

9815 ANDERSON MILL

SEC ANDERSON MILL RD & ANDERSON MILL CUTOFF
9815 ANDERSON MILL RD, AUSTIN, TX 78750



OFFERING MEMORANDUM



PRICE
\$1,080,000



AVAILABLE LAND
1.08 AC

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BUILDING OVERVIEW

PROPERTY ADDRESS	9815 Anderson Mill Rd, Austin, TX 78750
LOCATION	SEC Anderson Mill Rd & Anderson Mill Cutoff
SALE PRICE	\$1,080,000
GROUND LEASE RATE	\$6,250-month
LAND SIZE	1.08 AC
BUILDING SIZE	1,200 SF
COUNTY	Williamson County
FRONTAGE	(+/-) 167' on Anderson Mill Rd
ZONING	LR-CO (Neighborhood Commercial)
PARCELS	R062046, R062047, R497755, R497756
UTILITIES	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Streets, Telephone, Water
TRAFFIC COUNT	Anderson Mill Rd: 27,639 VPD

DEMOGRAPHIC SNAPSHOT (3 MILES)



107,471
2024 POPULATION
3 MILE RADIUS



\$138,084.00
2024 AVERAGE INCOME
3 MILE RADIUS



62,704
2024 DAYTIME POPULATION
3 MILE RADIUS



27,639 VPD
ANDERSON MILL RD



AREA TRAFFIC GENERATORS



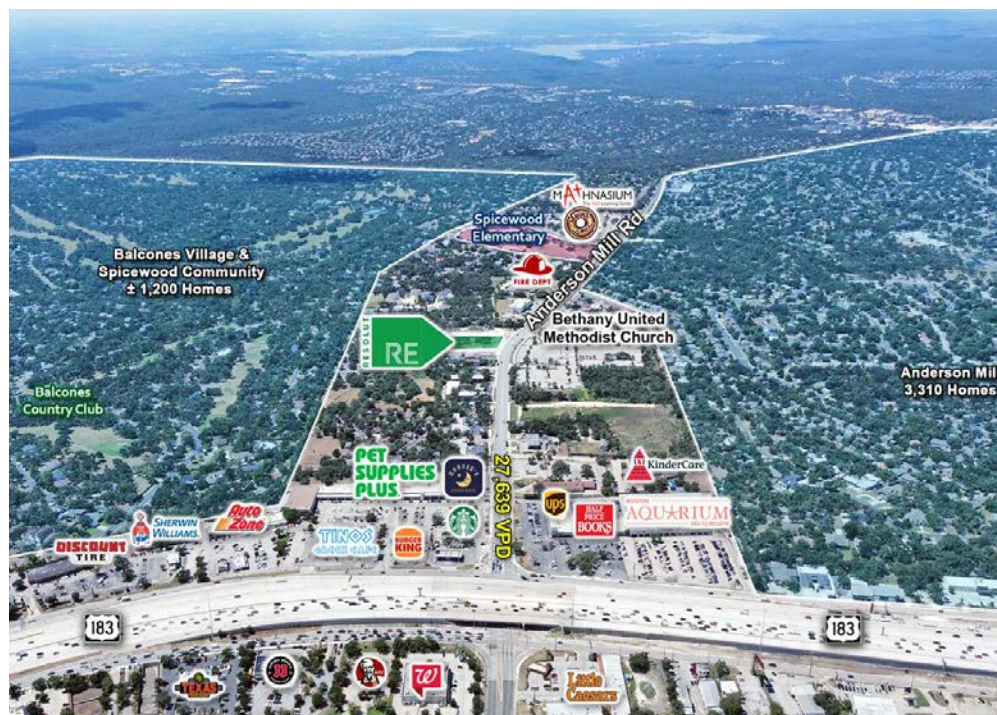
OFFERING SUMMARY

Located at 9815 Anderson Mill Rd in Northwest Austin, this 1.08-acre property presents an outstanding development opportunity in one of Austin's high-demand areas. Situated between US-183 and FM-620, the site benefits from exceptional visibility with 27,000+ vehicles per day and a signalized intersection providing easy access. Recently rezoned to Neighborhood Commercial (LR-CO), the property is ideal for a range of potential uses, including retail, medical offices, restaurants, or custom manufacturing.

