



# 9501

## MANCHACA



# EXECUTIVE SUMMARY

## The Opportunity

JLL is pleased to offer the unique opportunity to purchase 9501 Manchaca (or “9501 Manchaca Rd B” or “the Property”) in Austin, Texas. 9501 Manchaca was delivered in 2018 and is located at the intersection of W Slaughter Ln and Manchaca Rd, approximately 8.5 miles south of Downtown Austin. This highly amenitized intersection offers abundant retailers, and provides easy access to IH-35, MoPac/Loop 1, and Highways 290 and 71.

### PROPERTY SUMMARY

PRICE/CAP RATE	Contact Broker
ADDRESS	9501 Manchaca Rd B, Austin, TX 78748
BUILDING SIZE	19,551 SF
YEAR BUILT	2018
STORIES	2
SITE AREA	1.538 Acres
OCCUPANCY	100%
PARKING RATIO	4.4 : 1,000
W.A.L.T.	4.4 Years







# INVESTMENT HIGHLIGHTS



## Stable Cash Flow

9501 Manchaca is 100% leased to four tenants with a weighted average lease term of 4.4 years, providing stable cash flow as well as upside potential as leases roll to market. 70% of the Property is occupied by tenants which were the initial occupants of the building and were able to finish out their space to their exact specifications offering a higher probability of renewal. With no tenants up for renewal until 2025, future investors face no near-term leasing concerns.



## Limited Capital Expenditures

9501 Manchaca is a Class A office asset that was constructed in 2018, mitigating the need for building capital expenditures. With a WALT of 4.4 years, and the first lease expiration in year 4 of the hold period, early capital outlays will be limited.



## Positioned for a Post Covid World

In a post COVID environment, 9501 Manchaca provides building elements that are required by tenants with a “health-first” mentality: Direct exterior access to tenant spaces, limited common areas, and no required elevator use.



## Path of Growth

Austin and San Marcos have grown by 34% and 44%, respectively, since 2010. Located between the two areas, South Austin is directly in the path of growth and is poised to benefit from superior demographic trends. The 78748 zip code has already seen an influx of educated young professionals, with an average age of 35.4 and 47% bachelor's degree attainment.



## Thriving Austin Economy

Austin remains one of the most vibrant cities in America due to its low cost of doing business, highly educated workforce and high quality of life that appeals to corporations nationwide. Austin is one of the nation's fastest growing metropolitan areas, led by record-setting population growth (32% since 2010) and employment growth (123,200 jobs added since 2015).

ULI recently ranked Austin as the “#2 City for Real Estate Investment,” additionally, U.S. News and World Report awarded Austin #3 in “Best Places to Live in the USA” in 2021, with an impressive 184 people moving to the city per day.







# PROPERTY OVERVIEW

## 9501 MANCHACA

**ADDRESS** 9501 Manchaca Rd B, Austin, TX 78748

**SITE AREA** 1.538 acres

**BUILDING SIZE** 19,551 SF

**PARKING** 4.4 : 1,000 (86 spaces)

## DESIGN & CONSTRUCTION

**YEAR BUILT** 2018

**STRUCTURE** Concrete slabs with a steel frame structure including exterior stucco, CMU blocks, limestone masonry, two story glass entryway feature and decorative wood paneling.

**ROOF** Metal roof installed with original construction in 2018.

**EXISTING LAYOUT** Roughly 9,000 SF per floor, 3 tenants on the second floor, 1 tenant on first floor.

**RESTROOMS** One set of men's and women's restrooms per floor with showers.

**ELEVATOR** One (1) 2,500 lbs Schindler Elevator, installed with building in 2018.

## DISCLAIMERS

**AMERICANS WITH DISABILITIES ACT** Ownership makes no representation or warranty as to the ADA or other compliance of the Property. Prospective investors should complete their own study of the Property's physical conditions, including ADA compliance, prior to purchase.

**ENVIRONMENTAL** Ownership and JLL make no representation or warranty regarding the environmental condition of the Property nor the source, extent or impact of the foregoing. Prospective investors should undertake their own environmental study and analysis during the due diligence period.

**9501 MANCHACA**  
**19,098 SF**



# DEAL TEAM

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