

For Sale ***Development Site***

Skout^x

South Lamar
3820 Menchaca Road, 78704
0.28 acres [TCAD]
Zoning: LO-MU

Roland Galang
Broker, LEED AP
512 791.1584
Roland@SkoutAustin.com



3820 Menchaca is a 0.28-acre development site in South Lamar neighborhood, located north of the South Lamar Blvd and Hwy 290 intersection. Close proximity to major highways & thoroughfares, with easy access to the key South corridors: S Lamar, S First & South Congress. Rare site ownership opportunity in a desirable location. Menchaca Road is planned for Enhanced MetroRapid route as part of Project Connect.

**Includes approved development site plan for a mixed-use office+residential project (~8,000 SF), designed by Spring Architects.*

All information contained herein is deemed reliable but not guaranteed.

3820 Menchaca - Development Site



NORTH ELEVATION



SOUTH ELEVATION



REAR ELEVATION

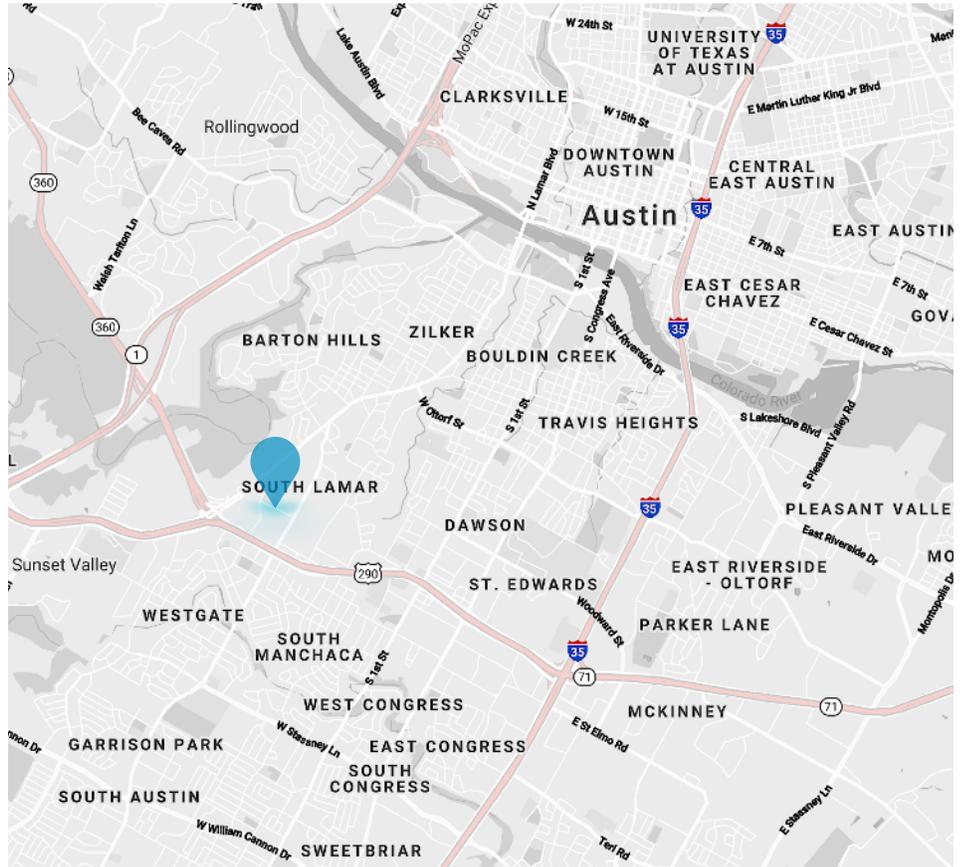


FRONT ELEVATION

3820 Manchaca - Overview



3820 Manchaca
3820 Manchaca Road
Austin, TX 78704



Lot

TYPE: Development Site

LOT: 0.28 Acres

ZONING: LO-MU

Proposed Use: **Mixed-Use Office Project**
[Approved Site Plan]

Proposed Building: **~8,000 SF Total**
office building: 5,651 SF
residential building: 2,956 SF

PRICE: Call to Inquire

Approved Site Plan

Office Building

- Multiple occupants
- Variable office sizes
- Parking: 17 spaces dedicated to offices

Residential Building

- Residential Units: 4
 - Efficiencies (500 SF): 2
 - 2 Bedroom (1000 SF): 2
- Parking: 4 spaces dedicated to residences

