

OWN YOUR OFFICE IN 78704

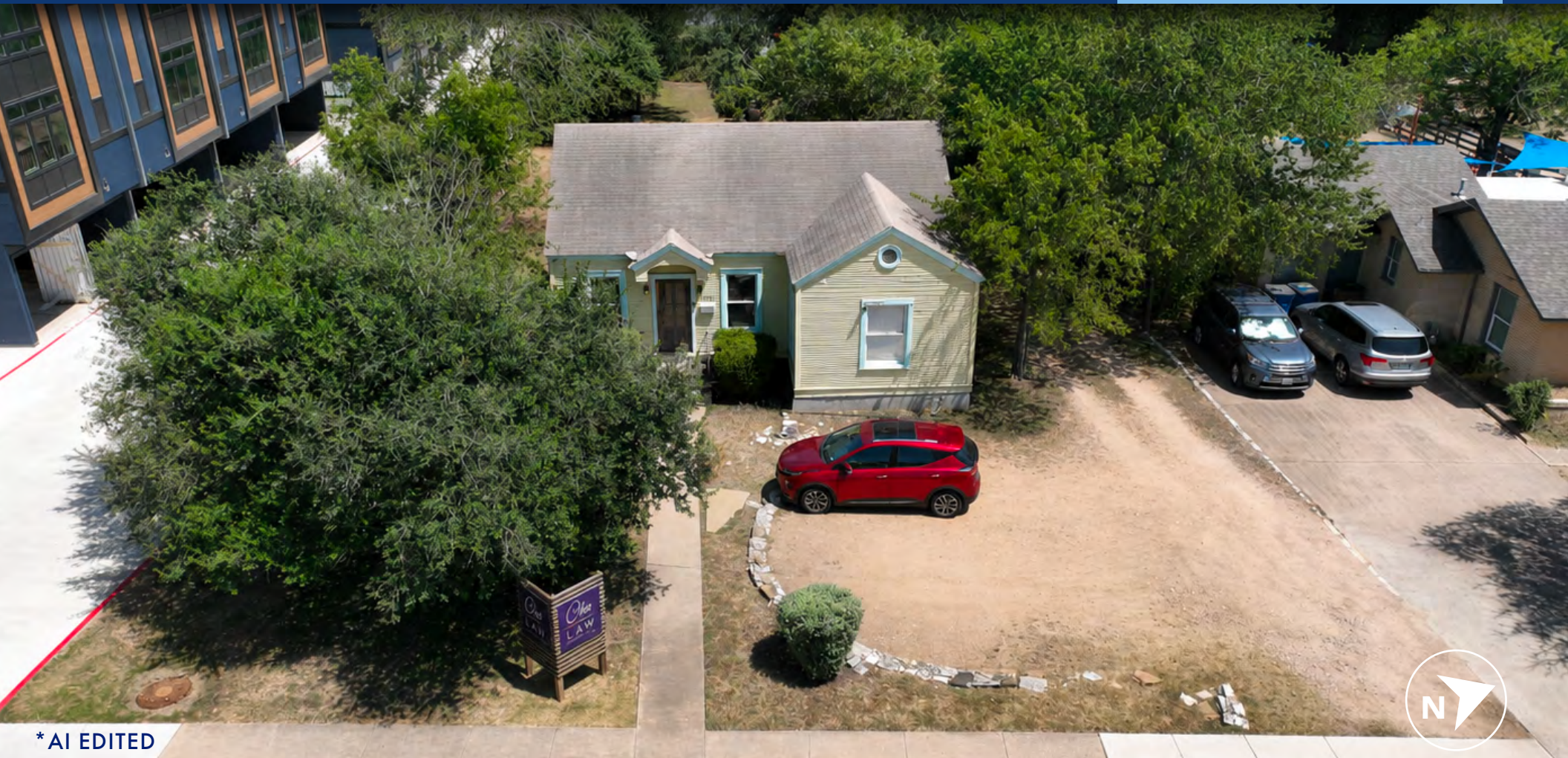
±1,065 SF BUILDING

HIGH-VISIBILITY MENCHACA LOCATION

Deal  vision

4103 Menchaca Road, Austin, TX 78704

[GO TO DEAL ROOM](#)



* AI EDITED

NICK NELSON | 512.906.6757 | nick@dealvision.com



PROPERTY INFORMATION

Physical Address:	4103 Menchaca Road, Austin, TX 78704	Year Built:	1940
Asking Price:	\$1,400,000	Jurisdiction:	Austin Full Purpose
Building Size:	1,065 SF	Zoning:	LO (Limited Office)
Land Size:	0.3310 ac	Ingress/Egress:	Access to Menchaca Road



Irreplaceable South Austin Infill Location

— Strategically positioned in the heart of 78704 across from Radio Coffee, adjacent to the South Lamar corridor and minutes from Downtown Austin.



