



2930
Anderson
LANE

**RETAIL/OFFICE
FOR LEASE OR SALE**

94,589 SF freestanding building, divisible to approximately 30,000 SF



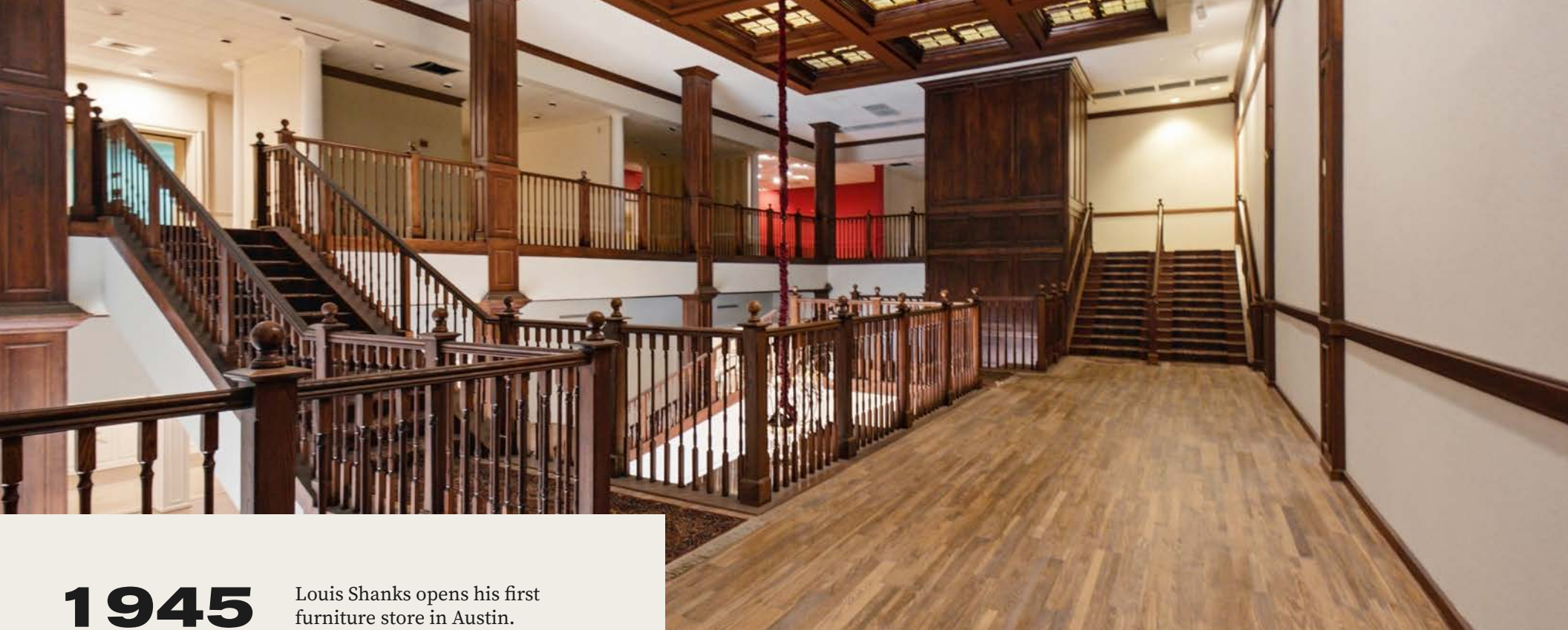


A SHOWROOM-SCALE BUILDING IN NORTH CENTRAL AUSTIN

2930 W Anderson Ln is a 94,589 SF freestanding building located on Anderson Lane near Shoal Creek Boulevard, moments from MoPac. It is offered in full for a single user or divisible to approximately 30,000 SF, with covered parking below and open floor plates above.

HIGHLIGHTS

- Zoning: GR-V community commercial district with vertical mixed-use overlay
- Scaled for a large single-tenant retail or creative user
- Prominent building signage and frontage on Anderson Lane and Rockwood Lane
- Low operating expenses
- Flexible for a range of uses, for purchase or lease
- Three levels with covered garage parking at grade
- Open floor plates, a central atrium stair, a covered veranda and an upper-level balcony
- Set on 3.11 acres behind a row of mature live oaks
- Moments from MoPac, with US-183 and Burnet Road close by



1945

Louis Shanks opens his first furniture store in Austin.

