

# 2967 Manor Road

Austin, TX 78722

## FOR SALE

4,000 SF Flex Office/Warehouse  
Infill Redevelopment or Owner-User



- Highly Sought After Corner - Great Visibility
- Seven Minutes From Downtown Austin
- Owner-User/Redvelopment Opportunity

**Connally McKay**

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# Executive Summary

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2967 Manor is an unbelievable development/redevelopment opportunity in the heart of East Austin on one of the most rapidly appreciating intersections in East Austin.

The property consists of a 4,000 SF flex/warehouse building on a .7 acre lot located at the intersection of Manor Road and Airport Blvd, and offers a fantastic access to endless East Austin destinations and ongoing developments surrounding the area.

Manor Road has transformed into the "restaurant row" of East Austin. Batch, Salty Sow, Haymaker, Dai Due, Bird Bird Biscuit, Oddwood Brewing, and Love Supreme are among the many restaurant and bar destinations that are within walking distance from the property. 2967 Manor is also walking distance to many of the highly sought-after East Austin neighborhoods including Cherrywood, Mueller, Rosewood, E MLK, and Springdale. The property truly offers a vast amount of possibilities in the middle of the East Austin action.

This corner property presents an opportunity for an excellent high density mixed use development site, creative office/retail redevelopment, or for an owner-user who is looking to be in the center of the action in East Austin.

## Highlights

- Development/Owner-User
- Easy Access to Downtown Austin & Austin Bergstrom Airport
- Highly Sought After Location
- TOD-NP Zoning

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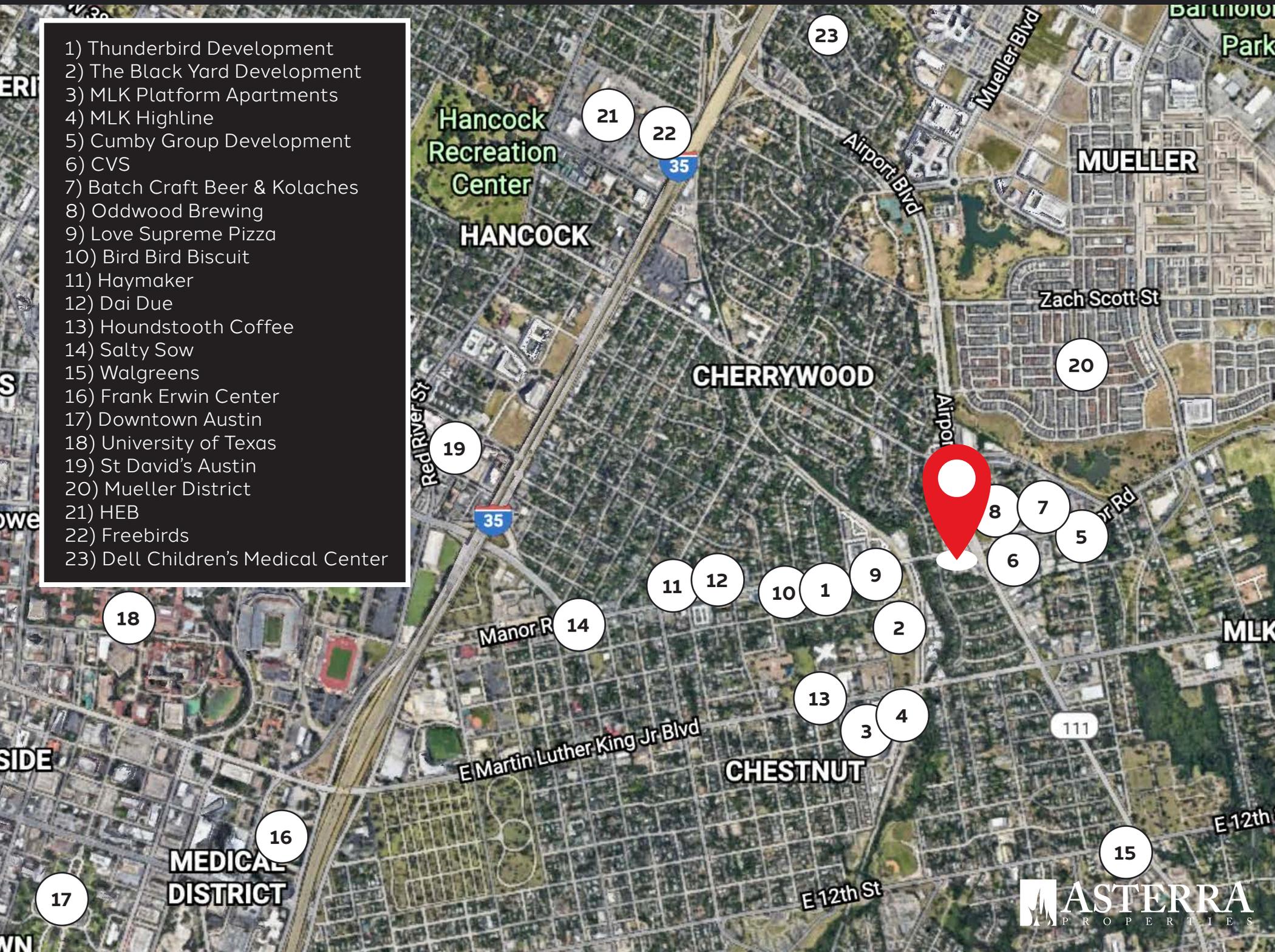
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# LOCATION OVERVIEW