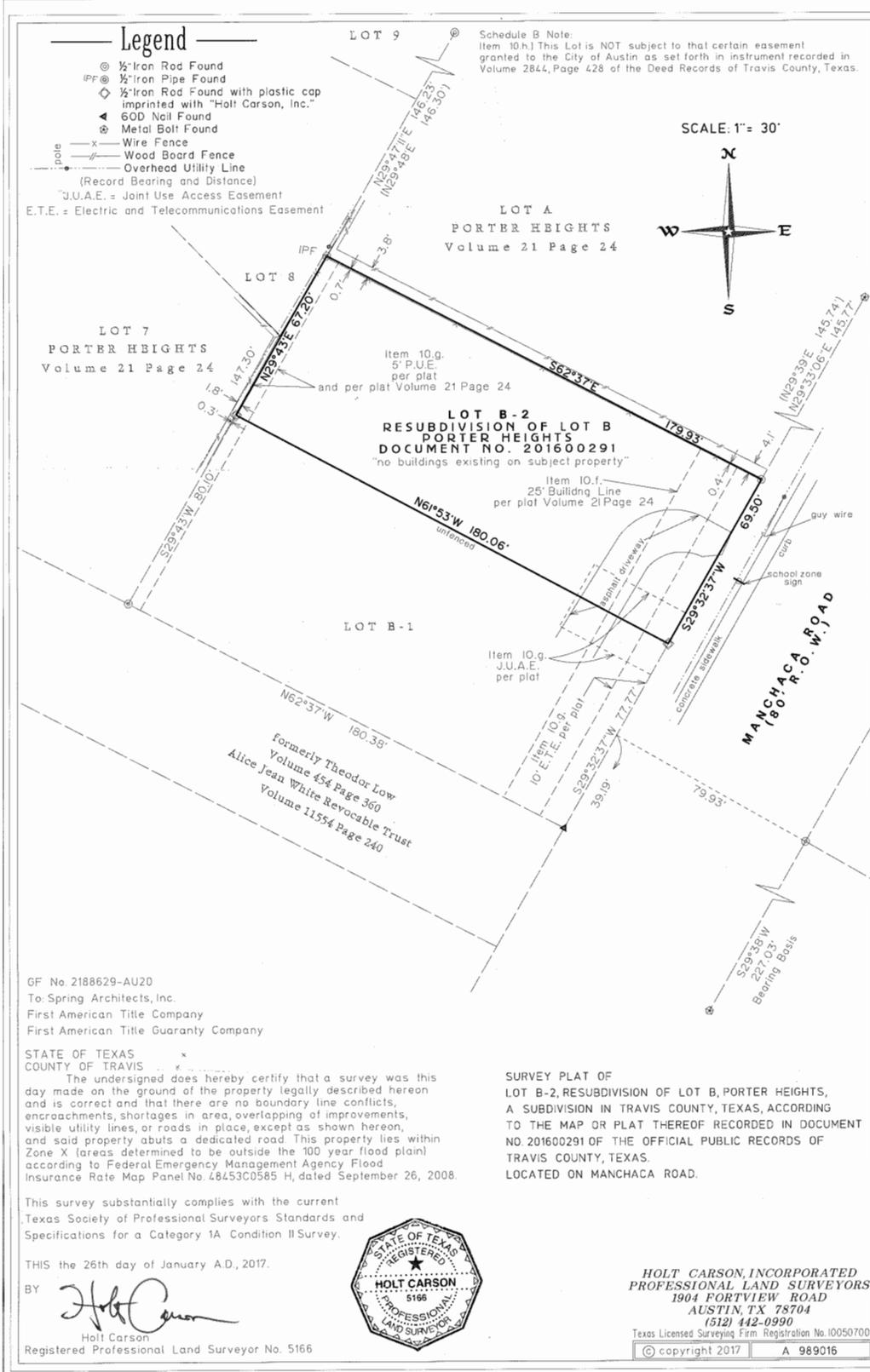
Location

- North of South Lamar Blvd & Hwy 290 intersection
- Convenient location - easy access
 - ~2 miles to TX-1 Loop & I-35
 - ~3 miles to St. Edward's University
 - ~4.5 miles to State Capitol
 - ~5.5 miles to UT Austin
 - ~9 miles to Austin Bergstrom Airport
- Neighborhood Spots
 - Radio Coffee; Pluckers; Easy Tiger;
 - Brokem Spoke; Wheatsville Co-op;
 - Sprout's; Central Market [Westgate Shopping Center]; Barton Creek Greenbelt Trail