1978

The Anderson Lane showroom opens with three levels, a wood paneled atrium and a grand central stair.

1998

Renovated and expanded via new construction

2025

After 78 years and four generations of family ownership, the store closes in January 2026

NEXT

94,589 SF, ready for a new name on the wall.

SEVENTY-EIGHT YEARS OF LOUIS SHANKS

Four generations of one Austin family sold furniture under the Louis Shanks name. The showroom they opened here in 1998 was made for presentation, and it shows in every level.

INTERIORS

Open, column-light floor plates on every level, joined by a grand central stair and a wood-paneled atrium with limited load bearing walls.

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EXTERIORS

White stucco, black trim and arched windows behind a row of live oaks, with building signage facing Anderson Ln.



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DEMOGRAPHICS

Established neighborhoods on every side: Allendale, Crestview, Northwest Hills and North Shoal Creek.

ROAD	VPD
W Anderson Ln	27,637
Mopac Expy	155,123
Shoal Creek Blvd	9,174
Burnet Rd	31,378

Source: TxDOT, 2025 AADT.

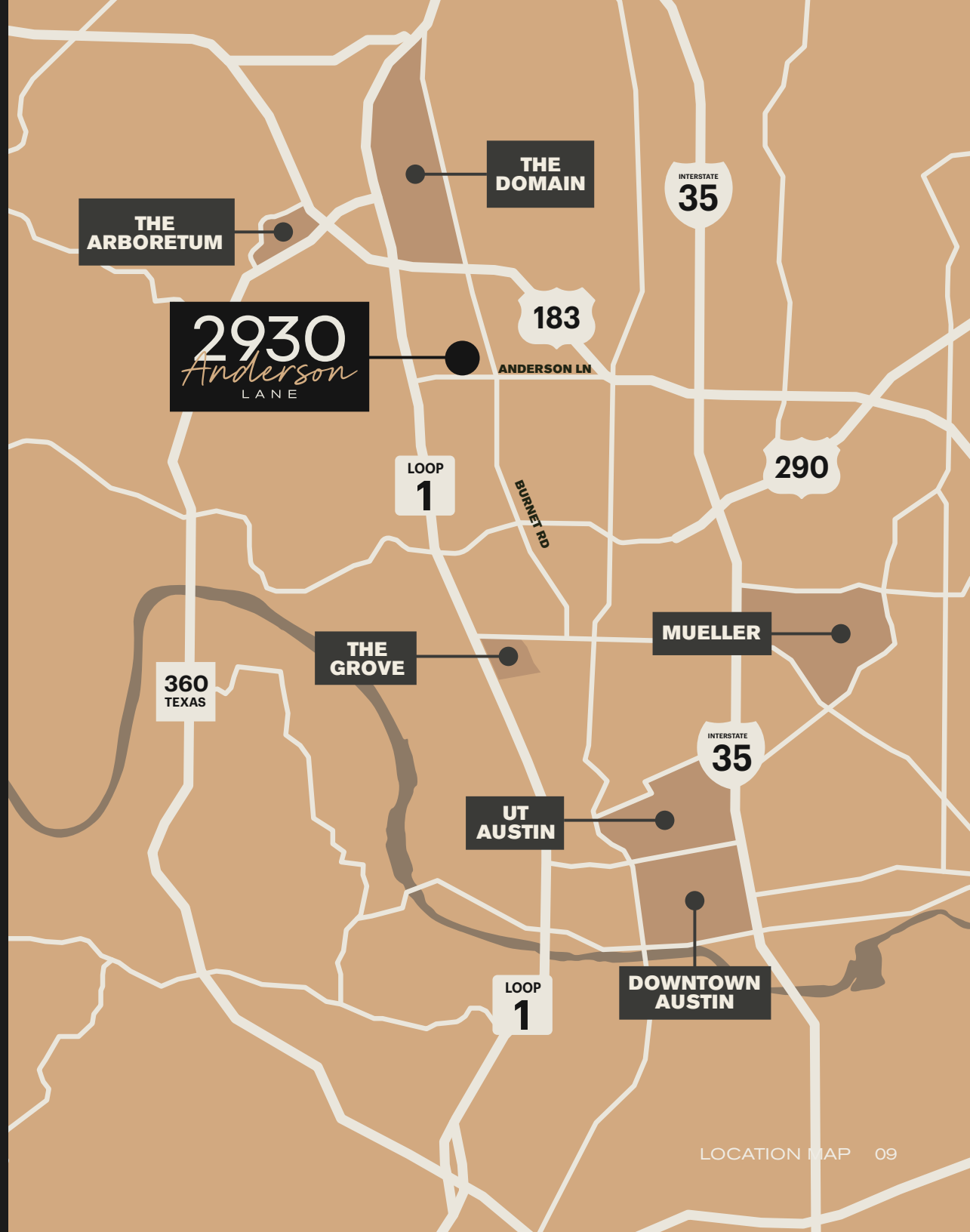
	1 MILE	3 MILES	5 MILES
Population, 2024	17,048	133,954	318,029
Projected population, 2029	18,477	145,092	344,242
Households	8,687	61,901	142,566
Median household income	\$65,819	\$72,656	\$73,502
Median home value	\$617,413	\$631,178	\$597,529