Commercial Site with Redevelopment Optionality

— Approximately 0.33 acres / 14,418 SF of land improved with an existing 1,065-SF commercial office, creating flexibility for continued owner-user occupancy, investment or future redevelopment.



New Construction Immediately Adjacent

— The neighboring 4101 Menchaca development is delivering 10 new contemporary residences in 2026, providing direct evidence of continued reinvestment and increasing residential density along the Menchaca corridor.



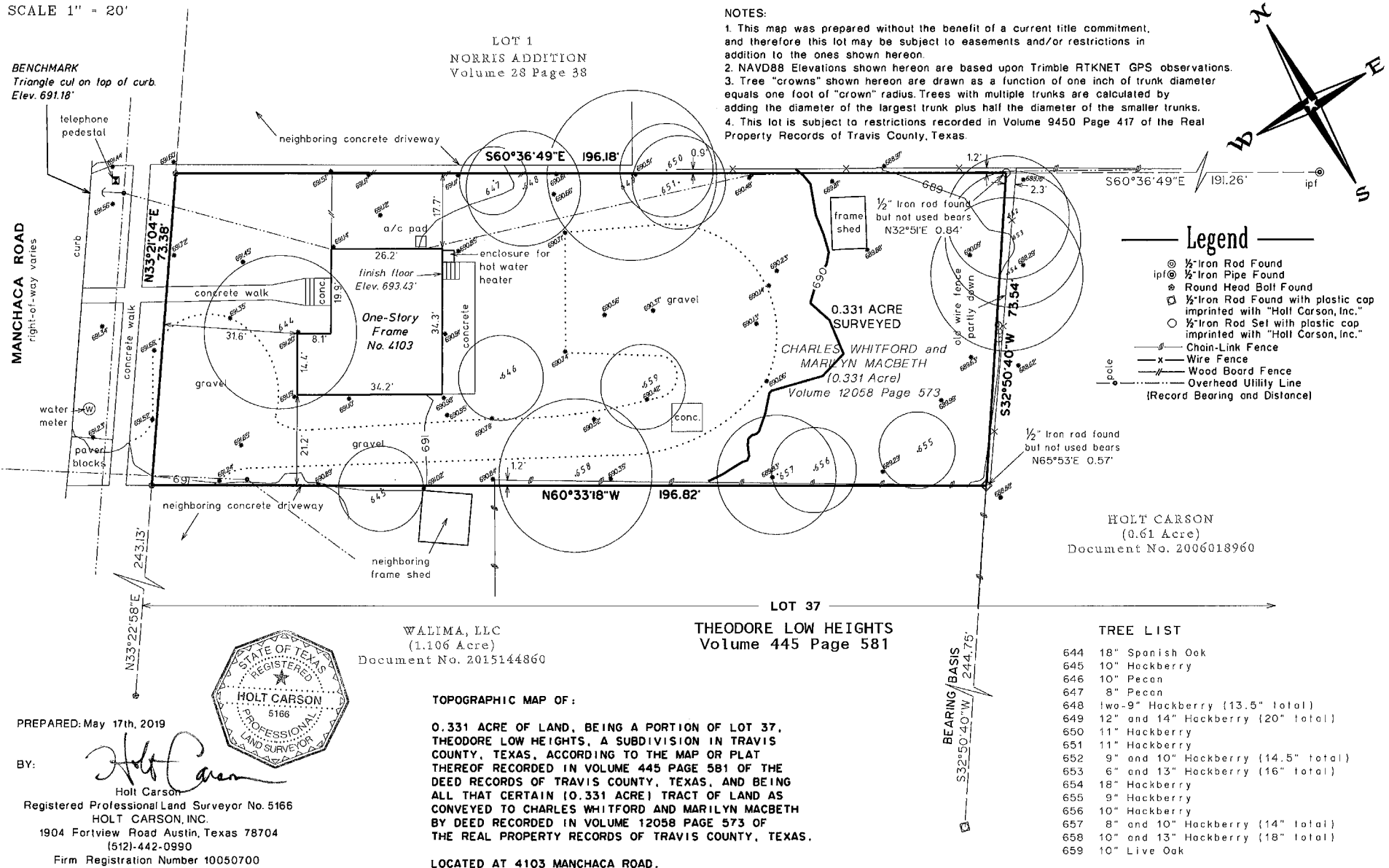
Nearby projects include approximately 470 new residences at 1700 South Lamar, the 399-unit Sola mixed-use redevelopment, more than 1,000 planned apartments in St. Elmo, and approximately 200,000 SF of newly approved retail, restaurant and office development at 4201 South Congress.





