




CLASS A MEDICAL OFFICE IN MANOR, TX

14008 SHADOWGLEN BLVD



Richard Paddock
paddock@hpitx.com
(512) 538-0057

J.D. Lewis
jdlewis@hpitx.com
(512) 538-0064

MEDICAL  **TOWERS**
SHADOWGLEN



FastMed Kogni Corp

LEWIS FAMILY MEDICINE

SHADOWGLEN



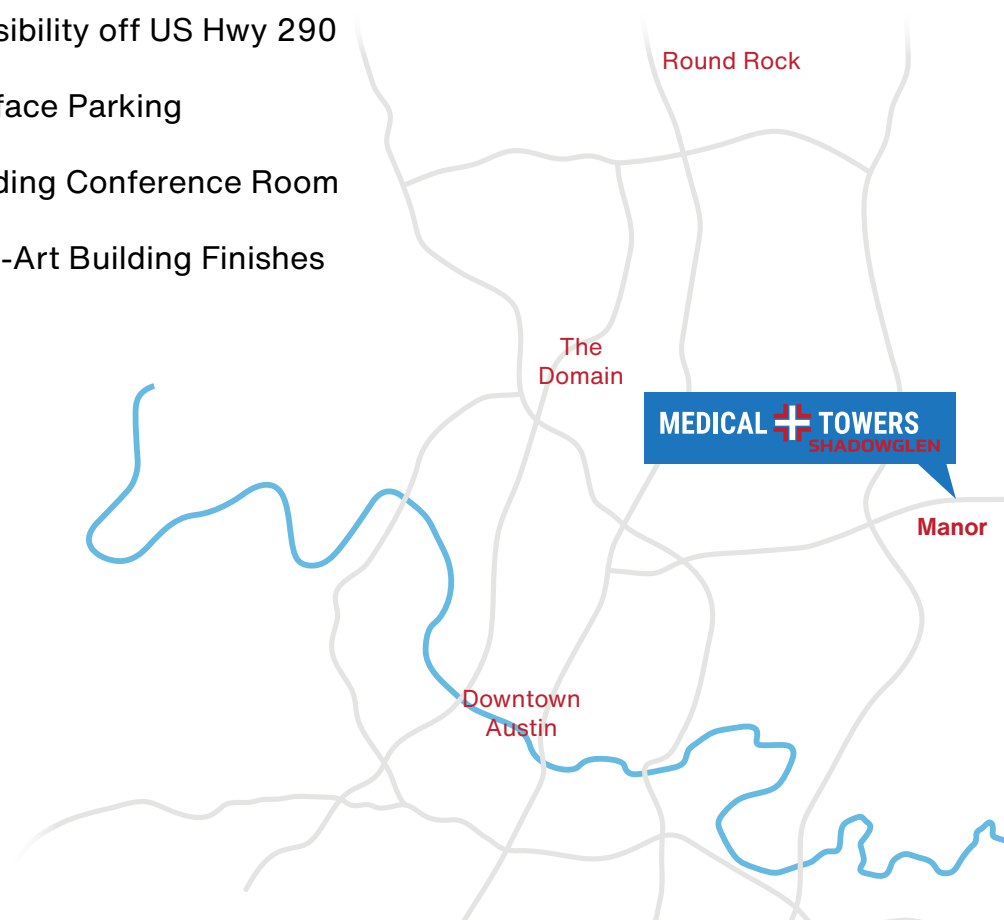
SHADOWGLEN



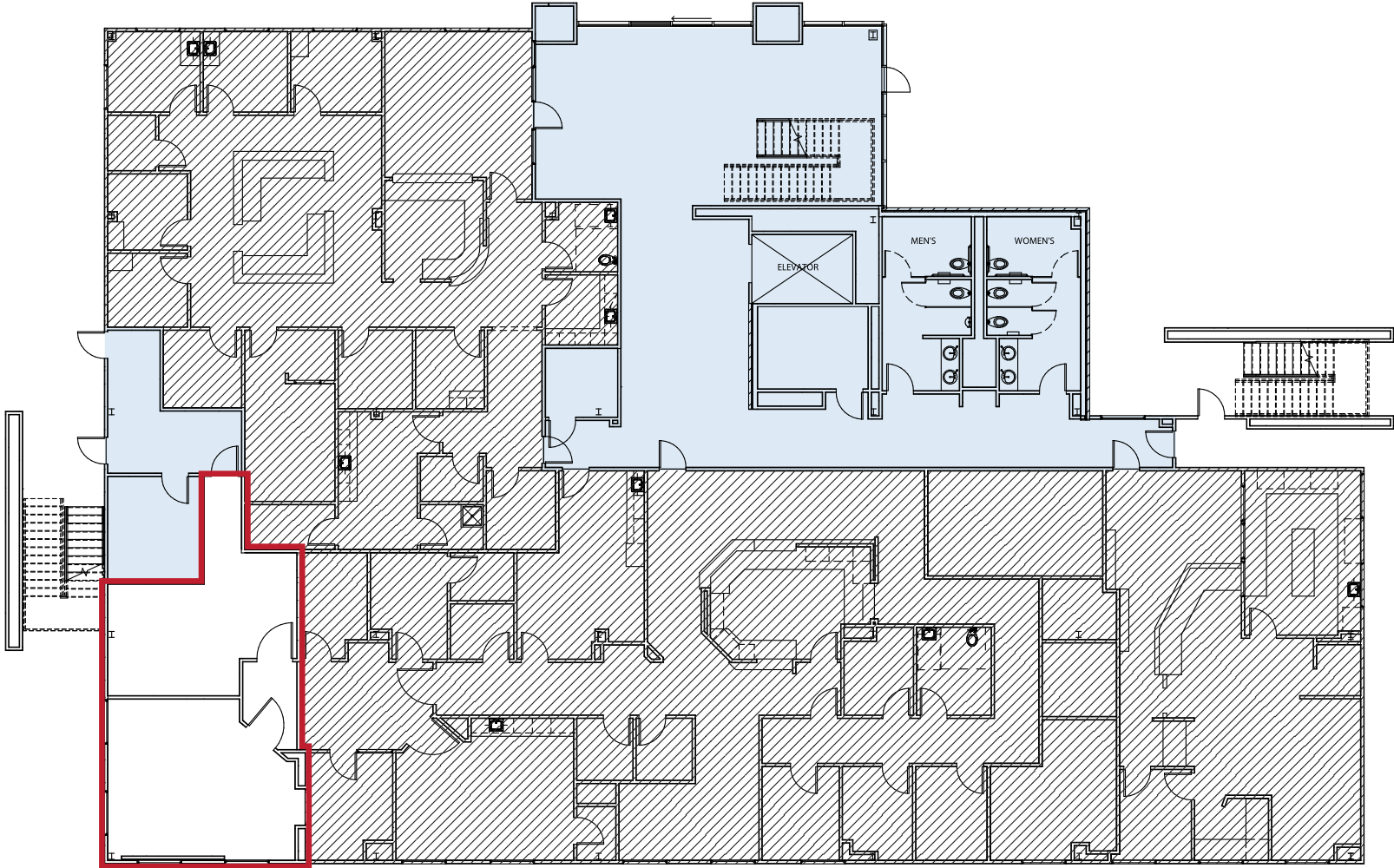
CLASS A MEDICAL OFFICE

14008 SHADOWGLEN BLVD - MANOR, TX 78653

- 36,000 SF Class A Medical Office Building
- Conveniently located just 9 miles outside Austin at the entrance to ShadowGlen, Manor's award-winning master-planned community
- Excellent Visibility off US Hwy 290
- 5:1,000 Surface Parking
- Shared Building Conference Room
- State-of-the-Art Building Finishes