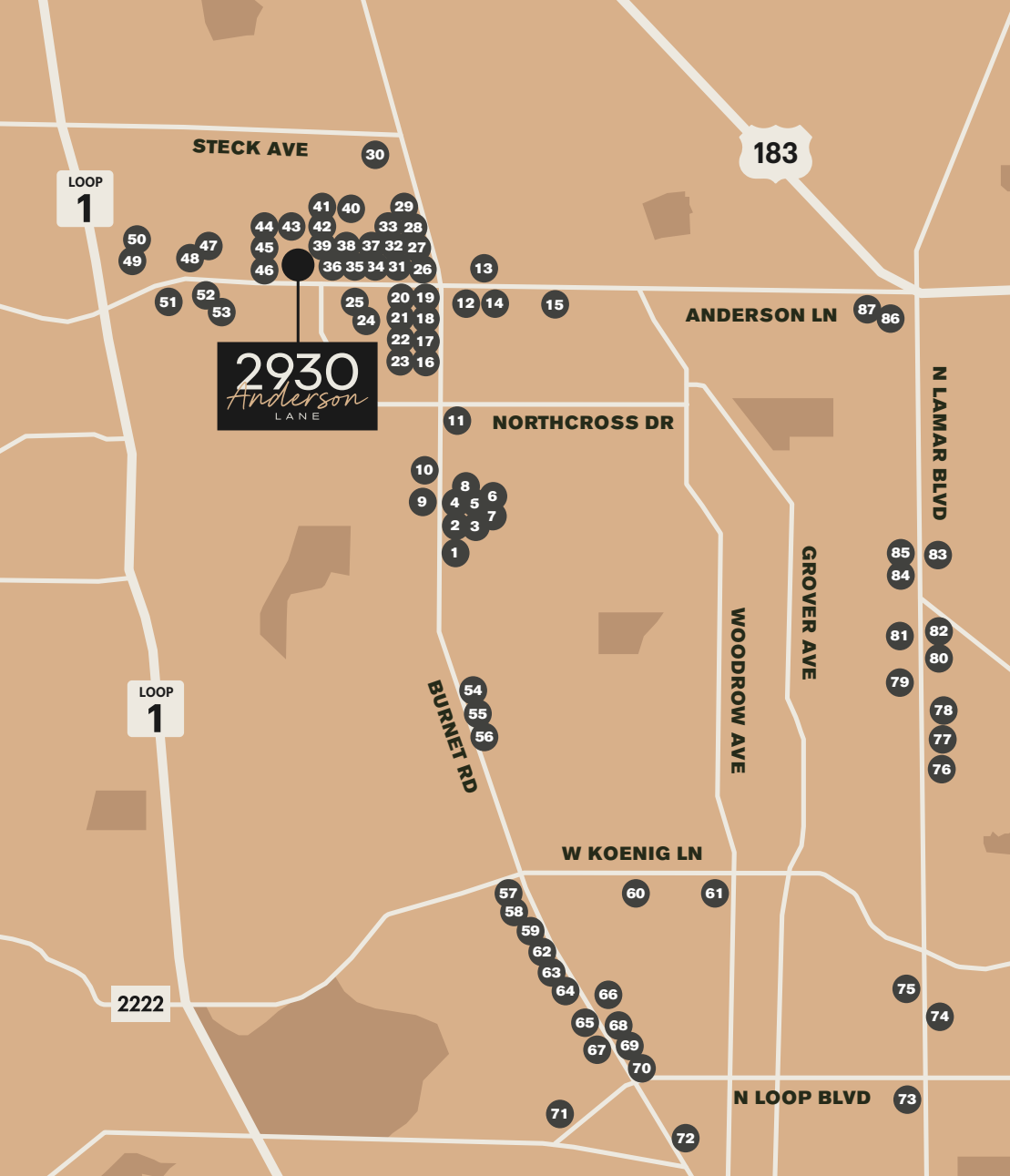
Source: LoopNet / CoStar, 2024 estimates and 2029 projections.

