

For Sale: Retail on North Lamar
6310 North Lamar, Austin, TX 78752



COMMERCIAL
INDUSTRIAL
PROPERTIES

Nick Nelson, CCIM, Senior VP
nick@cipaustin.com

512 682 1000

3737 Executive Center Dr., Suite 255
Austin, TX 78731
cipaustin.com

HIGHLIGHTS

For Sale: Retail on North Lamar
6310 North Lamar, Austin, TX 78752



- Price:** \$2,500,000
- Address:** 6310 North Lamar, Austin, TX 78752 ([map link](#))
- Building Size:** 15,305 SF
- Land Size:** .634 Acres (27,617 SF)
- Parking:** NEW amended site plan with parking in the back area. Contact for details.
- Co-Broker Fee:** 2.5%
- Zoning:** [Lamar Blvd/Justin Lane TOD](#)
- Year Built:** 1952, 1995 remodel

For More Information Contact:
Nick Nelson, CCIM
Senior Vice President



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Location:	6310 N LAMAR BLVD (3,119,944.1, 10,093,935.88)
Grid:	K27
Future Land Use (FLUM):	Specific Regulating District
Regulating Plan:	Lamar/Justin TOD
Zoning:	TOD-NP
Zoning Case:	C14-04-0012(PART) NPA-2008-0018.01 C14-2008-0030
Zoning Ordinance (Mostly after 2000):	99-0225-70(b) 20081211-086 20081211-088 040513-33A
Zoning Overlays:	<p>NEIGHBORHOOD PLANNING AREA</p> <ul style="list-style-type: none"> ■ BRENTWOOD ■ Brentwood/Highland Combined NPA <p>RESIDENTIAL DESIGN STANDARDS</p> <p>TRANSIT ORIENTED DEVELOPMENT</p> <ul style="list-style-type: none"> ■ LAMAR BLVD ■ NEIGHBORHOOD CENTER ■ APPROVED STATION AREA PLAN



Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

SITE

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[MAP LINK](#)



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AREA

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[MAP LINK](#)



SITE

30,405 VPD



MAP LEGEND

● Vehicles per day



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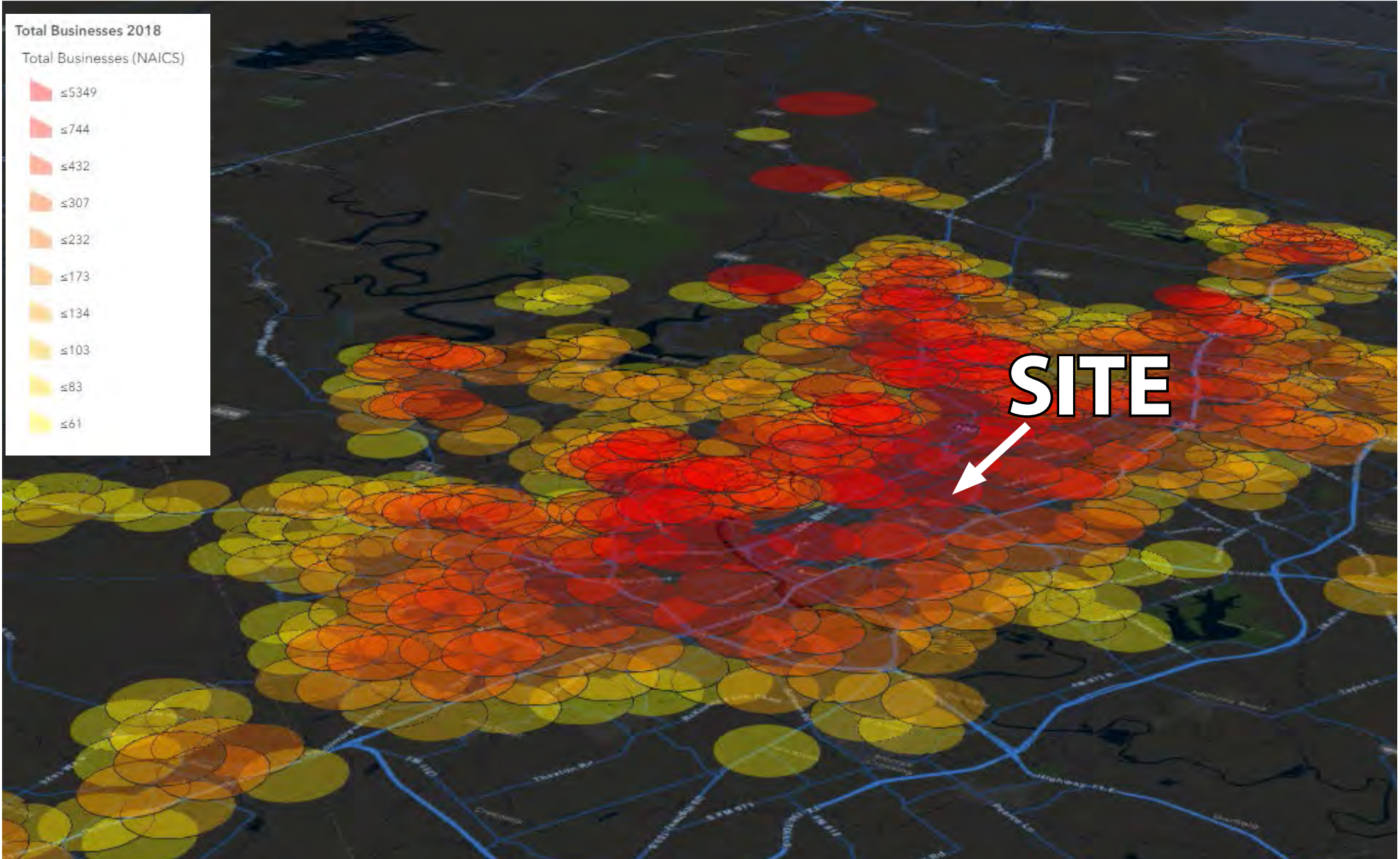
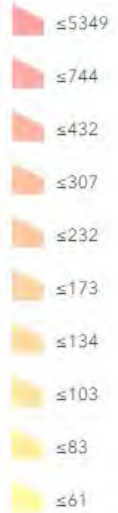
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AUSTIN BUSINESS DENSITY

