



Asking price:

\$2,700,000

\$380/SF

\$30.00/SF NNN + \$9.34/SF OPEX

+/- 2,352 – 7,114 square feet

FOR MORE INFORMATION, CONTACT:

Steven Kalil

steven@kalilcommercial.com

512.717.4981

5528 N LAMAR BLVD, AUSTIN, TX 78751

Retail Building in North Austin

- Building size: 7,114 square feet
- Site area: 0.72 acres (31,319 square feet)
- Zoning: CS-MU-V-CO-ETOD-DBETOD-NP
- Year Built: 1991
- Excellent visibility in high traffic area
- FOR SALE OR LEASE

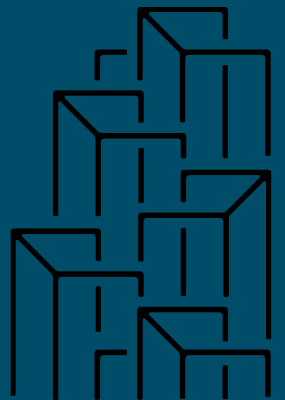




PROPERTY SUMMARY

5528 N Lamar Blvd is a prime commercial property located in the heart of North Austin, offering excellent visibility and access along a major thoroughfare. Situated in a dense and vibrant area, this versatile space has a history of automotive use and is currently partially occupied by Richard Lord's Boxing Gym. The property's adaptable design makes it ideal for a variety of creative uses, including retail, industrial, or office.

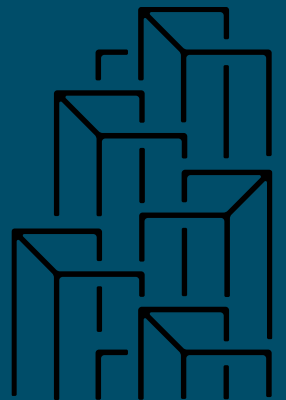
Boasting ample frontage on North Lamar, the site benefits from high traffic counts and proximity to established neighborhoods, retail centers, and dining destinations. Whether for owner-occupants or investors, 5529 N Lamar Blvd presents a rare opportunity to secure a strategic location in one of Austin's most sought-after submarkets.





PROPERTY HIGHLIGHTS

- Excellent visibility on North Lamar Blvd in a high-traffic, densely populated area of North Austin.
- Formerly automotive use, offering a layout that is suitable for turnkey use.
- Located in a vibrant area with strong demographics.
- Suitable for a wide range of uses, including retail, fitness, or creative office concepts.
- Close to major residential neighborhoods, retail, and public transportation options.



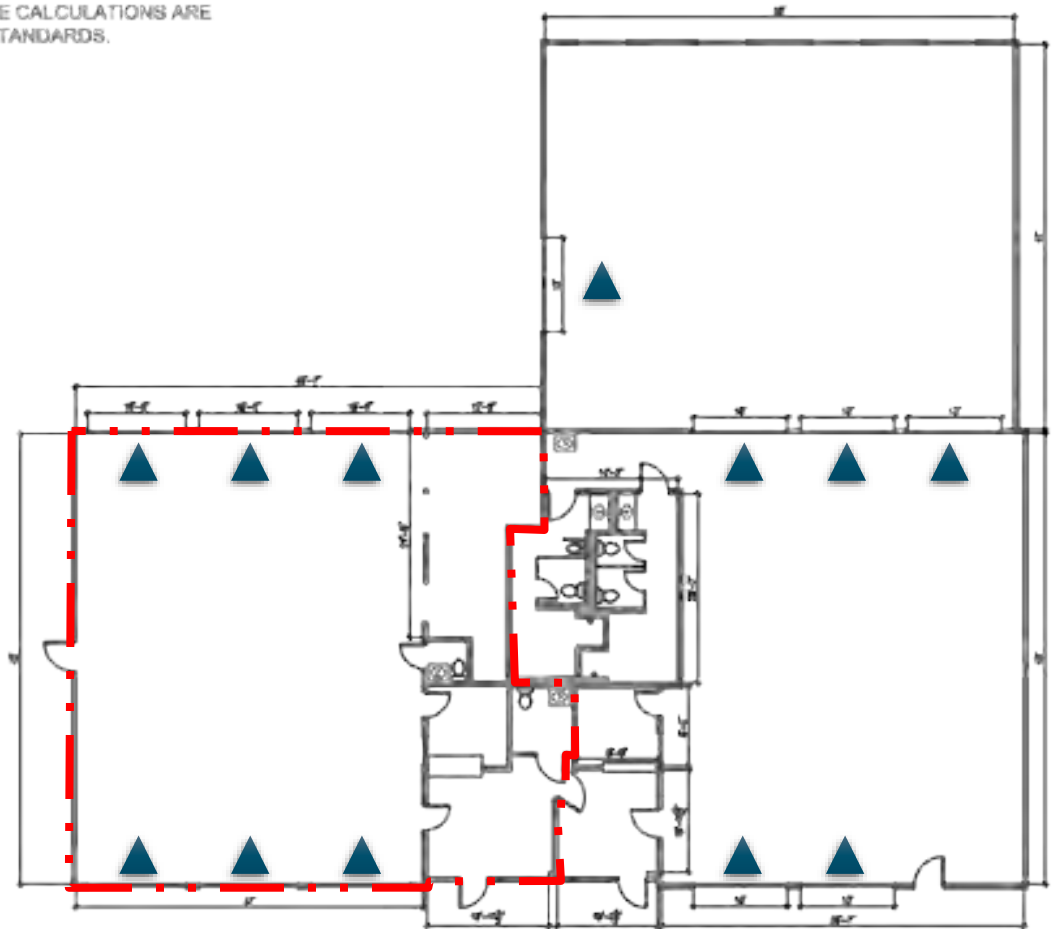
DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE
DONE TO BOMA STANDARDS.