IN THE MIDDLE OF IT ALL

Anderson Lane connects MoPac, Burnet Road and US-183 across one of Austin's most established retail corridors, with Allendale, Crestview and Northwest Hills in every direction.

	MOPAC EXPY	1 MIN
	US-183	4 MIN
	THE GROVE	6 MIN
	THE ARBORETUM	7 MIN
	LOOP 360	8 MIN
	IH-35	9 MIN
	THE DOMAIN	9 MIN
	UT AUSTIN	12 MIN
	DOWNTOWN	14 MIN
	MUELLER	14 MIN
	AUSTI-BERGSTROM	24 MIN





- | | | |
|-------------------------|--------------------------|---------------------------|
| 1 Mama Betty's | 30 DeSano Pizzeria | 59 Phil's Icehouse |
| 2 Tumble22 | 31 Hopdoddy | 60 Brentwood Social House |
| 3 Gold's Gym | 32 Pho Tin | 61 Bird Bird Biscuit |
| 4 Taco Deli | 33 Tikka Shack | 62 East Side Pies |
| 5 dipdipdip Tatsu-Ya | 34 High5 | 63 Taco Flats |
| 6 Jet's Pizza | 35 Tatsumi Sushi | 64 The Peached Tortilla |
| 7 Snarf's | 36 Jersey Mike's | 65 Voodoo Doughnut |
| 8 Juiceland | 37 Chipotle | 66 OneTaco |
| 9 Ichiban | 38 Pardon My Cheesesteak | 67 Hat Creek |
| 10 El Mercado | 39 Cover 3 | 68 Thundercloud |
| 11 Top Notch | 40 Korea House | 69 Monkey Nest Coffee |
| 12 Summer Moon | 41 Madam Mam's | 70 El Tacorrido |
| 13 Lonestar Kolaches | 42 Epoch Coffee | 71 Fonda San Miguel |
| 14 Shipley Do-Nuts | 43 OneTaco | 72 Torchy's Tacos |
| 15 Enchiladas Y Mas | 44 Zen Japanese | 73 Taco Cabana |
| 16 China Family | 45 Tony C's | 74 Nervous Charlie's |
| 17 IchiUmi Sushi | 46 Starbucks | 75 Dan's Hamburgers |
| 18 Saltt | 47 Jack Allen's | 76 Jefe's |
| 19 Hi Wings | 48 Einstein Bagels | 77 Michi Ramen |
| 20 Schlotzsky's | 49 Eldorado Cafe | 78 Paprika ATX |
| 21 Louisiana Crab Shack | 50 Flora Coffee | 79 Stiles Switch BBQ |
| 22 Russel's Bakery | 51 District Kitchen | 80 Dotty's Cafe |
| 23 Phonatic | 52 Sorrento's Coffee | 81 Manna Korean |
| 24 Dos Batos | 53 Cabo Bob's | 82 Love Lamp Matcha |
| 25 Tarka Indian | 54 Barley Swine | 83 Barrett's Coffee |
| 26 Bartlett's | 55 Bufalina Due | 84 Bamboo House |
| 27 Jason's Deli | 56 Happy Chick's | 85 Vigilante Gastropub |
| 28 Conans Pizza | 57 HEB | 86 El Nuevo |
| 29 Thundercloud Subs | 58 KHON Thai | 87 SOHA |

FLOOR ONE

Covered garage parking at grade with the front showroom, rear showroom, and lower level behind the Anderson Lane entry.

