



MANOR ROAD FREESTANDING BUILDING

NEC OF MANOR RD & MERRIE LYNN AVE
3200 Merrie Lynn Avenue Austin, TX 78722



FOR LEASE

AVAILABLE SPACE
1,400 SF

RATE
\$40.00 PSF NNN
NNNs* \$10.80
* Estimate provided by Landlord and
subject to change

Michael Noteboom
mnoteboom@resolutre.com
512.474.5557

Zahrah Stocks
zstocks@resolutre.com
512.474.5557

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

- Move in ready
- Available 5/1/25
- 2nd Gen Office with Guest House and large yard
- Situated near prime restaurants, retail, multifamily, and schools
- Perfect for Salon, Office, Retail, & Special Use



AREA TRAFFIC GENERATORS



Michael Noteboom

mnoteboom@resolutre.com | 512.474.5557

Zahrah Stocks

zstocks@resolutre.com | 512.474.5557

DEMOGRAPHIC SNAPSHOT 2024



173,472
POPULATION
3-MILE RADIUS



\$138,086.00
AVG HH INCOME
3-MILE RADIUS



22,4601
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Manor Road: 11,762VPD
Airport Blvd: 10,258 VPD
(2022)

MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722



MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722



MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722



MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722

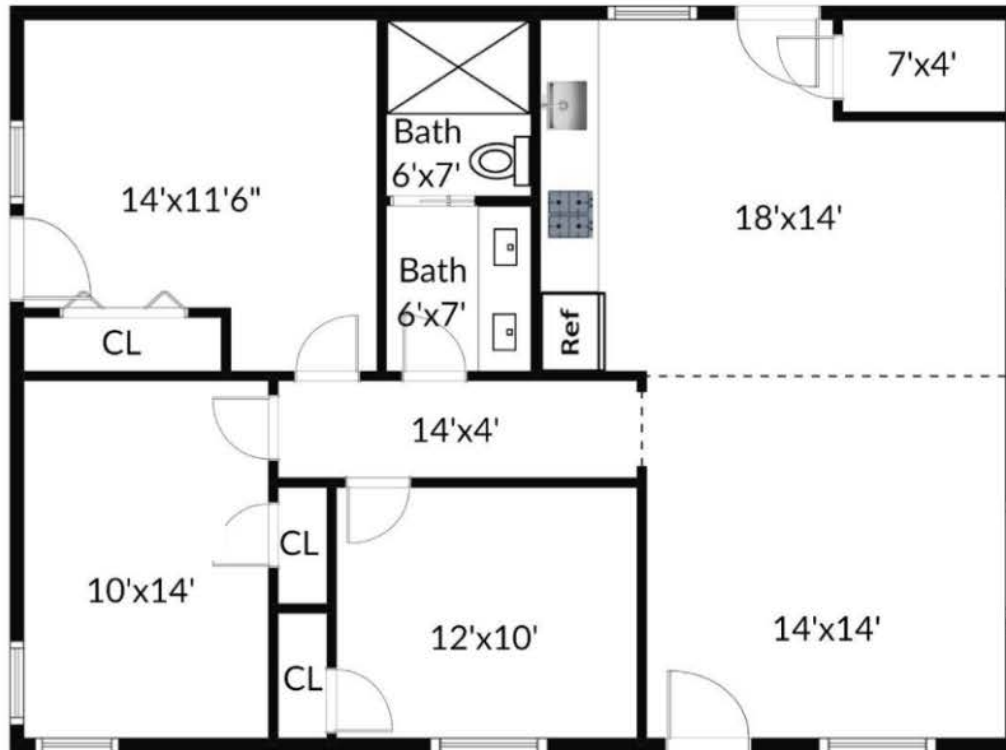


Guest House

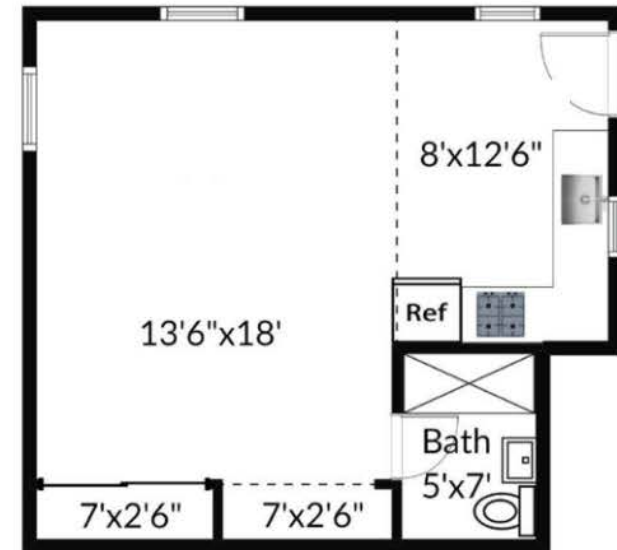


MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722

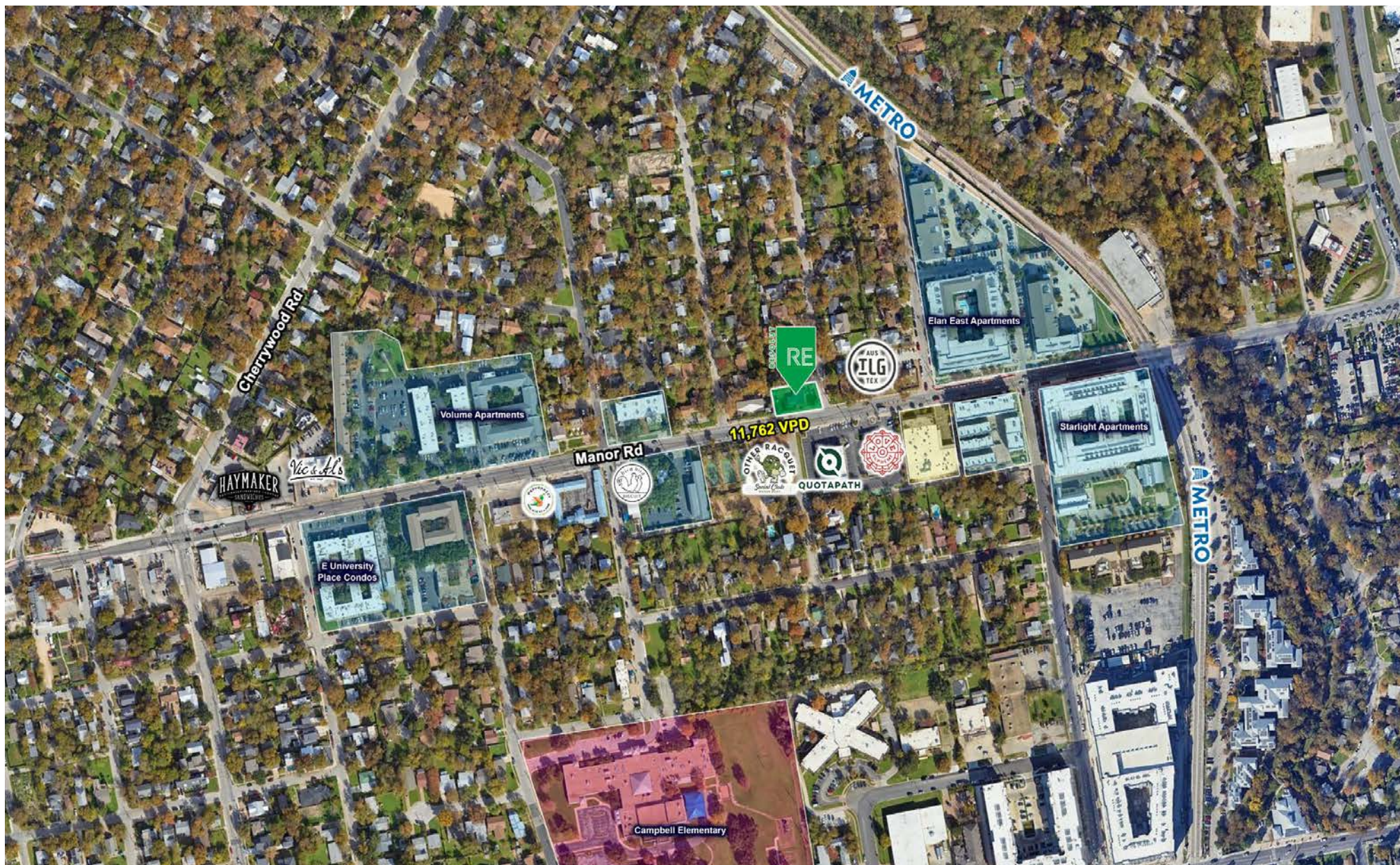
First Floor



Guest House

**Total: ~1,400 SF**

MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722



MANOR ROAD FREESTANDING BUILDING | 3200 Merrie Lynn Avenue | Austin, TX 78722





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.

11-2-2015

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:
 - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

603091 OR 9003193
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds OR Gavin Fite
Designated Broker of Firm

459263 OR 438039
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds OR Gavin Fite
Licensed Supervisor of Sales Agent/Associate

459263 OR 438039
License No.

leads@resolutre.com
Email

512-474-5557
Phone

David J. Simmonds
Sales Agent/Associate's Name

459263
License No.

david@resolutre.com
Email

512-474-5557
Phone

Buyer/Tenant/Seller/Landlord Initials

Date