

AVAILABLE

NEC of N Lamar Blvd & McPhaul St



10600 N Lamar, Austin, Texas 78753

HIGHLIGHTS:

- 14,070 SF Building on 0.7541 AC/32,848 SF Lot
- +/- 6,000 SF office/showroom and +/- 8,070 SF warehouse (w/ HVAC)
- Conveniently located on North Lamar Blvd, a major north/south corridor, between Braker Ln & Rundberg Ln
- Adjacent to Chuy's
- Zoning: CS; NP
- Former BMW Sales Headquarters
- Approximately 25 parking spaces

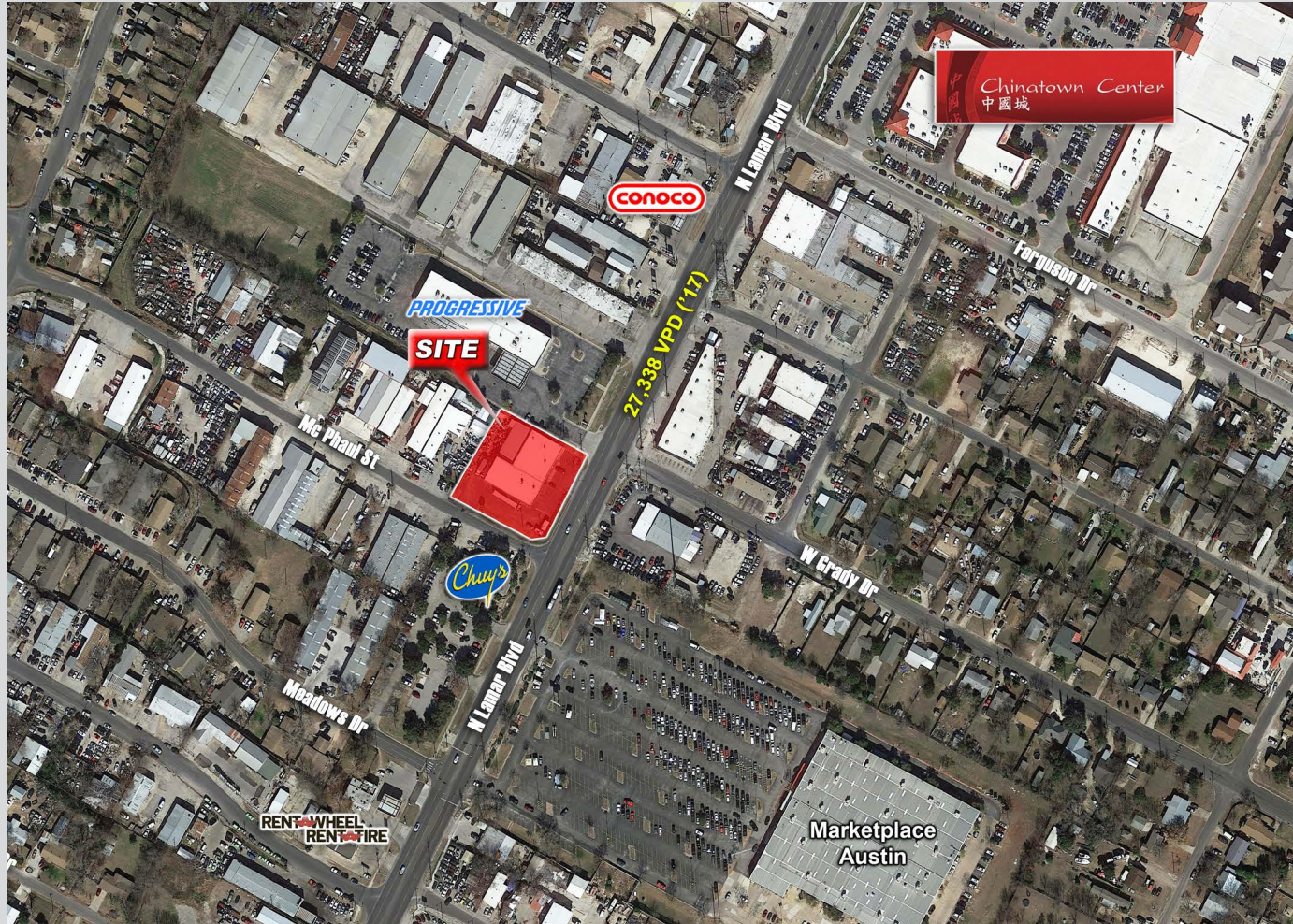
RATES:

Contact Agent

Michael McKinley
Michael@matexas.com | 512.773.6170

AVAILABLE

NEC of N Lamar Blvd & McPhaul St



DEMOGRAPHICS:

	1 mile
2018 Population	21,449
Daytime Population	18,189
Average HH Income	\$55,624
	3 mile
2018 Population	134,569
Daytime Population	169,702
Average HH Income	\$66,543
	5 mile
2018 Population	316,500
Daytime Population	380,232
Average HH Income	\$77,898

