

\$1,200,000 - 1707 W Fm 1626, Manchaca

MLS® #1036715

\$1,200,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 1.09 Acres

Wilson, Manchaca, TX

****Seller Financing Available**** - Strong 8.12% Cap Rate for investor owner once tenant is in place based on Base Rent of \$24/SF/YR. Marry this excellent Cap Rate with Seller Financing and this makes a great investment property. Or purchase as owner/user with Seller Financing. This commercial property offers a dynamic work environment, blending private offices with open spaces designed for meetings or collaborative work. The property appears to be in the Austin ETJ which creates a great deal of flexibility on the intended use. The workspace exudes a home-like atmosphere, featuring amenities such as a fully-equipped kitchen, showers, and wood panel floors, enhancing the appeal of working from the office for employees. The offices boast great WiFi connectivity suitable for VPN and other remote work needs, ensuring a productive environment free from cell-phone dead zones. Each office is complemented by a window, providing picturesque wooded views. Surrounding the property is a natural oasis, including a greenbelt, canyon, and waterfall along the creek, allowing for outdoor activities like walking, fishing, or taking calls al fresco. A spacious covered Redwood deck with a view of the greenbelt is ideal for office luncheons. The property also includes a garage area suitable for manufacturing or storage, catering to various office supply and field equipment needs. Conveniently located with easy access to I-35, the property is a mere 4-minute drive from a diverse selection of restaurants,



including Mexican, pizza, salads, award-winning BBQ, and food trucks offering vegetarian options. Additionally, nearby bars provide opportunities for enjoyable Happy Hours, making it a well-rounded and attractive workspace for both work and leisure. Excellent signage opportunities on FM 1626 with over 14,000 vehicles per day. Also available for lease, contact broker for details.

Built in 1966

Essential Information

ListingFeed	abor_vow
MLS® #	1036715
List Price	\$1,200,000
Sale Price	\$1,135,000
Sale Date	March 22nd, 2024
Bathrooms	0.00
Acres	1.09
Year Built	1966
Type	Commercial Sale
Sub-Type	Office
Status	Closed

Community Information

Address	1707 W Fm 1626
Subdivision	Wilson
City	Manchaca
County	Travis
State	TX
Zip Code	78652

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Parking	Additional Parking, Aggregate, Asphalt, Carport, Off Street, Outside, Parking Lot, Unassigned, Unpaved, Workshop in Garage
View	Hills, Creek/Stream

Interior

Interior	Carpet, Linoleum, Wood
Heating	Central
Cooling	Central Air

Exterior

Construction	Board & Batten Siding, Brick Veneer, Frame, Glass
Foundation	Slab, Basement

Additional Information

Zoning	None, in the Austin ETJ.
--------	--------------------------