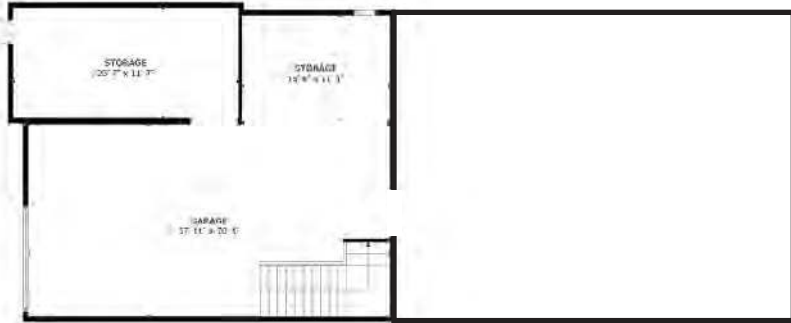
- Over 10,000 Sq. ft of versatile interior space
- Dual entrances for efficient traffic flow
- 3 Phase Power
- 11 total parking spots (5 covered, 6 uncovered)
- Ample parking surrounding the property
- Only lot on Manor that has access to Manor and 22nd St
- 2 Dock high doors and 1 grade level door
- 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

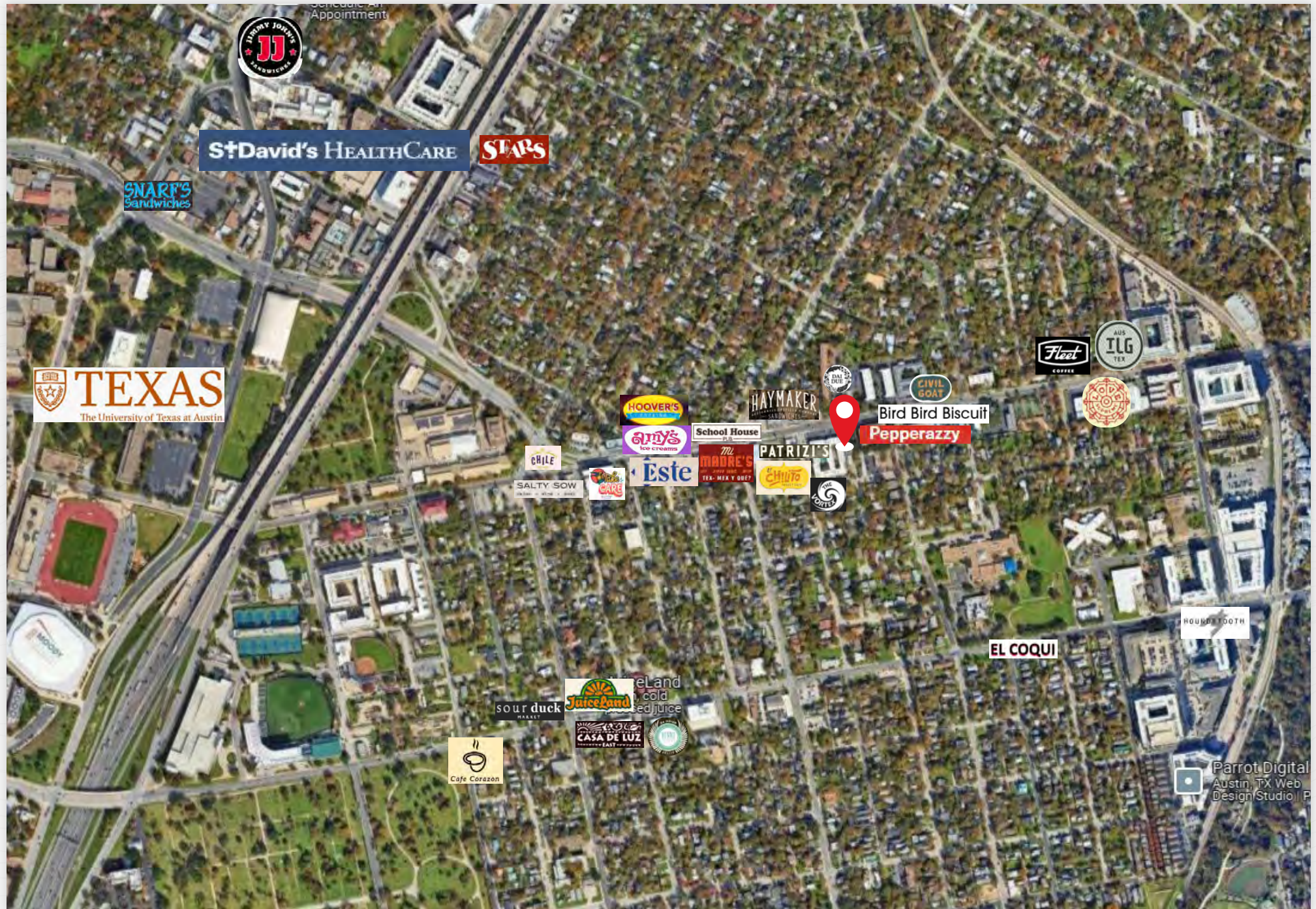


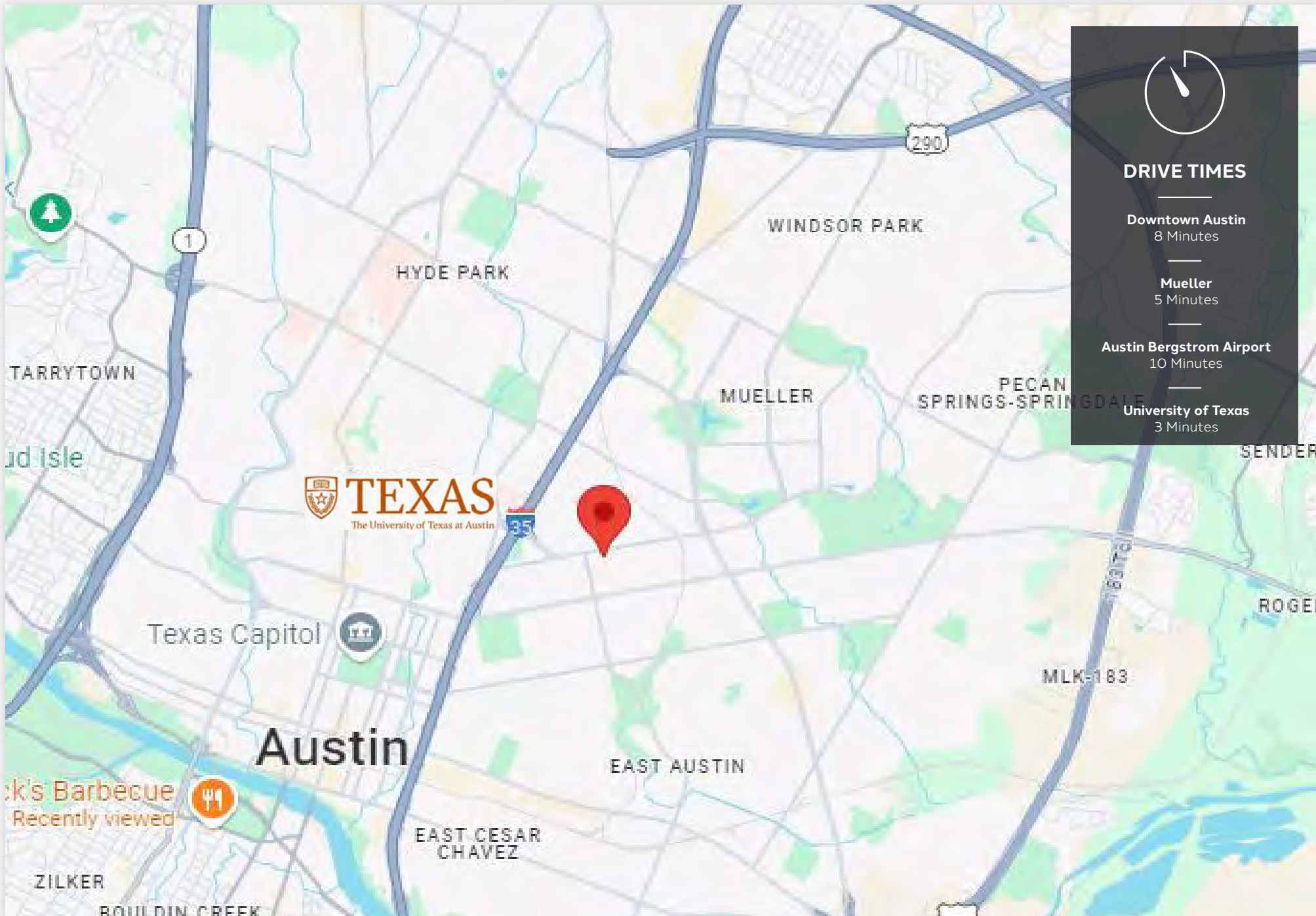
Listing Details

