

MANOR ROAD

Currently Available:

Live/Work Units ready for immediate occupancy

- Unit 103: 1,166 SF | 2 Bed/2Bath \$3,400 / 18 months
- Unit 104: 667 SF | 1 Bed/1Bath \$2,700 / 18 months
- Unit 105: 1,332 SF | 2 Bed/2Bath \$3,650 / 18 months
- Unit 106: 1,332 SF | 2Bed/2Bath \$3,650 / 18 months

For More Information Contact:

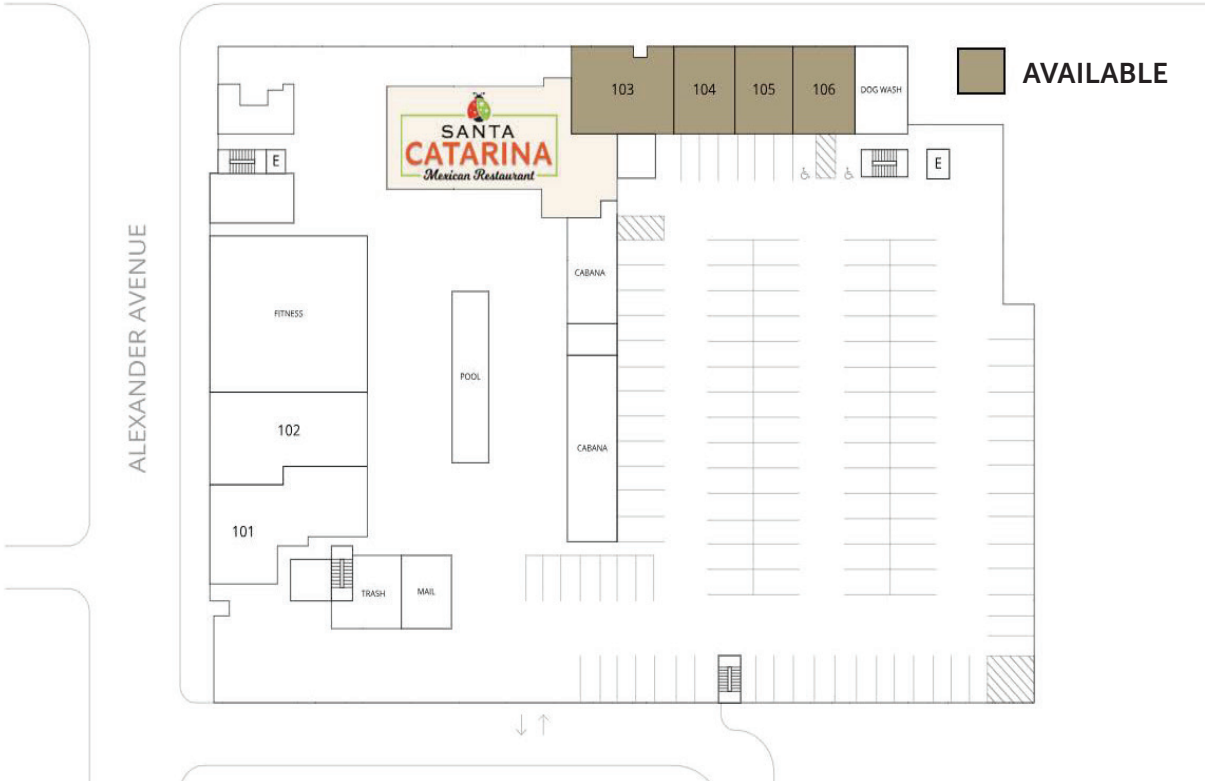
Ryder Jeanes
rjeanes@cldrealty.com

Ben Nudelman
bnudelman@cldrealty.com

- 4 new live-work units fronting on Manor Rd, next to new Santa Catarina restaurant
- Tasteful signage opportunities allowed along Manor Rd. frontage
- Incredible project amenities and high-end interior finishes including hardwood floors, stainless steel appliance packages, and modern design.
- Amenities include: Saguaro Spa & Lounge, Resort style swimming pool, large private cabanas, on-site wellness & fitness center, dog-spa, and resident sky lounge with downtown views
- Proximity to the MLK station, nearby shopping, and restaurants including Love Supreme,
- Bird Bird Biscuit, Civil Goat, Dai Due, Haymaker, El Chilito, and The Alright bring ample walking traffic.

TRAFFIC COUNTS :