- 1) Thunderbird Development
- 2) The Black Yard Development
- 3) MLK Platform Apartments
- 4) MLK Highline
- 5) Cumby Group Development
- 6) CVS
- 7) Batch Craft Beer & Kolaches
- 8) Oddwood Brewing
- 9) Love Supreme Pizza
- 10) Bird Bird Biscuit
- 11) Haymaker
- 12) Dai Due
- 13) Houndstooth Coffee
- 14) Salty Sow
- 15) Walgreens
- 16) Frank Erwin Center
- 17) Downtown Austin
- 18) University of Texas
- 19) St David's Austin
- 20) Mueller District
- 21) HEB
- 22) Freebirds
- 23) Dell Children's Medical Center



# Listing Details

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Sales Price: Contact for Price

Investment Type: Owner-User/Redevelopment/Lease

Property Type: Flex Office/Warehouse

Total Building SF: 4,000 SF

Land Area: 0.69 AC

Zoning: TOD-NP

Year Built: 1984

Renovated: 2021

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# Recent Developments and New Projects

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**MLK Highline:** MLK Highline is a new high-end mixed-use project, delivering 2021, located in the emerging MLK corridor and walking distance to MLK Jr. Metro Station. The project offers 9,680 SF of office/retail below and 201 apartment units.

**Platform on MLK:** Platform is a state-of-the-art Greystar developed 557-unit multi-family community situated along E MLK Jr. Blvd., one of the major east-west corridors in East Austin. Completed in 2016, Platform features an impressive collection of studios, one and two bedroom apartments and townhomes, chef kitchens, a 12,000 SF Club Lounge for work, play and gatherings, and a spacious poolscape consisting of three pools, outdoor kitchen and TV lounges.

**Thunderbird:** Located at 2719 Manor Road, this 98,792 SF creative office development is an amenity-enriched, immersive environment that will blur the lines between work and play. Ground floor amenities include Thunderbird Café, an Austin original that lends authenticity to the cozy lobby, a fitness center, showers, and changing rooms as well as a shared conference room for hosting classes and large meetings. In addition to the shared amenities, each level provides tenants with a series of unique indoor/outdoor spaces that are dedicated to them.

**The Block Yard:** The Block Yard is a mixed-use project located at 2900 E MLK Jr. Blvd and will include 302 residential apartment and approximately 68,000 SF of office and retail. Boutique floorplates of approximately 17,000 SF will be accompanied by 14' floor-to-floor ceiling heights, ideal for open-office layouts and flexible demising. The building will also feature private outdoor terraces on every floor, along with access to development's shared fitness and conference facilities.

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Manor Road (11,995 VPD)

Airport Blvd (34,169 VPD)