For Sale: Retail on North Lamar
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Total Businesses 2018

Total Businesses (NAICS)



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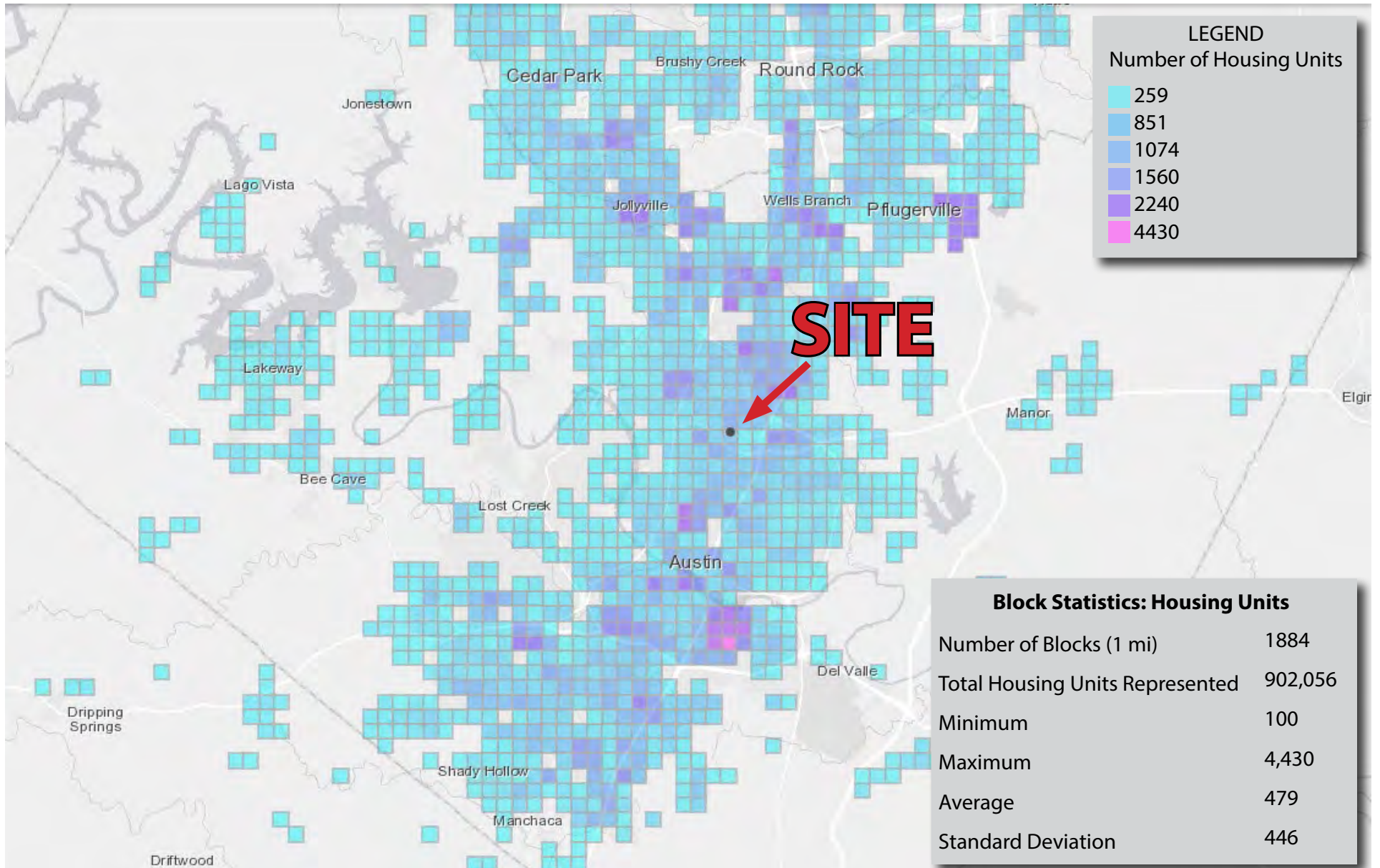
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HOUSING DENSITY GRID