TRAFFIC COUNTS:

N Lamar Blvd: 27,338 VPD
W Braker Ln: 29,371 VPD
W Rundberg Ln: 15,758 VPD
(TXDOT 2017)

Michael McKinley
Michael@matexas.com | 512.773.6170

AVAILABLE

NEC of N Lamar Blvd & McPhaul St

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES



Michael McKinley
Michael@matexas.com | 512.773.6170

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

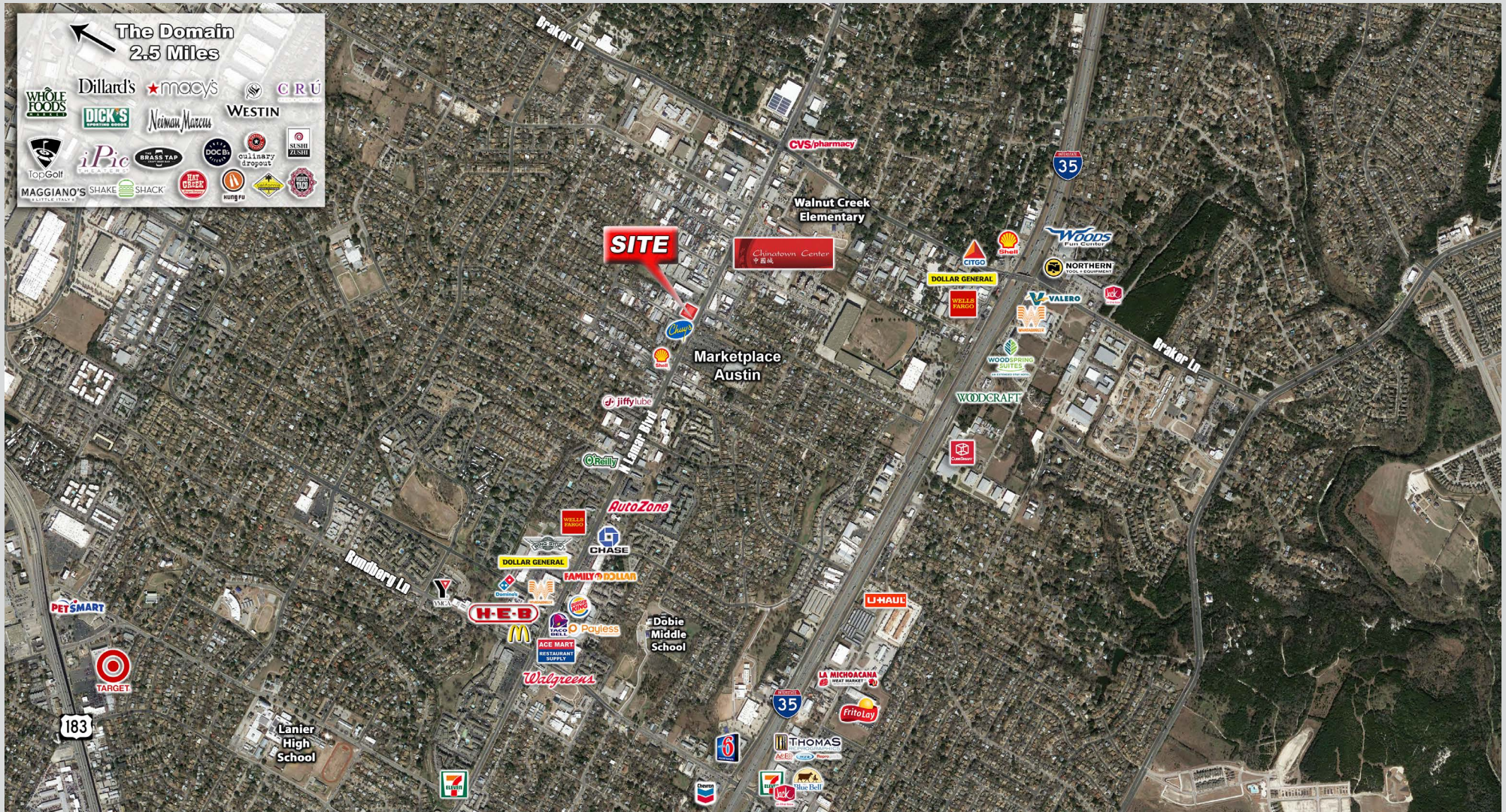
201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

AVAILABLE

NEC of N Lamar Blvd & McPhaul St

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES



Michael McKinley
Michael@matexas.com | 512.773.6170

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



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 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.

McAllister & Associates

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

John T. Baker II

Designated Broker of Firm

Joe Willie McAllister

Licensed Supervisor of Sales Agent/ Associate

Michael McKinley

Sales Agent/Associate's Name

403756

License No.

johntbaker2@gmail.com

Email

joewillie@matexas.com

Email

michael@matexas.com

Email

joewillie@matexas.com

Email

512-472-2100

Phone

512-472-2100

Phone

512-472-2100

Phone

512-472-2100

Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date