With utilities available on-site and a level topography, it is primed for immediate development. The area is surrounded by residential neighborhoods, offering a built-in customer base for future businesses. As Austin continues its rapid growth, the northwest corridor becomes increasingly desirable, offering a unique blend of commercial viability and proximity to key transportation routes, making 9815 Anderson Mill Rd an excellent investment for developers looking to capitalize on Austin's thriving economy.

PROPERTY HIGHLIGHTS

- Available for sale or lease
- Recent Zoning Change: From Limited Office to Neighborhood Commercial
- Utilities Available On-Site
- Ingress/Egress
- Signalized intersection
- Development Potential for neighborhood retail, restaurant, medical office, services, custom manufacturing



LR Neighborhood Commercial

Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	40 ft or
Minimum Lot Width	50 ft		3 stories
Maximum Building Coverage	50%	Minimum Setbacks	
Maximum Impervious Cover	80%	Front yard	25 ft
Maximum Floor Area Ratio	.5:1	Street side yard	15 ft
		Interior side yard	n/a
		Rear yard	n/a

Permitted and Conditional Uses

†For detail on marked uses in the Neighborhood Commercial district, see the Austin City Code 25-2-586.

Residential

Bed and Breakfast Residential (Group 1) * Bed and Breakfast Residential (Group 2) *

Civic

Club or Lodge (c)	Group Home Class I—Limited *
College and University Facilities *	Group Home Class II (c) *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services—Limited (c)
Community Recreation—Private (c) *	Local Utility Services
Community Recreation—Public (c) *	Private Primary Educational Services *
Congregate Living (c)	Private Secondary Educational Services *
Counseling Services	Public Primary Educational Services *
Cultural Services	Public Secondary Educational Services *
Day Care Services—Commercial	Religious Assembly
Day Care Services—General	Residential Treatment (c) Safety
Day Care Services—Limited	Services Telecommunication Tower
Family Home *	(PC) *
Group Home Class I—General *	

LR (continued)

Commercial

Administrative Business Office	Off-Site Accessory Parking
Alternative Financial Services (c)	Pedicab Storage and Dispatch
Art Gallery	Personal Improvement Services –not exceeding 5,000 sq/ft of gross floor space
Art Workshop *	Personal Services
Consumer Convenience Services	Pet Services
Consumer Repair Services	Plant Nursery (c) *
Financial Services	Printing and Publishing
Food Sales	Professional Office
General Retail Sales—Convenience	Restaurant—Limited *
General Retail Sales – General –not exceeding 5,000 sq. ft of gross floor space †	Restaurant –General –not exceeding 4,000 sq/ft of gross floor space †*
Medical Offices—not exceeding 5,000 sq/ft of gross floor space	Service Station *
Medical Offices—exceeding 5,000 sq/ft of gross floor space (c)	Software Development
	Special Use Historic (c) *

Industrial

Custom Manufacturing (c)

Agricultural

Community Garden
Urban Farm *

-CO

Conditional Overlay Combining District

Purpose: The purpose of the conditional overlay (CO) combining district is to modify use and site development regulations to address the specific circumstances presented by a site. Use and site development regulations imposed by a CO combining district must be more restrictive than the restrictions otherwise applicable to the property.