Building Size:
+/- 7,114 SF
TOTAL
AVAILABLE

+/- 2,352 SF
VACANT and
immediately
available

+/- 4,762 SF
leased to
Richard
Lord's Boxing
Gym through
2026

▲ overhead
door





SUITE A: 2,352 SQUARE FEET

This vacant unit offers an ideal layout for automotive-related businesses. The space features three drive-through service bays, providing efficient access for operations. A small office and reception area create a welcoming space for managing business needs and greeting clients. Restroom facilities include a dedicated customer restroom and a separate warehouse restroom, ensuring convenience for both patrons and staff. The unit also includes a functional warehouse area suitable for storage or equipment needs. With ample on-site parking, this property provides easy access and accommodates both employees and customers seamlessly.

- Lease rate does not include utilities or operating expenses.
- Glass overhead doors
- Turnkey layout for automotive users
- Ample parking for customers and staff





SUITE B: 4,762 SQUARE FEET

This versatile unit, currently home to Richard Lord's Boxing Gym, offers a layout that caters to a variety of uses, including fitness, automotive, or other service-oriented businesses. Previously utilized for automotive purposes, the space is equipped with two overhead doors at the front for easy access and features an additional expansion at the rear, providing increased functionality and flexibility. The unit includes a dedicated reception area and a small office, creating an ideal setup for managing operations and welcoming clients. Restroom facilities are designed with separate men's and women's restrooms to accommodate staff and customers. This space combines practicality and adaptability, making it a great fit for a wide range of commercial needs.

- Turnkey layout for automotive and gym users
- Ample parking for customers and staff





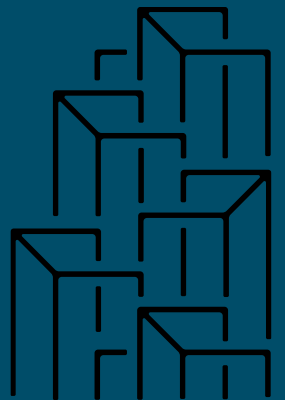
DEMOGRAPHICS

Traffic Count 2022:

- 33,434 cars at N Lamar Blvd & NE Stark St
- 26,602 cars at N Lamar Blvd & NE Franklin Blvd
- 24,426 cars at N Lamar Blvd & NE Old Koenig Ln

Public Transportation:

- 0.0 miles to Bus Stop (CapMetro MetroBus)
- 0.2 miles to North Loop East Station (CapMetro Rapid)
- 1.4 miles to Crestview Station (CapMetro Rail)





MAJOR NEIGHBORHOOD RETAILERS AND EMPLOYERS

- McDonalds
- UHAUL
- O'Reilly Auto Parts
- Goodwill
- Half Priced Books
- Dan's Hamburgers
- Texas Department of Public Safety
- McCallum High School
- Camden Lamar Heights (multifamily)
- LINK's Lamar Business Park (145,017 SF flex industrial)



- Centrally located in North Austin
- 15-minute drive to Downtown Austin (+/- 5 miles)
- 15-minute drive to Domain (+/- 9 miles)
- 20-minute drive to ABIA (+/- 13 miles)
- 20-minute drive to Round Rock (+/- 15 miles)





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 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.

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 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:
 - 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Brokerage Firm: Kalil Commercial, LLC – Designated Broker: Steven Kalil – License No.: 0568121 – Email: steven@kalilcommercial.com