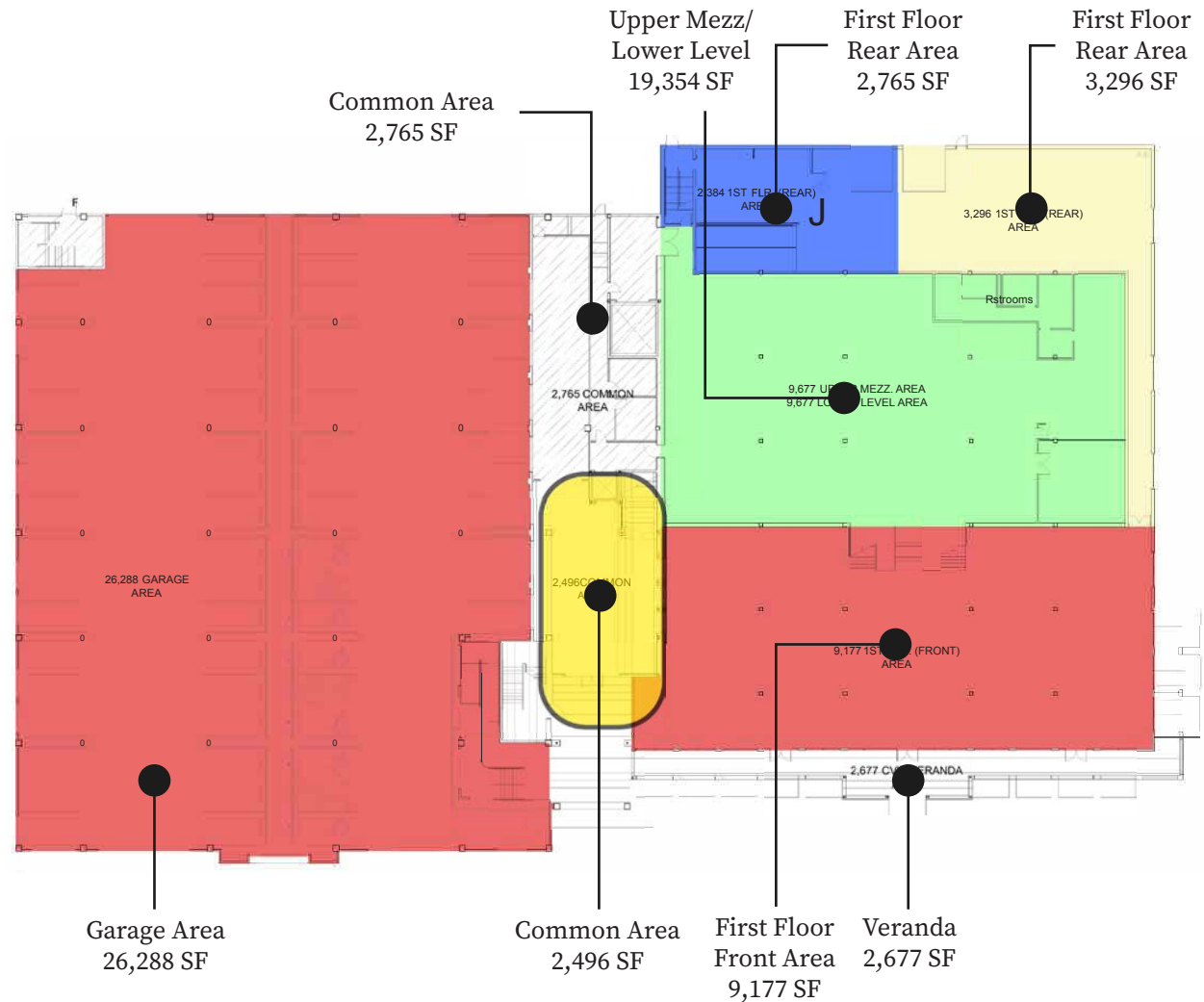
Showroom, front	9,177 SF
Showroom, rear	5,680 SF
Mezzanine, upper	9,677 SF
Lower level	9,677 SF
Covered veranda	2,877 SF
Garage	26,288 SF
Common areas	5,660 SF



**CLICK OR SCAN
TO VIRTUALLY
TOUR**

63,376 TOTAL SF

FLOOR PLANS 11



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FLOOR TWO

The main showroom floor: one open plate around the central stair and two-story common area.