Application: A conditional overlay may be applied any base district to do the following:

- Prohibit permitted, conditional and/or accessory uses otherwise allowed in a base district.
- Make a permitted use a conditional use
- Decrease the density that may be constructed
- Increase minimum lot size or minimum lot width requirements
- Decrease maximum floor to area ratio (FAR)
- Decrease maximum building heights
- Increase minimum yard and setback requirements
- Establish buffering requirement (hedge, fence, undisturbed buffer along property lines)
- Decrease maximum building or impervious coverage requirements
- Limit the maximum square footage of building space
- Restrict access to adjacent roads and require specific design features to minimize the effects of traffic
- For a mixed use (MU) combining district, prohibit or make conditional a use that is otherwise permitted by Chapter 25-2, Subchapter E (Mixed Use Zoning Districts) of the Land Use Development Code.

§ 25-2-587 - REQUIREMENTS FOR CERTAIN USES IN A NEIGHBORHOOD COMMERCIAL (LR) DISTRICT.

- (A) This section applies in a neighborhood commercial (LR) district.
- (B) A personal improvement services use may not exceed 5,000 square feet of gross floor area.
- (C) This subsection applies to a general retail sales (general) use.
- (1) The gross floor area may not exceed 5,000 square feet.
 - (2) Access to the site from a local street is prohibited.
- (D) This subsection applies to a restaurant (general) use.
- (1) The gross indoor floor area may not exceed 4,000 square feet.
 - (2) A restaurant (general) use may operate only after 7:00 a.m. and before 11:00 p.m.
 - (3) An outdoor seating area may not (a) exceed 500 square feet of area; or (b) be located within 50 feet of property with a single-family use or property zoned as a townhouse and condominium residence (SF-6) or more restrictive district.
 - (4) Outdoor entertainment as an accessory use is prohibited.
 - (5) Outdoor amplified sound is prohibited.
 - (6) A drive-through facility is prohibited.

Source: Ord. 20080131-135; Ord. 20090521-017; Ord. 20120614-055.

Overview

- Location: Austin, TX
- Population: Approximately 11,000 residents
- Number of Homes: Nearly 3,500

Anderson Mill Limited District

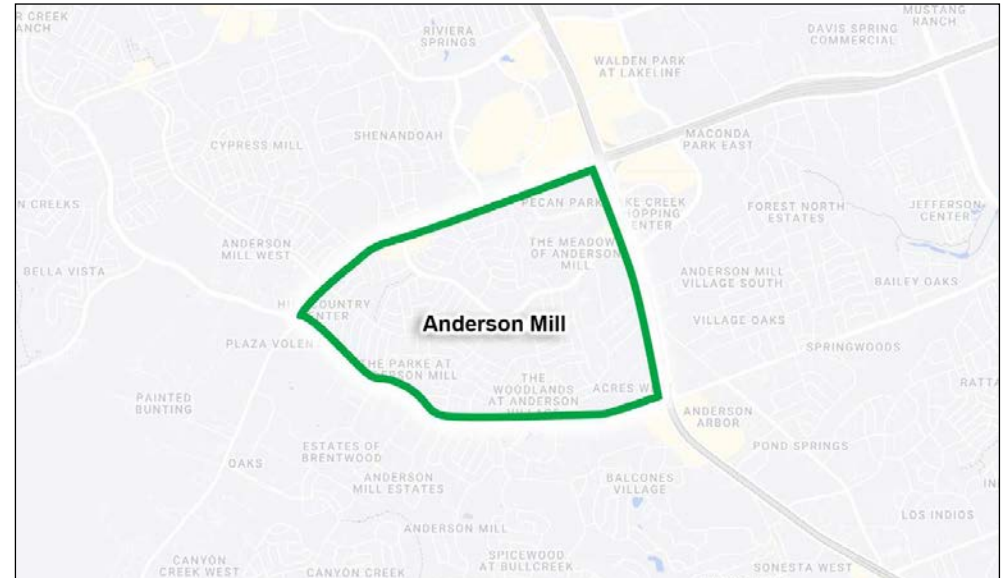
- Mission: To provide safe, accessible recreation programs, facilities, and parks for the Anderson Mill community.
- Parkland: 60 acres of parks and greenbelts, maintained biweekly.