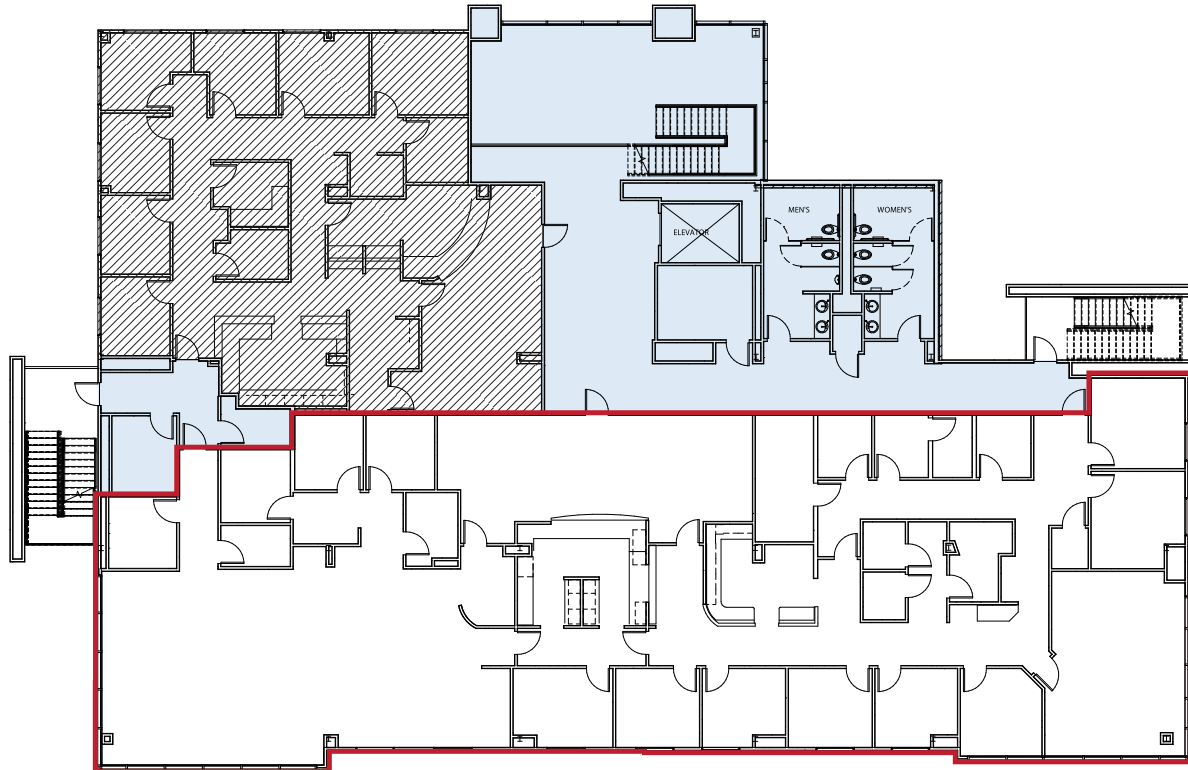


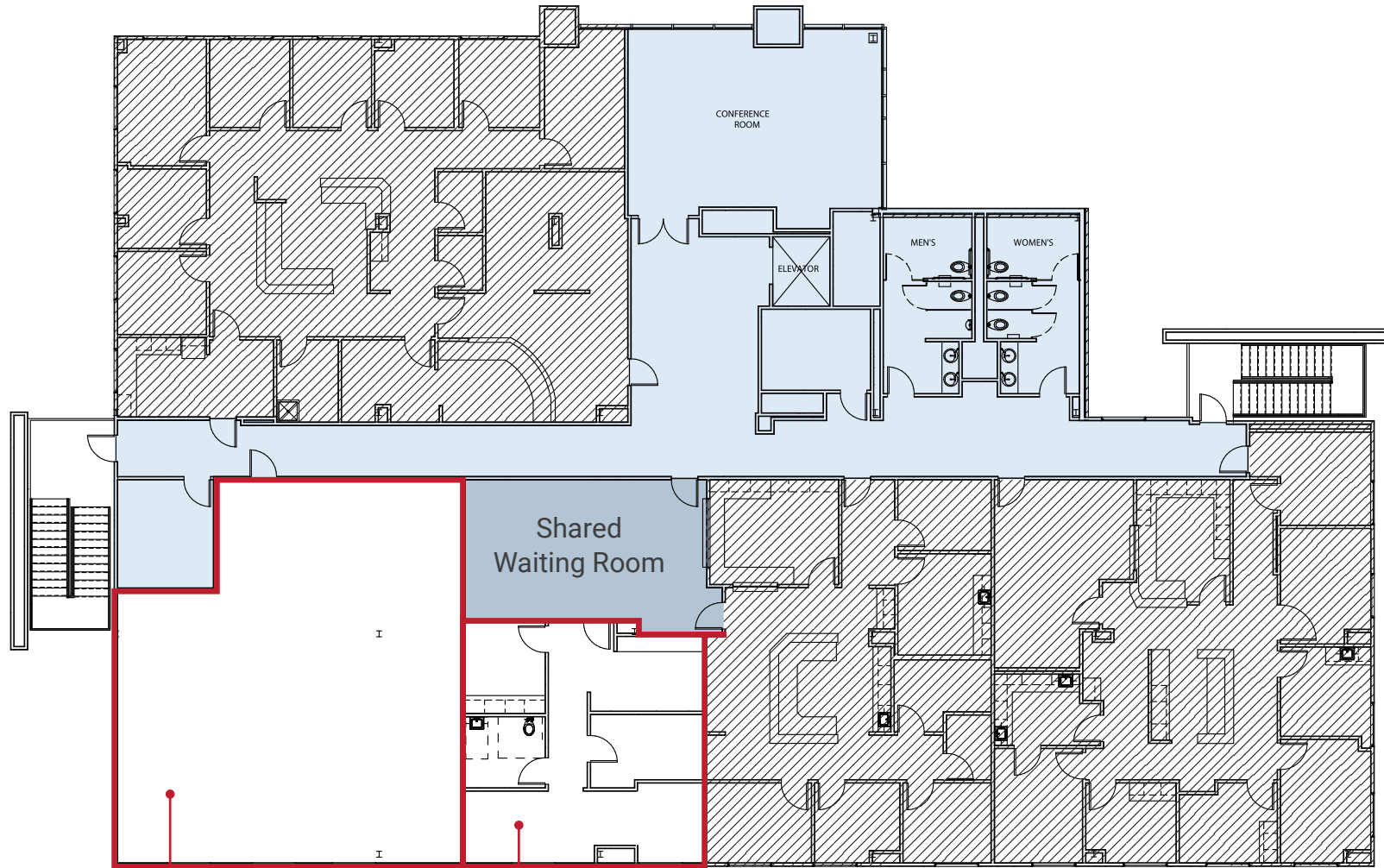
SUITE 106 968 SF



SUITE 202 **7,833 SF**

Divisible to ~2,200 SF





SUITE 306

1,898 SF

SUITE 304

1,365 SF

MANOR TX

The City of Manor is an up-and-coming, underdeveloped municipality just 15 minutes from Downtown Austin. With light traffic and many family and entertainment centers including the Manor Community Farmers Market and Banner Distilling Company, Manor will continue to be a fast-growing city in the Austin MSA.