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Roland Galang | 512 791.1584 | roland@skoutaustin.com

3820 Manchaca- Survey



All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

3820 Menchaca - Development Site Plan




SPRING ARCHITECTS
 5112, P.O. BOX 4425
 3005 S. LAMAR, STE. 0100-100
 AUSTIN, TEXAS 78704
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Progress Print
 Not for regulatory approval, permitting, or construction.
 Registrant's Name: Spring Architects, Inc.
 Registrant's Number: 19920

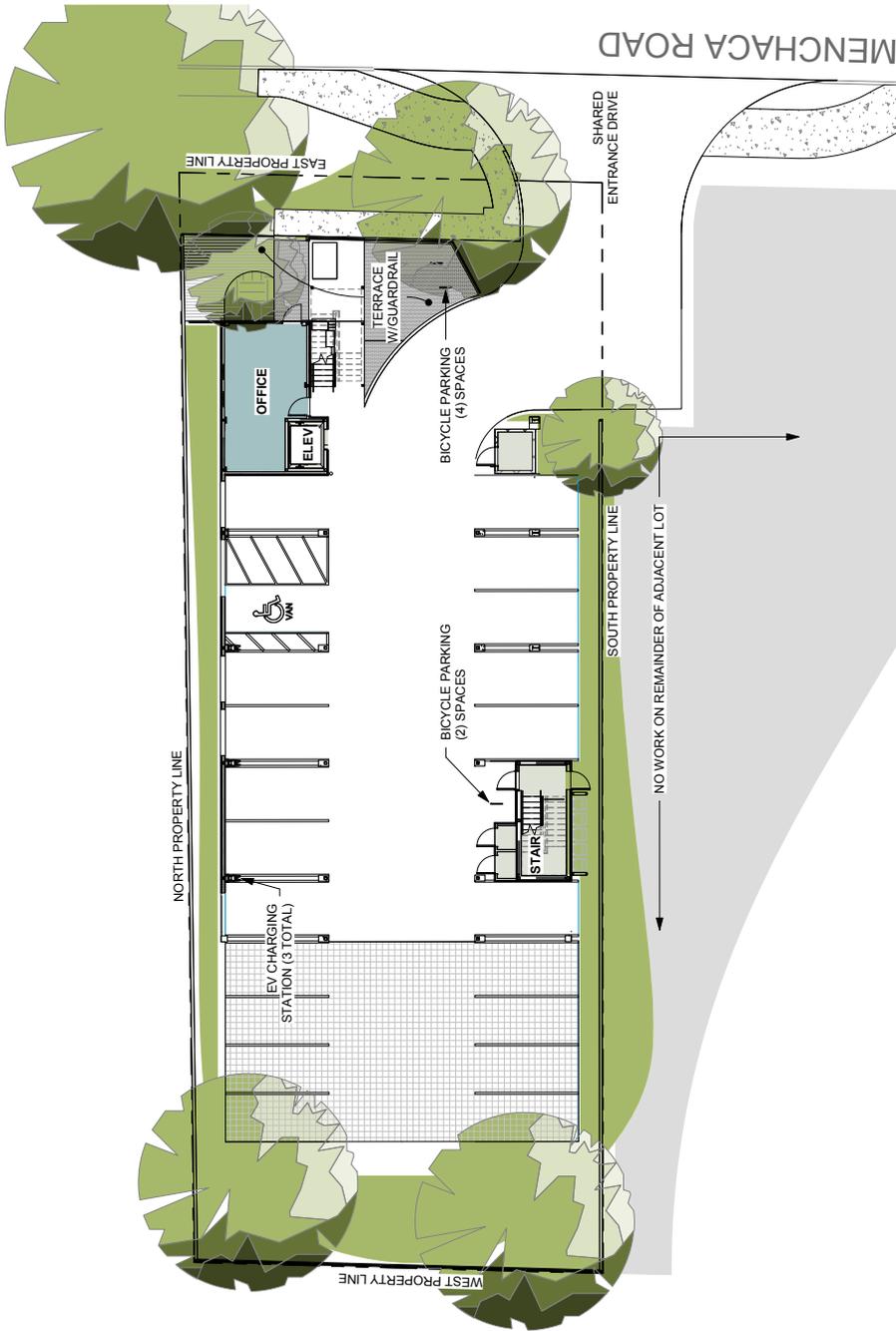
PROJECT # 169-0916

MOONLIGHT TOWER

MOONLIGHT TOWER OFFICE BUILDING