SCALE 1" = 20'

BENCHMARK
Triangle cul on top of curb.
Elev. 691.18'





100,297
2026 Employees



89,719
2031 Households



\$145,940
2026 Median
Household Income



\$3,067,567,246
2026 Retail Expenditures



83,722
2026 Households



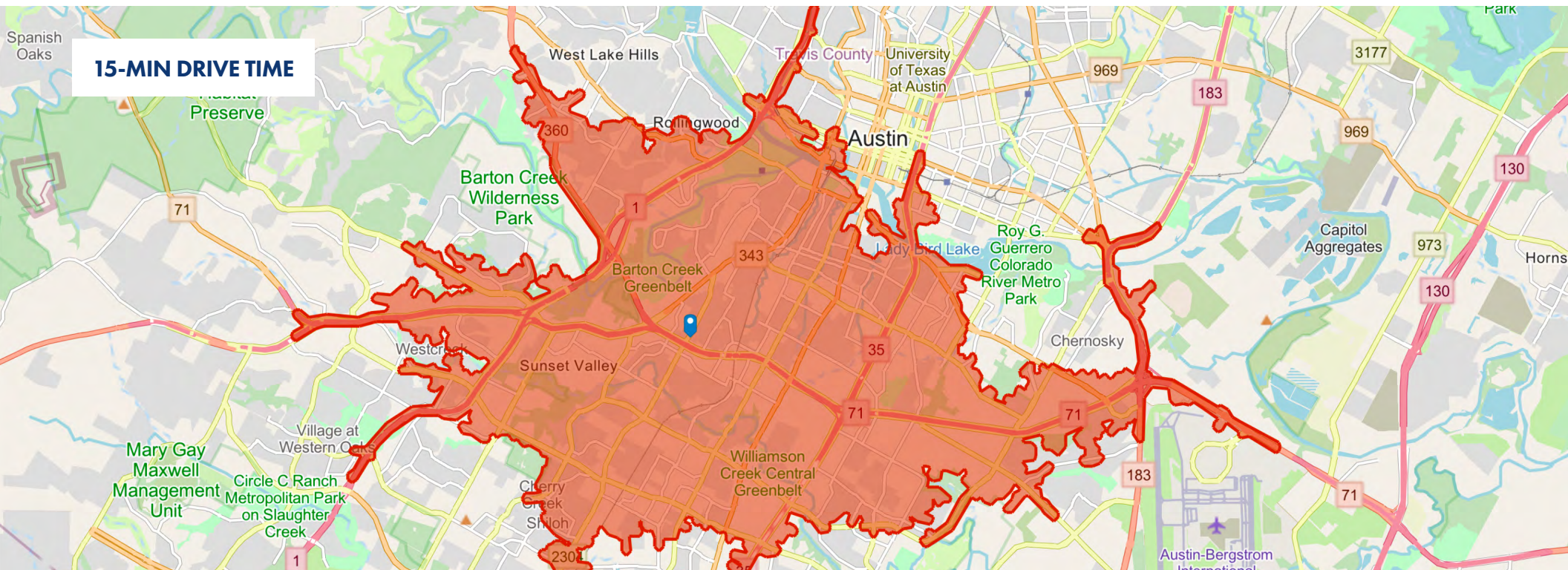
199,234
2026 Daytime
Population



26,525
2026 Graduate or
Professional Degree



\$250,386,224
2026 Medical Care



4103 MENCHACA ROAD, AUSTIN, TX 78704

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Deal Vision, LLC	9014392-BB	nick@dealvision.com	(512)906-6757
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Nick Nelson, CCIM	603416-B	nick@dealvision.com	(512)906-6757
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2