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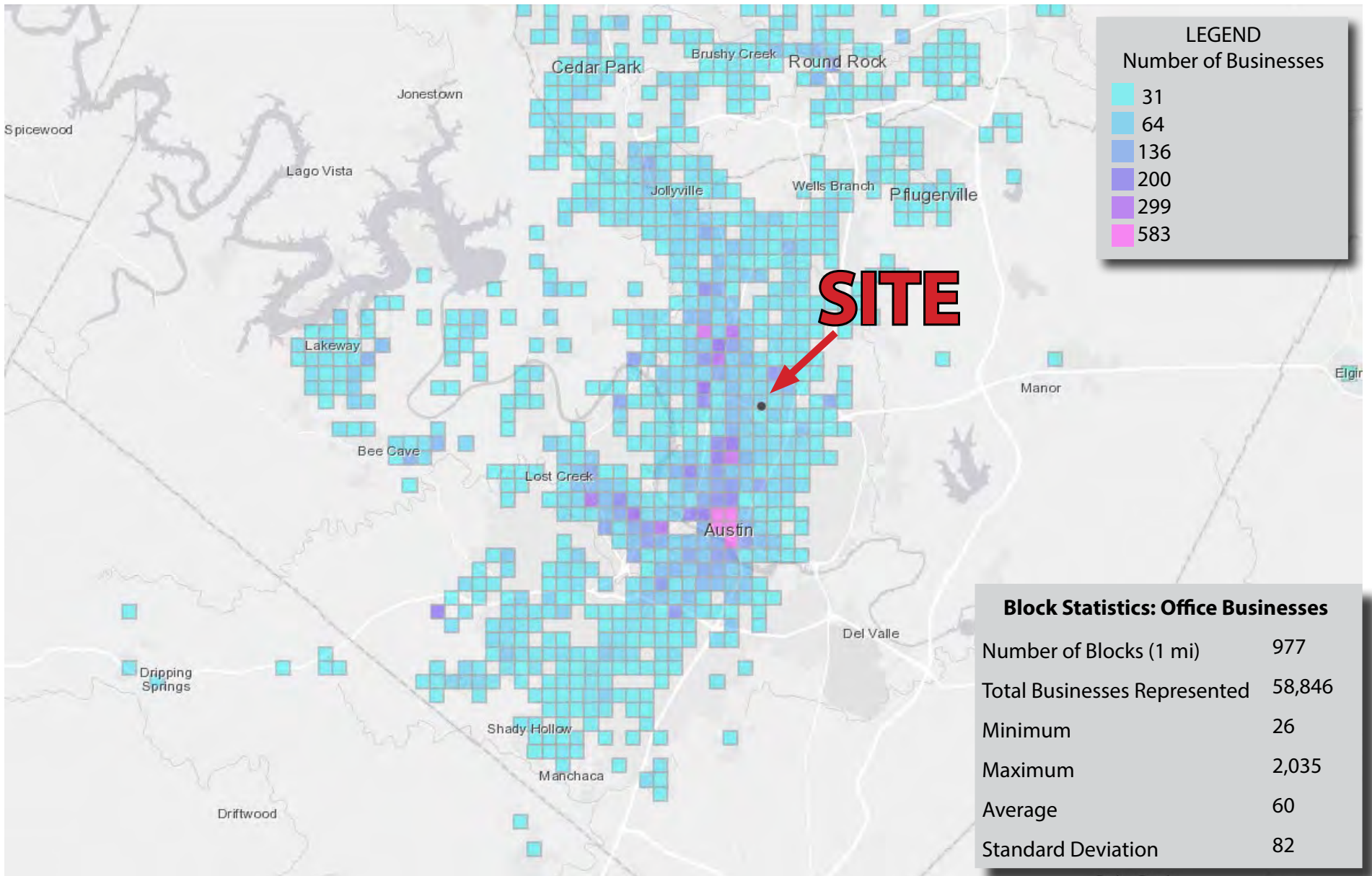