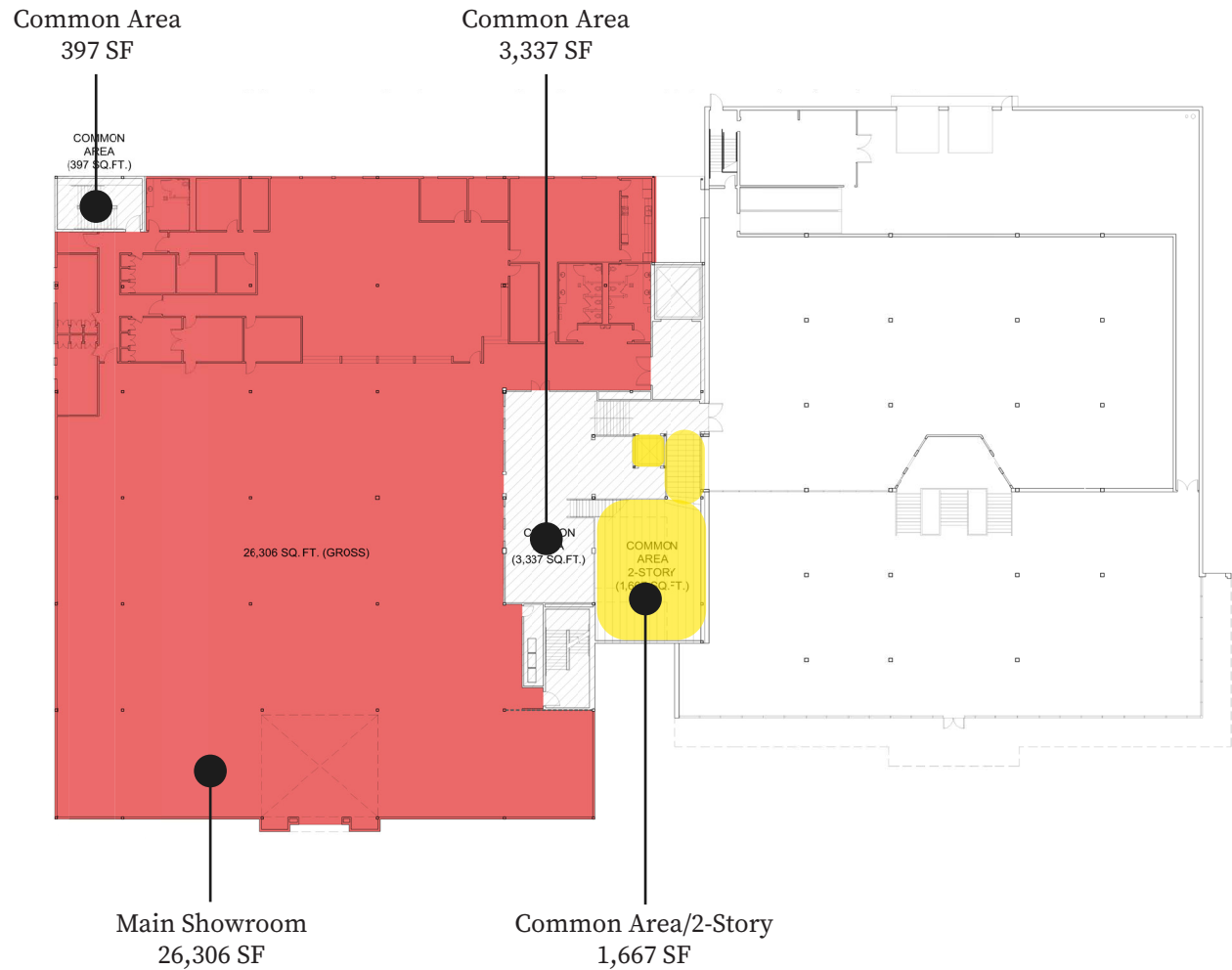
Main showroom	26,306 SF
Common area	897 SF
Common area	3,337 SF
Common area, 2-story	1,687 SF



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23,306 TOTAL SF

FLOOR PLANS 12



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FLOOR THREE

The upper showroom, with a west facing balcony and two-story common areas.