Manor Rd.	7,300 VPD
Airport Blvd.	23,600 VPD



Live/Work Unit 106

Live/Work Unit 105

Live/Work Unit 104

Live/Work Unit 103

STARLIGHT



Population

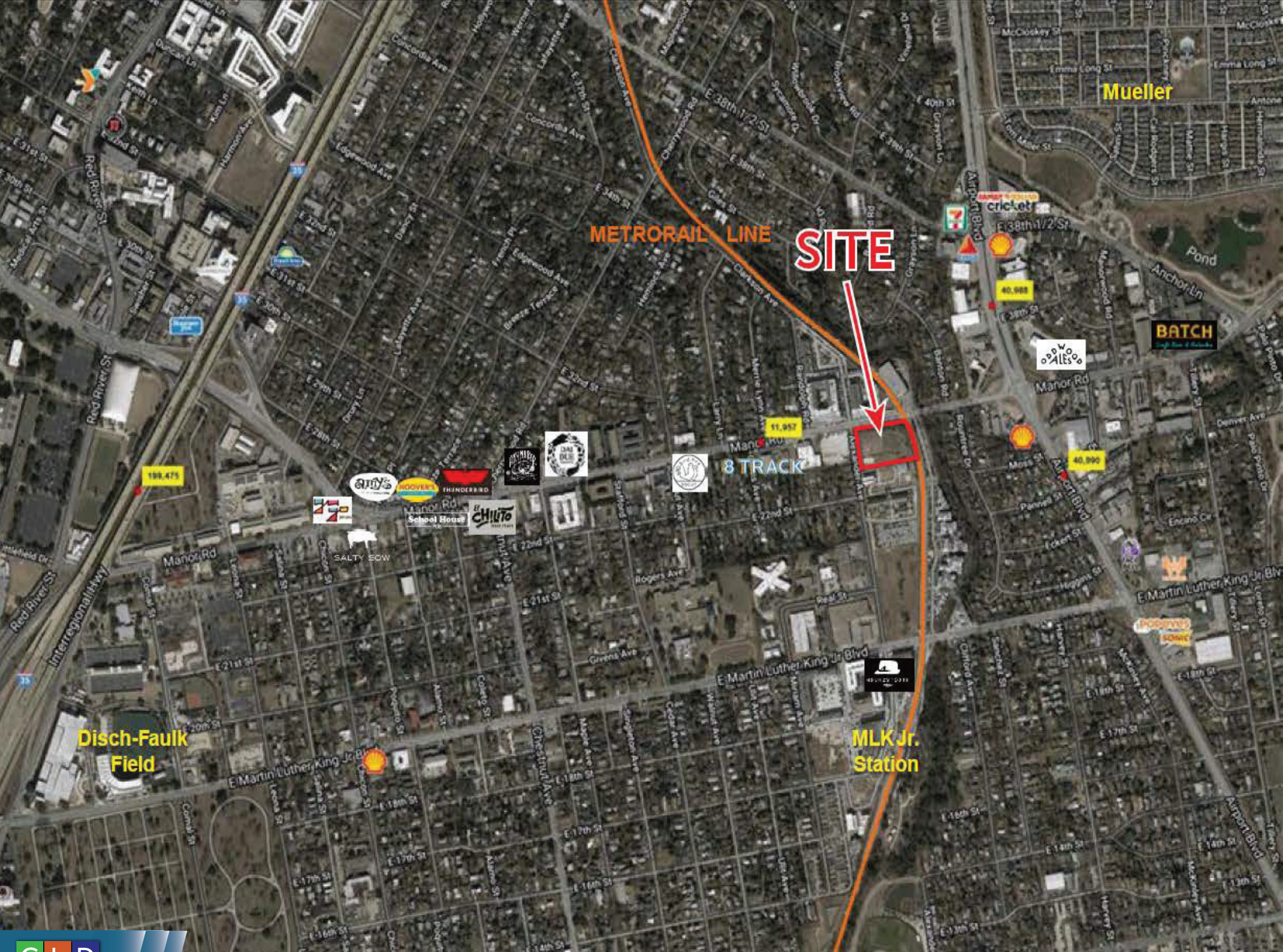
1 mile	2 mile	3 mile
21,100	82,134	171,333

Daytime

1 mile	3 mile	5 mile
8,523	56,932	176,274

Avg. HH Income

1 mile	3 mile	5 mile
\$135,636	\$118,693	\$127,709



Mueller

METRORAIL LINE

SITE



8 TRACK

BATCH

188,475

11,957

40,988

40,990

Disch-Faulk Field

MLK Jr. Station



2901 Manor Rd., Austin, TX 78722

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Unit 106 lower



Unit 106 upper



Unit 105 lower



Unit 105 upper



Unit 104



Unit 103

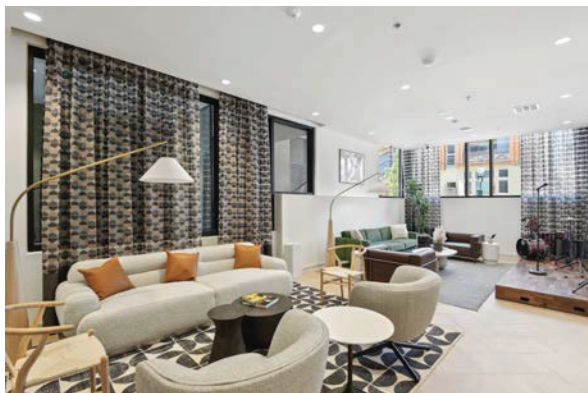
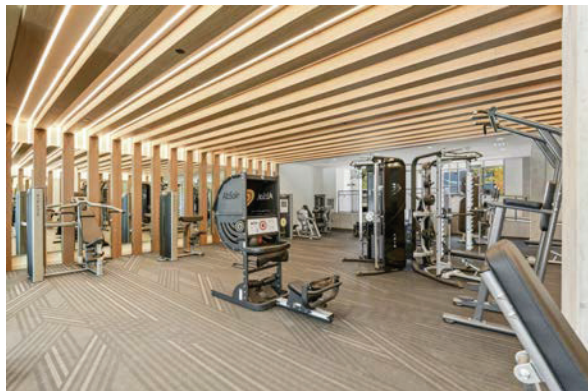
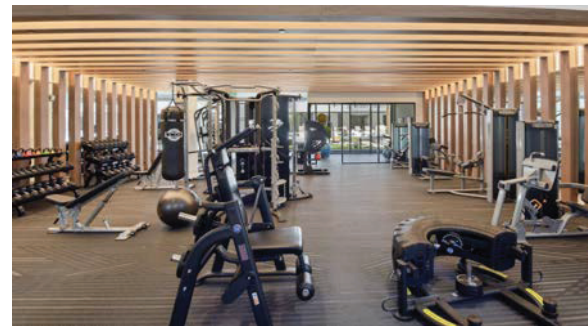
Live/Work Unit 106

Live/Work Unit 104

Live/Work Unit 105

Live/Work Unit 103







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 on 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 listening 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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone