

INVESTMENT SALE | NEWMAN BUSINESS PARK

9414 ANDERSON MILL ROAD, AUSTIN, TX 78729



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FOR SALE

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PROPERTY DESCRIPTION

This investment property consists of a blend of boutique retail tenants and office product. The property is 70% leased with half leases on month to month basis. The property conveys approximately 1 acre of land.

AVAILABLE SPACES

- Building 1 - 3,273 SF
- Building 2 - 1,800 SF
- Building 3 - 600 SF
- Building 4 - 600 SF

LOCATION DESCRIPTION

The property is located at Hwy 183 and Anderson Mill Rd, in between Hwy 183 and Pond Springs Rd on the north side of Anderson Mill Rd.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1 Acres
Building Size:	6,273 SF
Occupancy:	70%
NOI:	\$132,000
Zoning:	LR-CO

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- 6 MINUTES TO APPLE CAMPUS
- 7 MINUTES TO LAKELINE MALL
- 13 MINUTES TO THE DOMAIN

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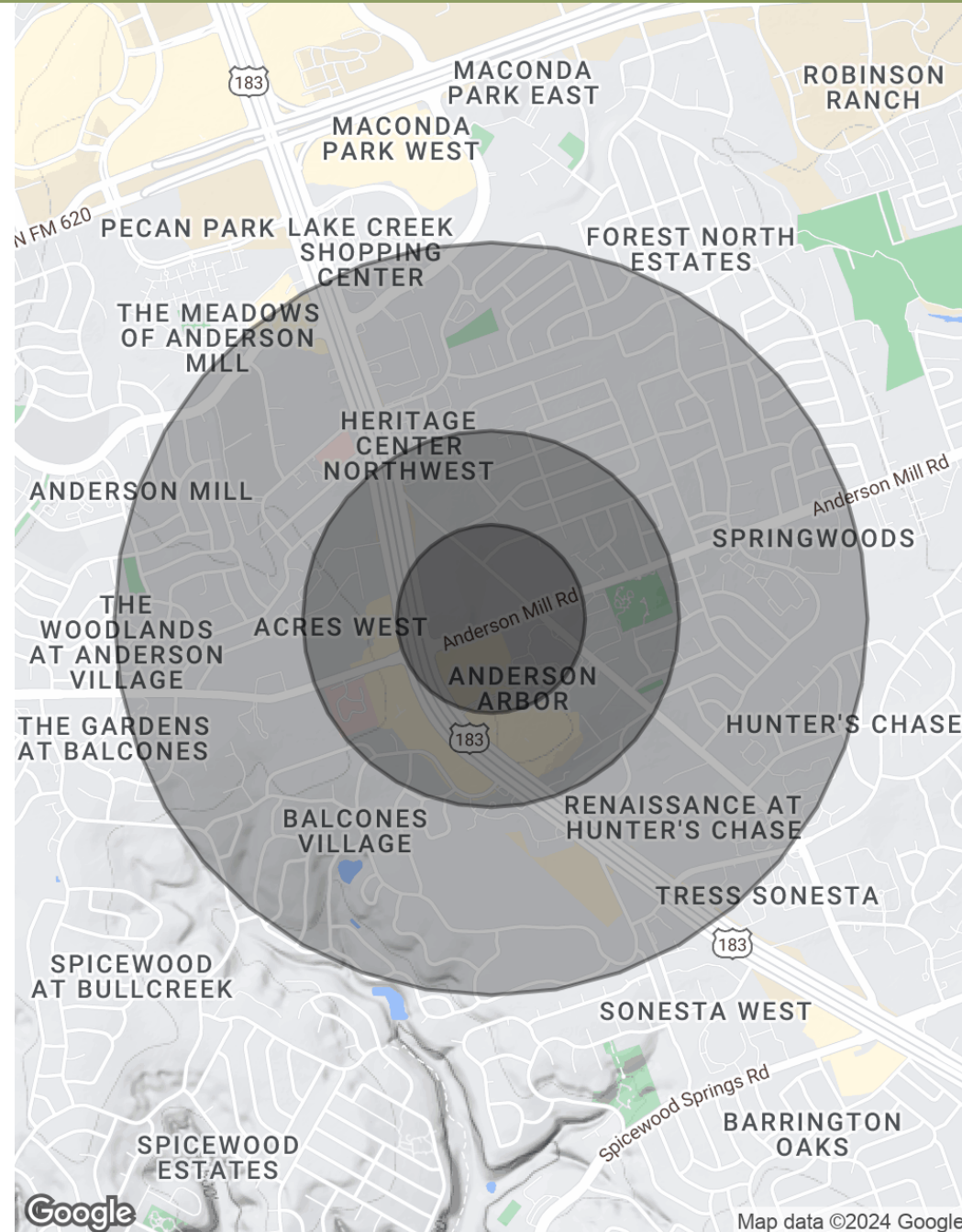
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,915	13,512
Average Age	32.4	33.3	34.5
Average Age (Male)	30.9	32.5	33.3
Average Age (Female)	36.3	35.2	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	305	1,379	6,179
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$64,519	\$73,124	\$81,372
Average House Value	\$202,054	\$245,313	\$280,418