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# Traffic Counts

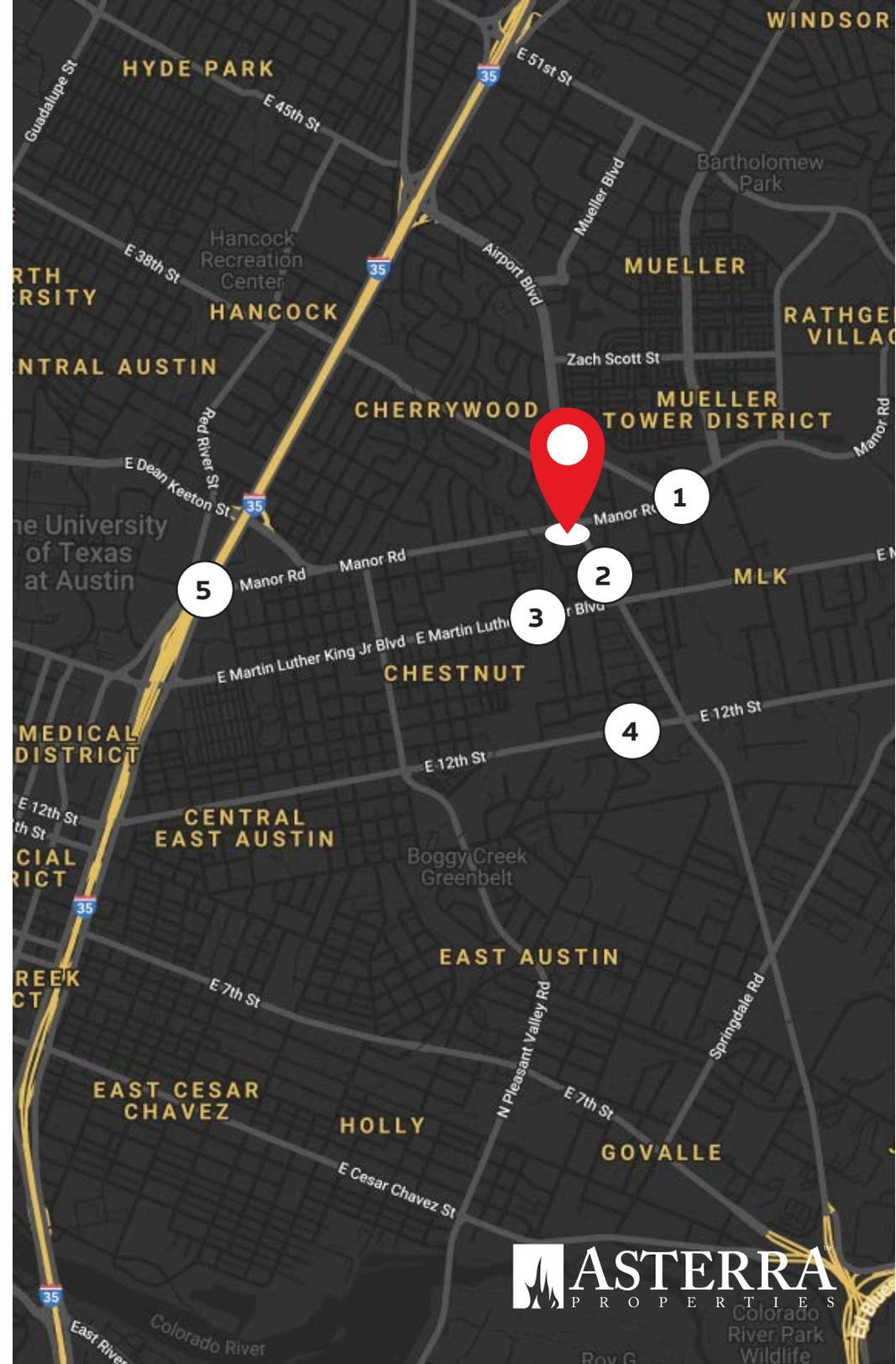
Street Name	Vehicles Per Day
1   Manor Road	11,995 VPD
2   Airport Blvd	34,169 VPD
3   E MLK Blvd	19,202 VPD
4   E 12th Street	9,139 VPD
5   Interstate 35	221,106 VPD

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# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	20,585	172,837	389,022
Estimated annual population growth of 3+%.			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$113,863	\$96,119	\$98,543



Radius	1 Mile	3 Miles	5 Miles
Households	8,670	70,536	159,445
<b>Households by Marital Status</b>			
Married	2,433	7,413	41,443
Married No Children	1,392	4,266	22,249
Married w/Children	1,041	3,147	19,195
<b>Annual Consumer Spending</b>			
Apparel	\$15,308	\$49,495	\$261,631
Entertainment	\$42,216	\$130,451	\$688,673
Food & Alcohol	\$78,416	\$251,221	\$1,342,974
Household	\$52,241	\$155,176	\$801,343
Transportation	\$70,898	\$227,952	\$1,193,468
Health Care	\$11,953	\$37,346	\$200,809
Education/Day Care	\$23,198	\$68,846	\$367,469

# Market Overview Austin

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The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

## Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

## Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

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# AUSTIN'S 2020 RANKINGS

- #1** FASTEST GROWING MAJOR METRO  
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS  
INC.
- #3** BEST METRO FOR STEM PROFESSIONALS  
WALLETHUB
- #9** BEST EDUCATED MAJOR METRO  
WALLETHUB
- #1** MOST AFFORDABLE STARTUP CITY  
CLEVER
- #2** HOTTEST CITY FOR COMMERCIAL REAL ESTATE  
FORBES
- #5** CONCENTRATION OF COLLEGE EDUCATED ADULTS  
CITYLAB
- #9** BEST CITY FOR STAYCATION  
WALLETHUB
- #1** BEST JOB MARKET  
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS  
SMARTASSET
- #5** MOST RECESSION RESISTANT CITY  
SMARTASSET
- #9** HARDEST WORKING CITY IN U.S.  
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN  
WALLETHUB
- #3** BEST PLACE TO LIVE IN THE U.S.  
U.S. NEWS AND WORLD
- #8** SAFEST LARGE CITY IN U.S.  
SAFEWISE
- #11** HEALTHIEST CITY IN AMERICA  
WALLETHUB

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PHOTOS





## 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.

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