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OFFICE DENSITY GRID

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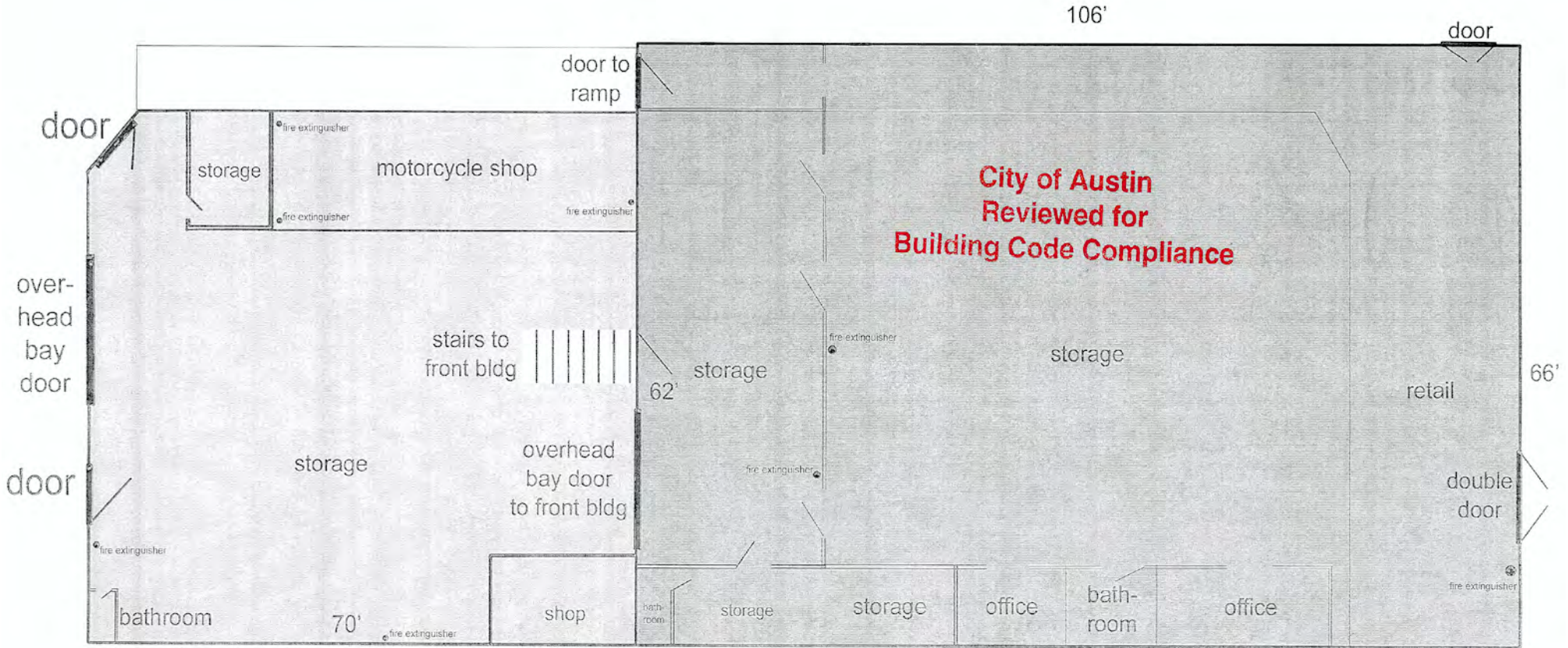