DATE 04/15/21
 REFERENCE SHEET
 SITE PLAN
 ASH/REVISION

A100*




1 SITE PLAN
 Scale: 1/16" = 1'-0"

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

3820 Menchaca - Development Plan (1st floor)




SPRING ARCHITECTS
 5112, 900, 4, 4, 2, 5
 3005 S. LAMAR, STE D109-104
 AUSTIN, TEXAS 78704
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 Registrant's Name: Andresa Preiburger
 Registration Number: 19520

PROJECT #: 169-0916

MOONLIGHT TOWER

MOONLIGHT TOWER OFFICE BUILDING

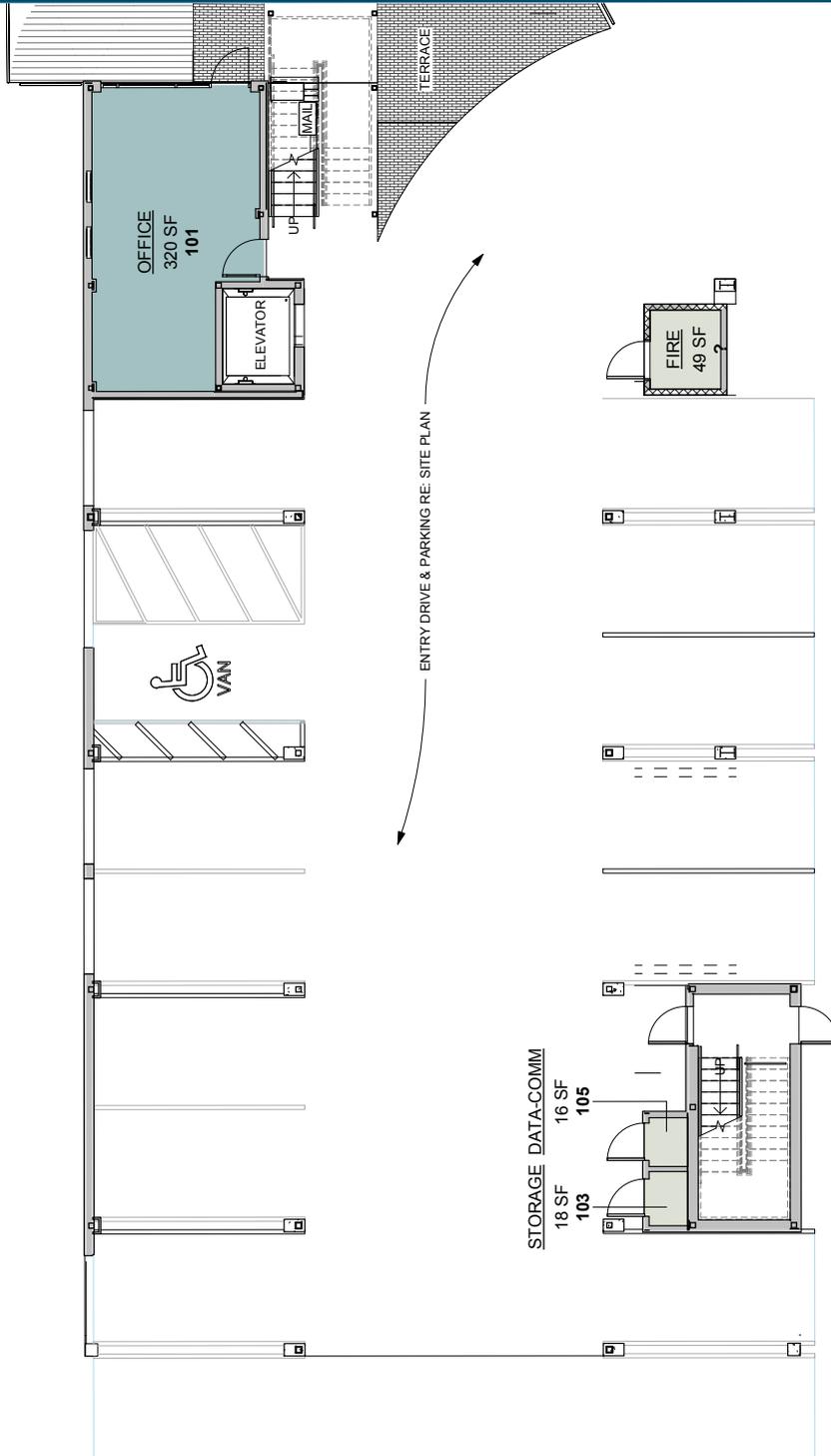
DATE: 04/15/2021

REFERENCE SHEET

1ST FLOOR

AS / REVISION

A111 *



1 1ST FLOOR
Scale: 1/8" = 1'-0"