* Demographic data derived from 2020 ACS - US Census



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Property Profile Report

General Information

Location: **9414 ANDERSON MILL RD**
Parcel ID: **R052769**
Grid: **MG38**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **LR-CO**

Zoning Cases: [C14-02-0020](#)
[C14-98-0272](#)

Zoning Ordinances: [020926-30](#)
[19990225-070b](#)
[990325-51](#)

Zoning Overlays:

Infill Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

Zoning Guide

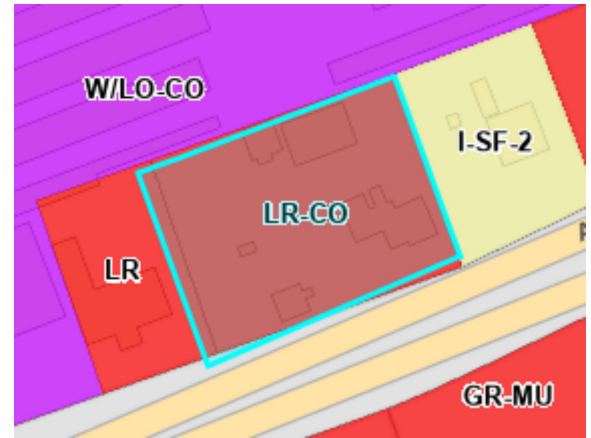
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

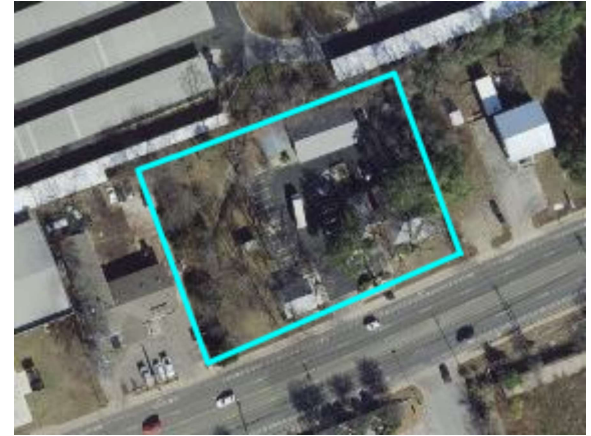
Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **SUBURBAN**
Watershed Boundaries: **Lake Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **NORTH**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

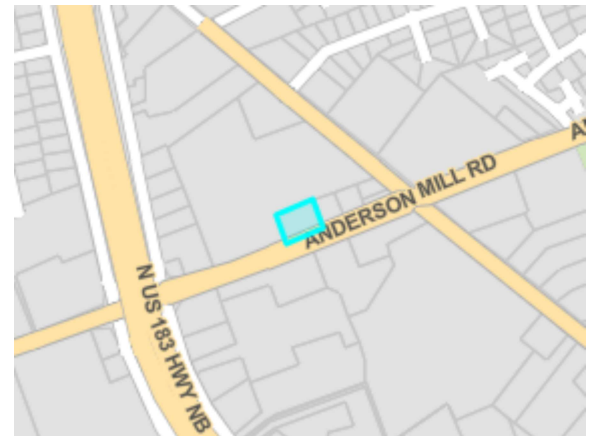
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **6**
County: **WILLIAMSON**
School District: **Round Rock ISD**
Community Registry: **Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neigh. Assn. of SW Williamson County, Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map