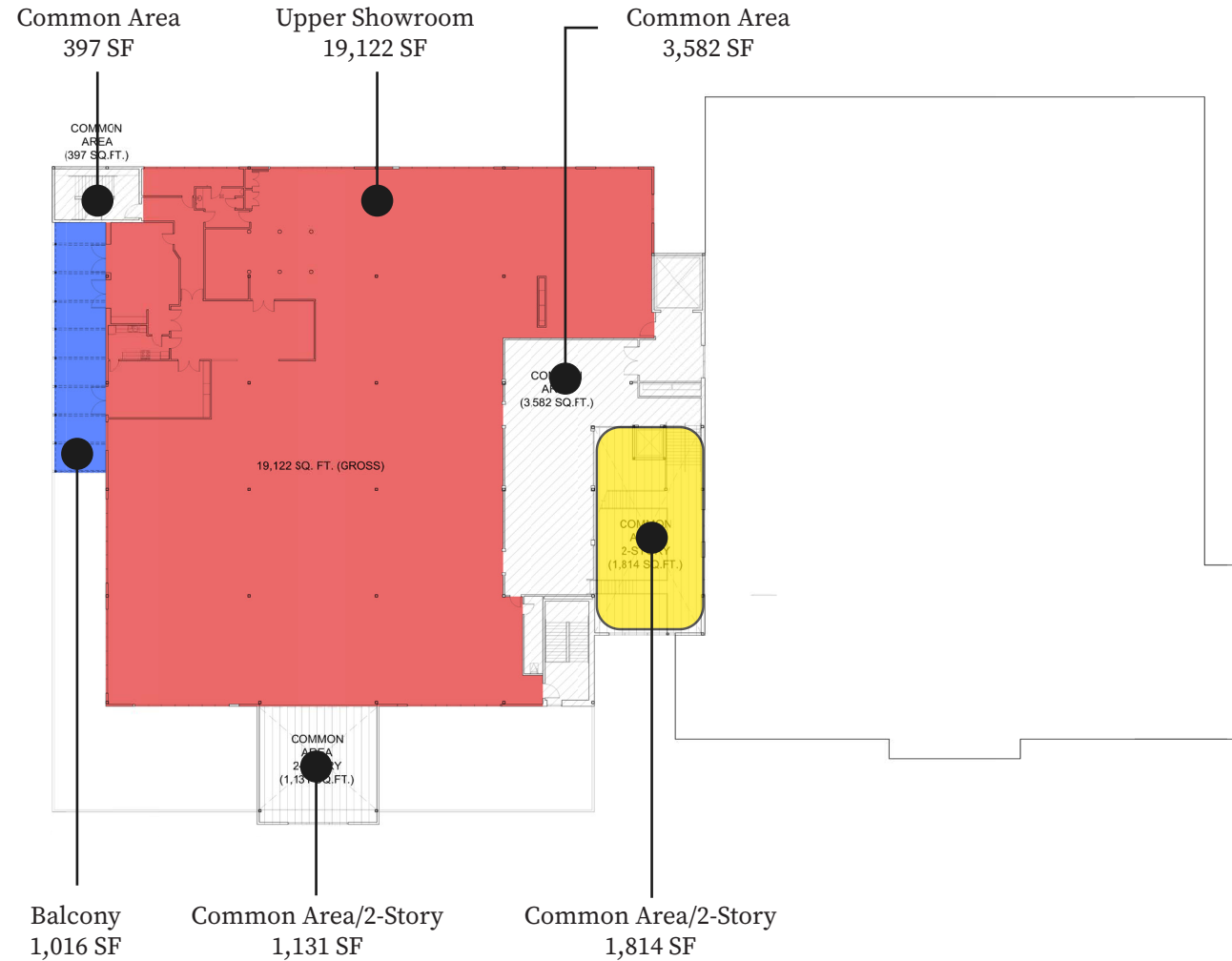
Upper showroom	19,122 SF
Balcony	1,016 SF
Common area	897 SF
Common area	3,562 SF
Common area, 2-story	1,814 SF
Common area, 2-story	1,131 SF



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20,138 TOTAL SF

FLOOR PLANS 13



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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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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