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3820 Menchaca - Development Plan (2nd floor)



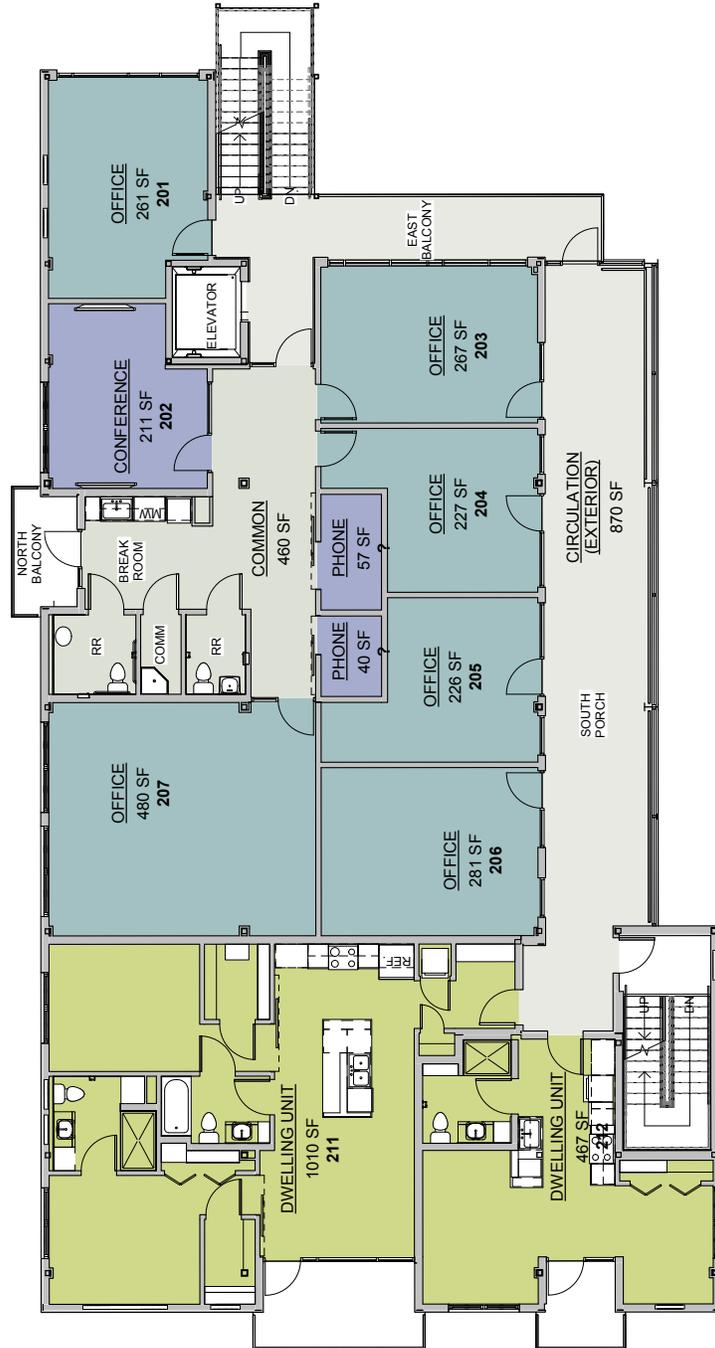
Progress Print
 Not for regulatory approval, permitting, or construction. Registrant's Name: Andrea Freiburger Registrant's Number: 19520

PROJECT #:
 169-0916

MOONLIGHT TOWER

MOONLIGHT TOWER OFFICE BUILDING

DATE: 04/15/2021
 REFERENCE SHEET:
 2ND FLOOR
 AS/REVISION:
A121*



2 2ND FLOOR
 Scale: 1/8" = 1'-0"

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3820 Menchaca - Development Plan (3rd floor)