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









DRIVE TIMES

Downtown Austin
8 Minutes

Mueller
5 Minutes

Austin Bergstrom Airport
10 Minutes

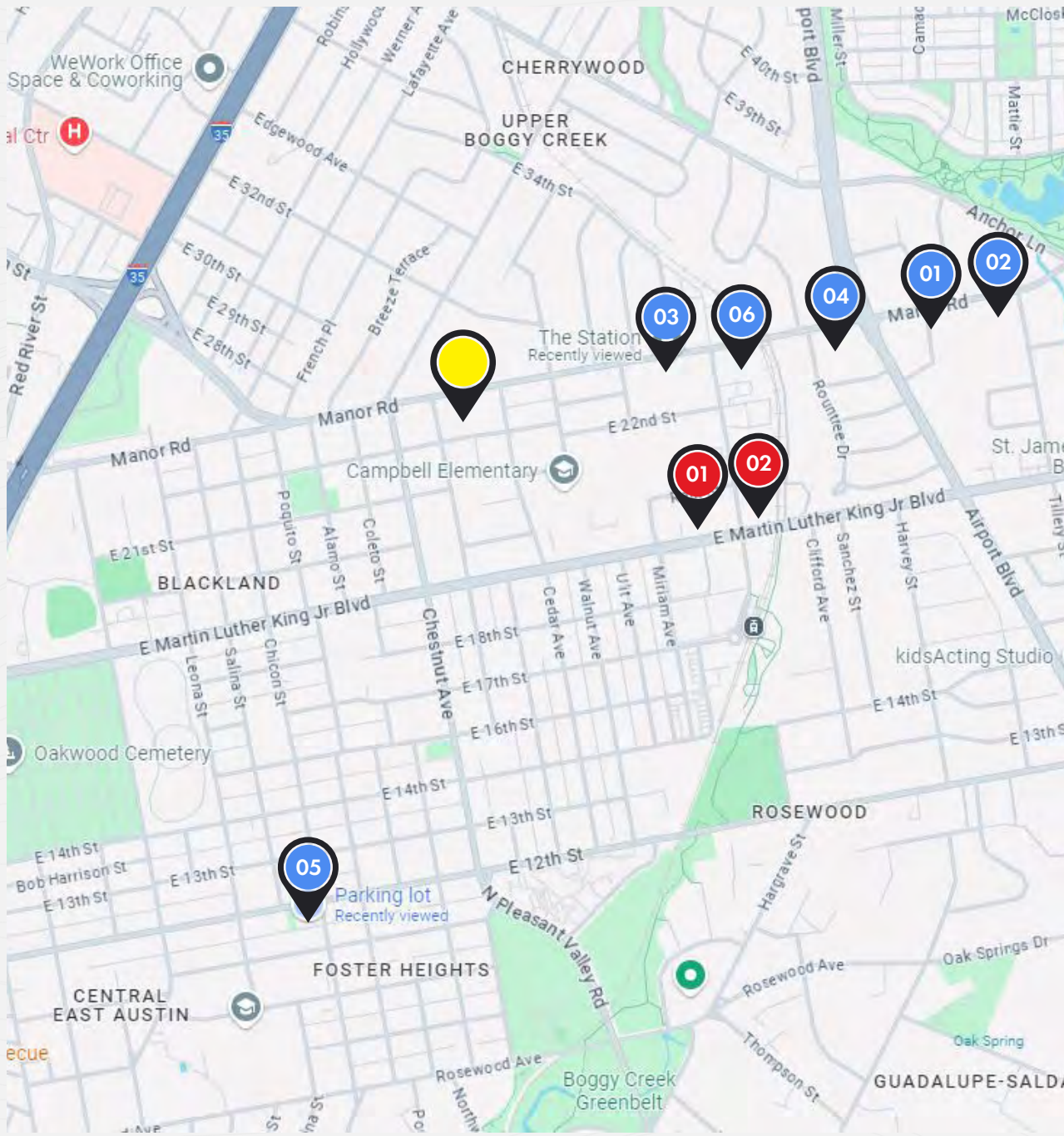
University of Texas
3 Minutes



Texas Capitol

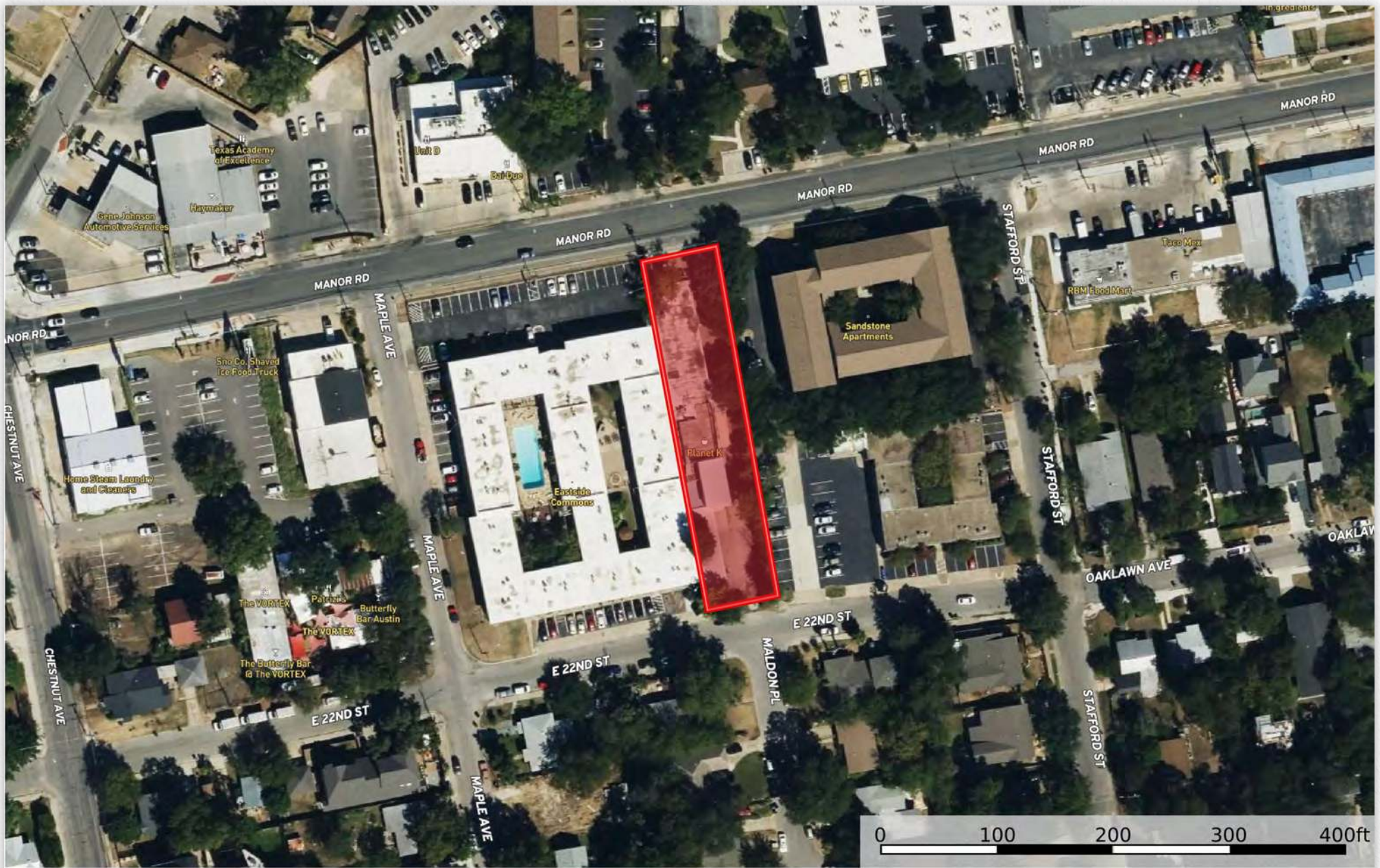
Austin

Frank's Barbecue
Recently viewed



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



- ▭ Boundary
- Residential
- Commercial Services
- Industrial
- Agricultural
- Vacant
- Miscellaneous
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