DEMOGRAPHICS

1
Mile

2021 Population - 4,133
2026 Population Projection - 4,523 (1.9% Growth)
Number of Households - 1,437
2026 Household Projection - 1,587 (2.1% Growth)

3
Mile

2021 Population - 21,654
2026 Population Projection - 24,176 (2.3% Growth)
Number of Households - 7,526
2026 Household Projection - 8,466 (2.5% Growth)

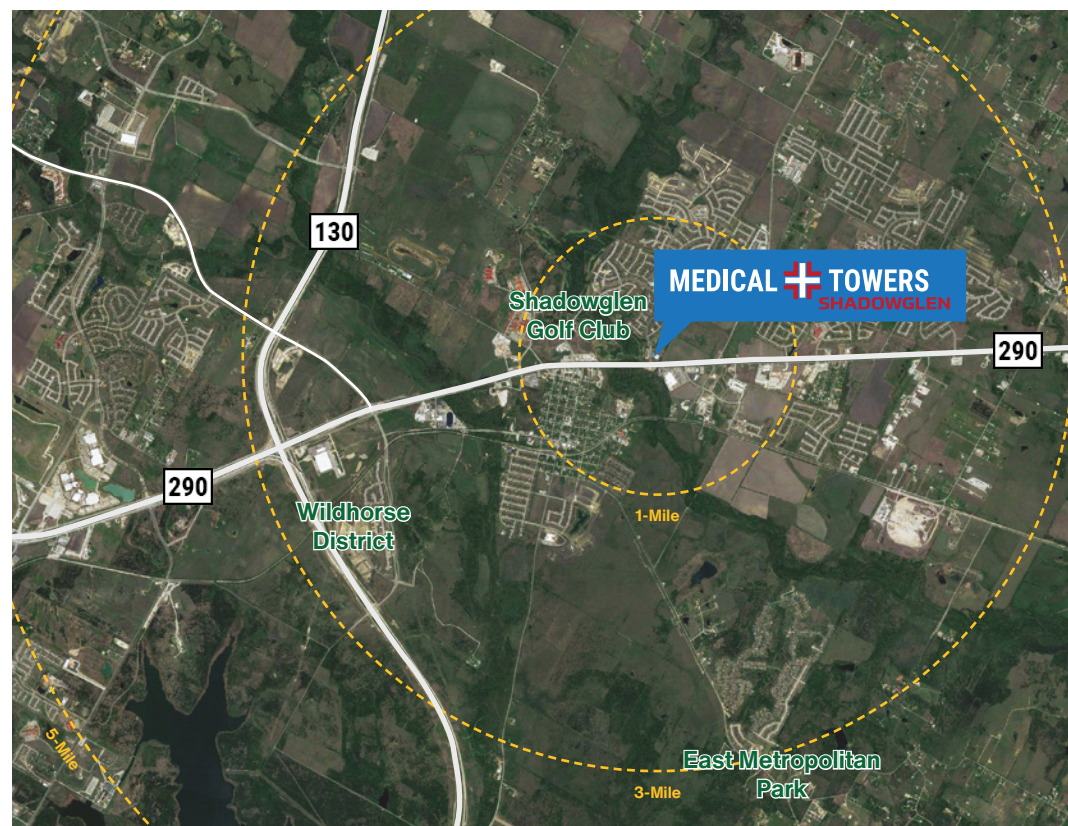
5
Mile

2021 Population - 31,724
2026 Population Projection - 35,395 (2.3% Growth)
Number of Households - 10,851
2026 Household Projection - 12,173 (2.4% Growth)

ATTRACTIONS

East Metropolitan Park - Nearby athletic center with 18-hole disc golf course, multiple fields, playground, and pool.

Wildhorse Community - 1,450-acre mixed-use community that melds yoga and fitness centers with 500 acres of parks, two elementary schools, and 85 acres of retail and office space, alongside a proposed rail station.



Downtown Austin

US Hwy 290 / TX-130

The Domain



Shadowglen Golf Club

MEDICAL TOWERS
SHADOWGLEN

Shadowglen Blvd

US Hwy 290





Walmart 

MEDICAL  TOWERS
SHADOWGLEN

US Hwy 290

Shadowglen Blvd

A photograph of a modern medical building with a large glass facade and a stone entrance canopy. The building is set against a blue sky with light clouds. In the foreground, there is a parking lot with several cars and a stone pillar. The overall image has a blue tint.

MEDICAL  **TOWERS**
SHADOWGLEN