SPRING ARCHITECTS
 512.900.4425
 3003 S. LAMAR, STE 2100-104
 AUSTIN, TEXAS 78704
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 Not for regulatory approval, permitting, or construction.
 Registrant's Name: Arlene Burger
 Registrant's Number: 18620

PROJECT #:
 169-0916

MOONLIGHT TOWER

MOONLIGHT TOWER
OFFICE BUILDING

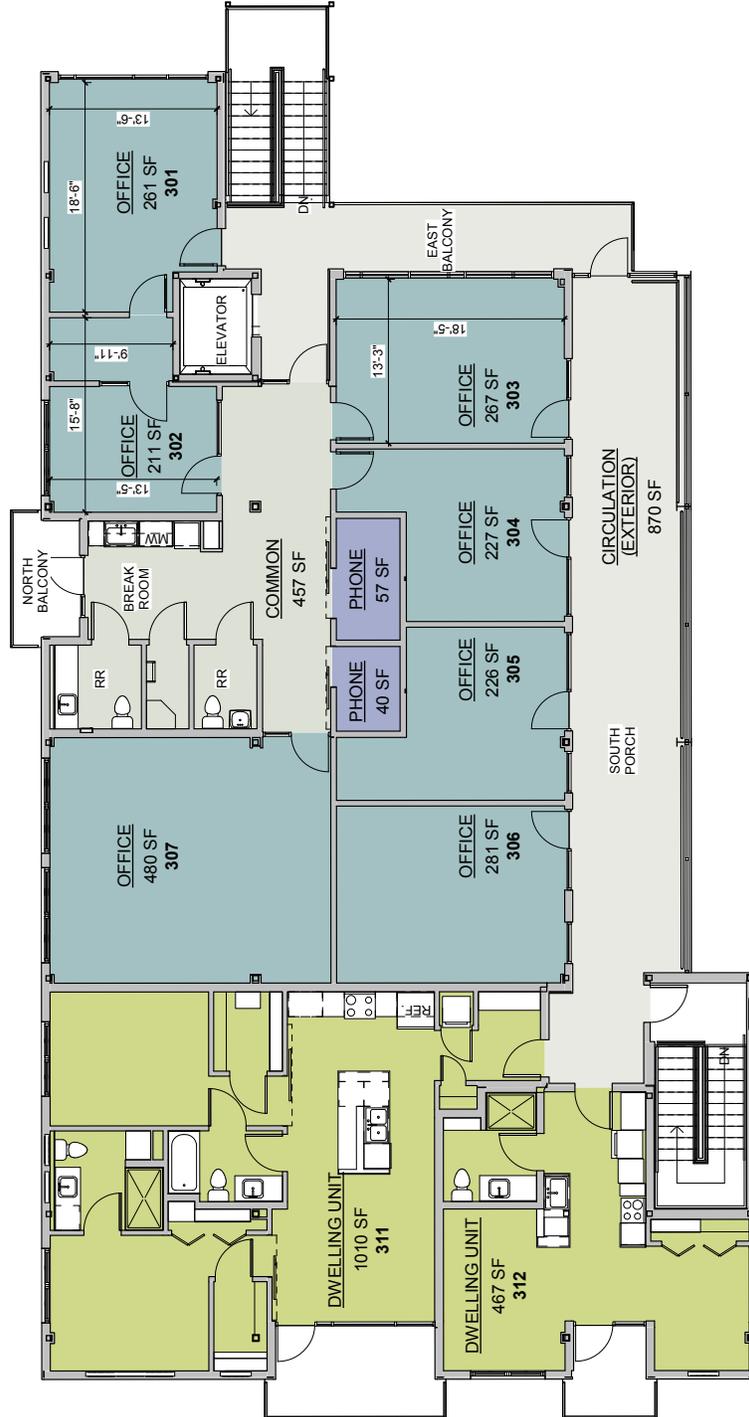
DATE: 04/15/2021

REFERENCE SHEET

3RD FLOOR

AS1 / REVISION

A131*



3 3RD FLOOR
Scale: 1/8" = 1'-0"

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Information About Brokerage Services

Texas law requires all real estate license holders 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’ written 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|----------------|--------------------------------|---------------------|
| Skout Real Estate | 9004805 | foundit@skoutasutin.com | 512 595.3588 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Roland Galang | 505715 | roland@skoutasutin.com | 512 791.1584 |
| Designated Broker of Firm | License No. | Email | Phone |
| N/A | | | |
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| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date