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FIRST FLOOR PLAN

For Sale: Retail on North Lamar
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back - 1st floor (4340 sq ft total)
 1500 sq ft motorcycle shop (15)
 500 sq ft bicycle shop (5)
 2340 sq ft storage (4)

front (6996 sq ft total)
 2500 sq ft retail (41)
 300 sq ft office (3)
 4196 sq ft storage (8)

76 1ST FLR
 10 2ND →
 86 TOTAL

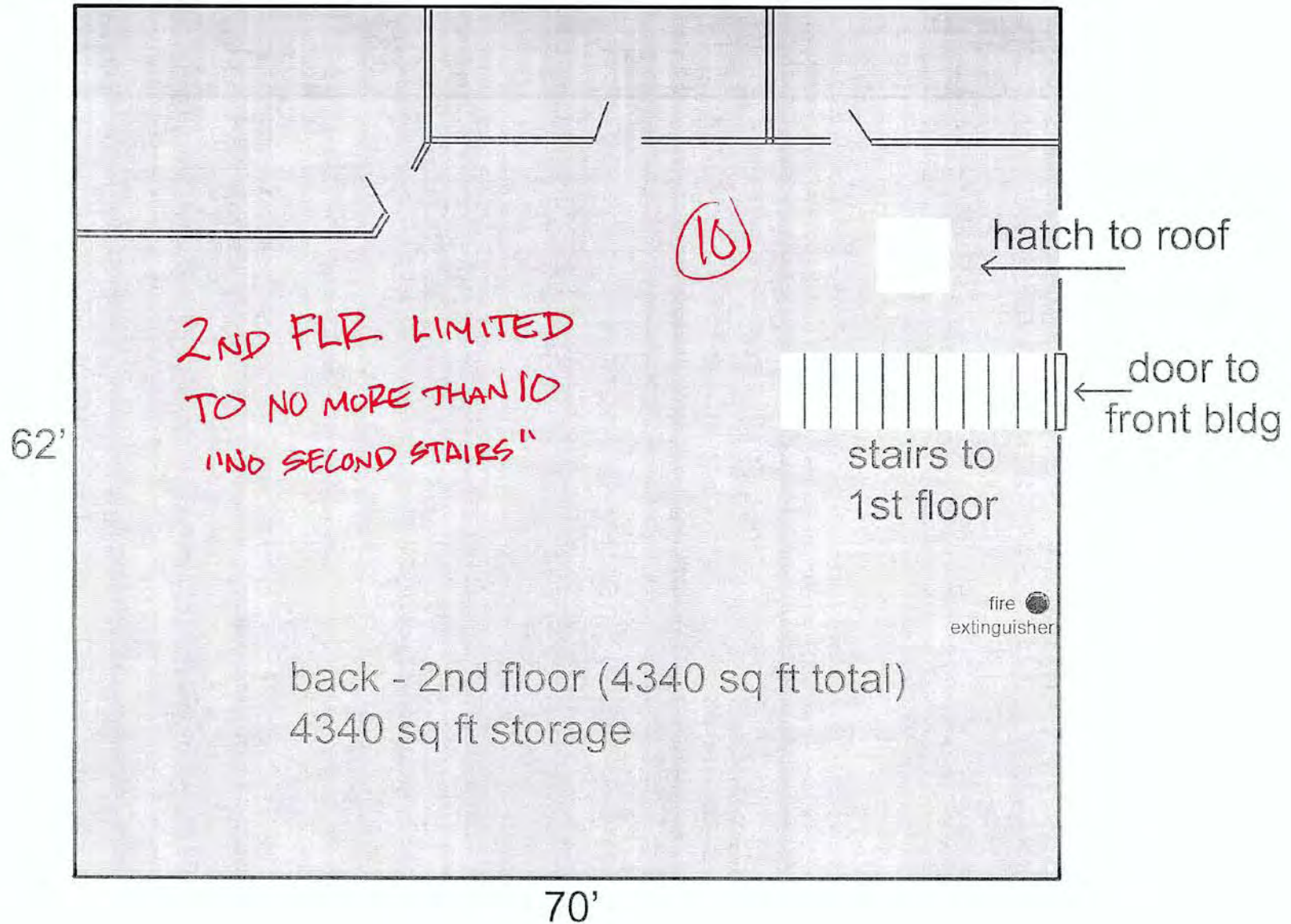


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SECOND FLOOR PLAN

For Sale: Retail on North Lamar
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SITE PLAN COVER PAGE

