

# \$7,000,000 - 6700 Menchaca Road, Austin

MLS® #5707988

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## \$7,000,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 1.72 Acres

Theodore Bissell Surv #18, Austin, TX

Mixed-use 37 unit property for sale, newer construction (2018). Located near the intersection of Menchaca Road and West William Cannon. 23 commercial and 14 residential units, great high-end finished. Energy efficient and sustainably built, including: solar panels, EV chargers, community garden, rainwater collection tanks, and is Austin first ever mixed-use property to incorporate gray water recycling.

Rents are below market, and value-add can be achieved with strategic capital improvements to make use of unutilized areas of the property, as well as repurpose the garden. Utilities are not billed-back to tenants and are being paid by the landlord. Units are advertised with utilities included. A stabilized asset is 4.77% cap.



Built in 2018

## Essential Information

|             |                     |
|-------------|---------------------|
| ListingFeed | abor_vow            |
| MLS® #      | 5707988             |
| List Price  | \$7,000,000         |
| Sale Price  | \$6,500,000         |
| Sale Date   | December 21st, 2023 |
| Bathrooms   | 0.00                |
| Acres       | 1.72                |
| Year Built  | 2018                |
| Type        | Commercial Sale     |

Sub-Type Mixed Use  
Status Closed

**Community Information**

Address 6700 Menchaca Road  
Subdivision Theodore Bissell Surv #18  
City Austin  
County Travis  
State TX  
Zip Code 78745

**Amenities**

Utilities Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected  
Parking Common, Unassigned  
View Garden

**Interior**

Interior Concrete, Wood  
Heating Central  
Cooling Central Air

**Exterior**

Construction Masonry, Wood Siding  
Foundation Slab

**Additional Information**

Zoning LO-MU-CO-NP