Amenities:

- Pools: 2 year-round pools with 110,000–120,000 annual visitors.
- Recreational Facilities:
 - 8 lighted tennis courts
 - 6 miles of hike/bike trails
 - 6 playgrounds
 - 3 sand volleyball courts
 - 2 basketball courts
 - Outdoor racquetball court
 - Fitness center and community center
 - Senior center

Programs Offered:

- Yoga, tai chi, water aerobics, and various fitness classes
- Swim teams and “Learn to Swim” programs
- Summer camps and after-school programs
- Community events: Movies in the Parks, Movies at the Pools, neighborhood activities



Schools:

- Elementary Schools: 2 within district boundaries
- Middle School: 1 within district boundaries
- High School: Westwood High School, nationally ranked as one of the top schools

Transportation & Access:

- Highways: Highway 183 and State Highway 45
- Public Transit: Capital Metro Lakeline train station and bus service
- Nearby Shopping:
 - Lakeline Mall (less than 1 mile away)
 - Arboretum and The Domain (short drive)

Community Focus:

Anderson Mill offers a connected neighborhood with diverse amenities, education options, and convenient access to shopping and major employers in the Austin area.

BALCONES VILLAGE & SPICEWOOD COMMUNITY

- Balcones Village and the Spicewood community, directly south of the subject property at 9815 Anderson Mill, consists of around 1,200 homes surrounding Balcones Country Club and its golf courses. Located in far northwest Austin, the neighborhood features winding streets, large oak trees, and a peaceful, natural setting. Known for its strong sense of community, many second-generation families have returned to raise their children here.
- Originally built in the 1970s, homes in Balcones Village vary in style, with some maintaining their original features while others have been updated to modern standards. Many homes back onto the golf course or sit on private, wooded lots. The neighborhood offers a desirable location in a top-rated school district.
- As of 2023, the property tax rate in Balcones Village is 1.8688%, down from 2.04099% in 2022 and 2.2378% in 2021.









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Chris Hernandez, a commercial advisor based in Austin, Texas, specializes in Retail Investment Sales & Leasing across the Lone Star state. Born in Fort Worth and raised in Waxahachie, Chris has lived in cities throughout Texas before settling in the state capital. With a background in sales and distribution at PepsiCo and servicing clients like Bayer and Pfizer during his tenure at Chemtrade, Chris gained invaluable experience in production, client management, and sales.

Transitioning into commercial real estate, he earned an Argus Enterprise certification before joining Marcus & Millichap, where he represented landlords of single-tenant retail properties. There, Chris developed a niche in dark retail spaces for adaptive re-use and fostered nationwide relationships with investors, buyers and developers.

Now at RESOLUT RE, Chris leverages the firm's resources in leasing and tenant representation to enhance his client service capabilities, offering comprehensive guidance throughout their property journey.

FOR MORE INFORMATION PLEASE VISIT:

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Joey Mendez started his real estate career interning at Transwestern while pursuing his B.B.A in Real Estate Finance & Development at The University of Texas-San Antonio. Joey joined RESOLUT RE as an intern in 2013 and transitioned into full-time brokerage working in San Antonio and the Rio Grande Valley prior to moving to Austin.

Born and raised in Austin, he uses his extensive knowledge of the city to help his tenant and landlord clients fulfill their real estate needs while educating them on the market. Joey represents landlords such as HEB, Anchor Equities, Timmerman Capital, Hudson Properties, Barr Invest, and various other local landlords. He also represents tenants such as Gabriela's Downtown, Halal Bros, Taquero Mucho, Crumbl Cookie, Dominos Pizza, Modern Nails, Poke Bowl, and many more. Joey has made Austin Business Journal's The List: Austin-area Heavy Hitters and has been awarded most leasing deals closed company-wide in back to back years.

Joey is also a member of the International Council of Shopping Centers (ICSC) and Central Texas Commercial Association of Realtors (CTCAR).

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