

FOR SALE

4023-4025 MANCHACA ROAD

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704





FOR SALE

4023-4025 MANCHACA ROAD

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704



Availability

3 buildings totaling 6,034 SF
 *Buildings can be together or separate
 1.12 acres



Zoning

LO



Traffic Counts

31,160 VPD on Manchaca Rd
 at W Ben White Blvd



Pricing

Call for pricing

Features

- Great redevelopment opportunity
- One building is Ray Benson's former studio space (lead of Asleep at the Wheel)
- Easy access to Hwy 71 and 290 with great visibility on Manchaca Rd
- Up and coming area with close proximity to downtown Austin and the airport (ABIA)

2016 Demographics

	1-MILE	3-MILE	5-MILE
Population	16,532	124,942	324,642
Average HH Income	\$60,544	\$71,416	\$75,395
Households	8,139	58,017	134,294

Leigh Ellis
 512.684.3802

ellis@aquilacommercial.com

Brad Buckman
 512.684.3815

buckman@aquilacommercial.com

aquilacommercial.com



The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Last updated 9/2017.

FOR SALE 4023-4025 MANCHACA ROAD

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704

Site Aerial

Leigh Ellis
512.684.3802
ellis@aquilacommercial.com

Brad Buckman
512.684.3815
buckman@aquilacommercial.com



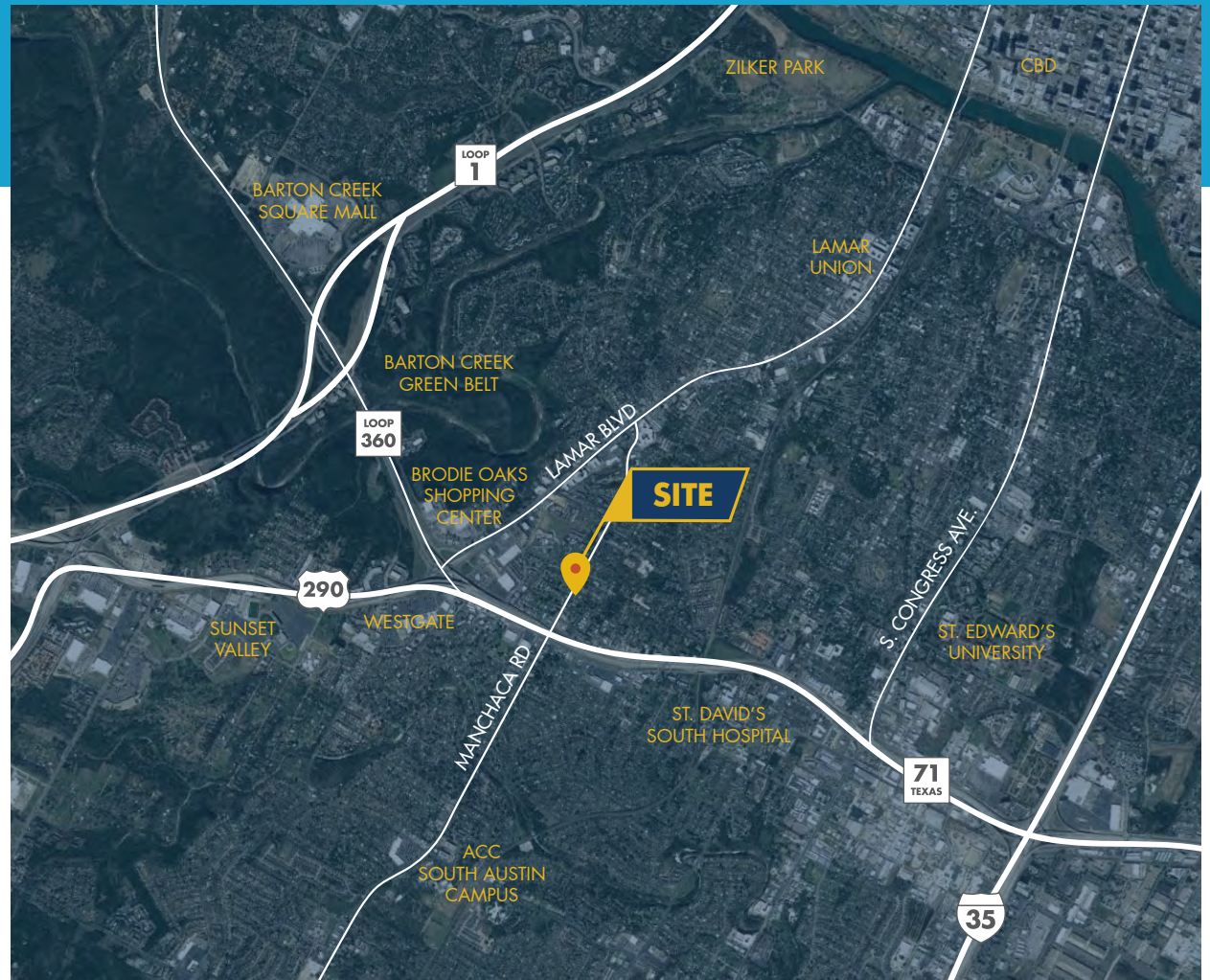
FOR SALE 4023-4025 MANCHACA ROAD

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704

Site Aerial

Leigh Ellis
512.684.3802
ellis@aquilacommercial.com

Brad Buckman
512.684.3815
buckman@aquilacommercial.com



FOR SALE 4023-4025 MANCHACA ROAD

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704

Nearby Amenities

Leigh Ellis
512.684.3802
ellis@aquilacommercial.com

Brad Buckman
512.684.3815
buckman@aquilacommercial.com



FOR SALE **4023-4025 MANCHACA ROAD**

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704



left: studio; right: back of building



aquilacommercial.com

FOR SALE **4023-4025 MANCHACA ROAD**

4023-4025 MANCHACA ROAD • AUSTIN, TX 78704



Clockwise from left: Kitchen, back patio, conference room, front of building



aquilacommercial.com

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.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer

unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should clearly enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