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

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
Population	20,649	183,624	383,733

Estimated annual population growth of 1.75%



Avg Household Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$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

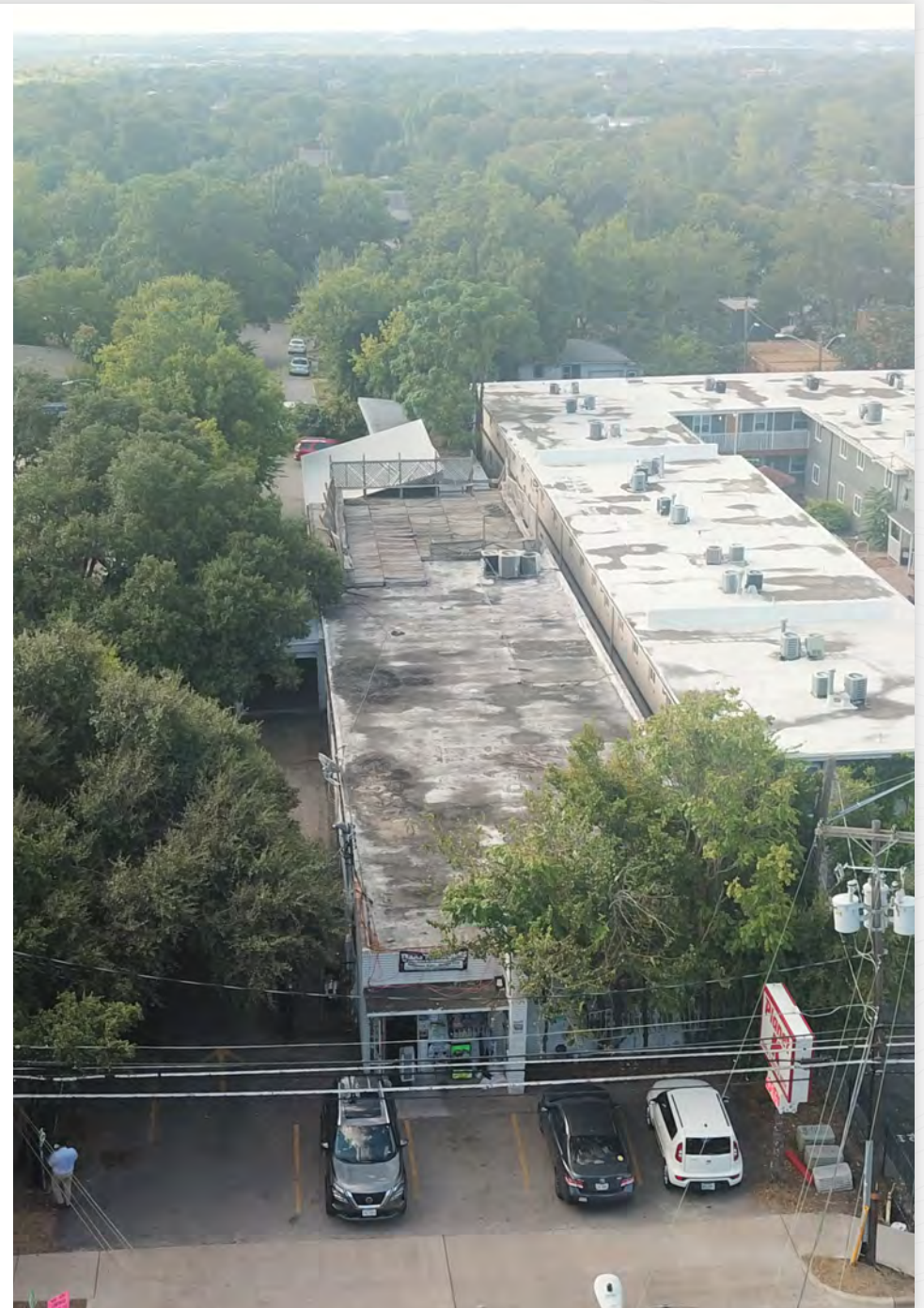


Tami Greenberg
Partner

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.



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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