For Sale: Retail on North Lamar
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PERMITS REQUIRED

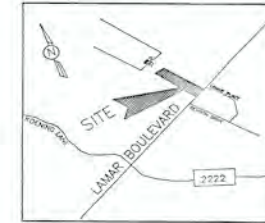
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN AND ANY ADDITIONAL REQUIREMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. ANY CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF THE FINAL PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRICAL REQUIREMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE APPLICATION FOR BUILDING PERMIT FOR APPROVALS GRANTED BY PLANNING COMMISSION APPROVED SITE PLAN.

HARLEY-DAVIDSON

FACILITY EXPANSION

SITE PLAN

6310 NORTH LAMAR
RESUBDIVISION
OF
BLOCK NO. 4
RESERVOIR HEIGHTS
BOOK 95, PAGE 316-317



LOCATION MAP (N.T.S.)

OWNER
BUDDY L. AGUIAR, JR.
CENTRAL TEXAS HARLEY-DAVIDSON
6310 NORTH LAMAR
AUSTIN, TEXAS 78752
PHONE NO. 459-8763

ARCHITECTS
VENTURE FOUR ARCHITECTS
912 CAPITAL OF TEXAS HIGHWAY
SUITE 190
AUSTIN, TEXAS 78746
PHONE NO. 328-8581

ENGINEER
AB SURVEYING AND ENGINEERING
7306 OLD BEE CAVES ROAD
AUSTIN, TEXAS 78735
PHONE NO. 288-1574

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN REVIEWING THESE PLANS. THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2322) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT (PWTD) AT 499-7141 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COORDINATION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES AND TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPANIED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 441 EAST 43rd STREET, AUSTIN, TEXAS."
5. ALL SOIL WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. ALL PROPOSED WASTEWATER LINES LOCATED UNDER BUILDINGS SHALL BE DUCTILE IRON PIPE OR SCH40 48" PVC PIPE. ALL PROPOSED WATER LINES LOCATED UNDER BUILDINGS SHALL BE COPPER PIPE.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL.
2. THE PLACEMENT OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION CONTROL PLAN.
3. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AFTER INSTALLATION OF THE EROSION CONTROLS PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTORS SHALL NOTIFY THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT, 499-2278, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
4. FIELD REVISIONS TO THE EROSION CONTROL PLAN MAY BE REQUIRED BY THE PLANNING DEPARTMENT AND THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT.
5. SEE SILT FENCE AND DETAIL AT REAR OF LOT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48433C0166, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

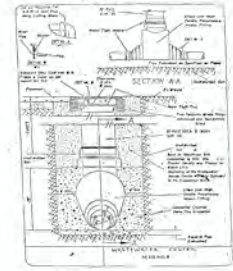
WATERSHED CLASSIFICATION - URBAN
WATERSHED - SHOALCREEK
NOTE: ALL UTILITIES ARE EXISTING
NOTE: A TIME EXEMPTION FOR WATER QUALITY HAS BEEN GRANTED.

COMPEATIBILITY

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENT PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS RESIDENTIAL.

SHEET CONTENTS

- SHEET 1**
OWNER INFORMATION
ENGINEERING INFORMATION
LOCATION MAP
REVISION BLOCK
APPROVAL BLOCK
NOTES
- SHEET 2**
SITE PLAN
BUILDING INFORMATION
COMPEATIBILITY SKETCH
COMPEATIBILITY SECTION
EROSION CONTROL
SHEET 349 ELEVATIONS



DATE SUBMITTED 5-22-95

Don Salling Folom 9-6-95
WATER AND UTILITY DATE

3. DEVELOPER INFORMATION
OWNER: Buddy Aguiar address 4300 N. Lamar
PHONE # 459-8763
OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
Stanley Diatke PHONE # 459-8763
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:
Stanley Diatke PHONE # 459-8763
MAINTENANCE PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION:
Stanley Diatke PHONE # 459-8763

AMERICANS WITH DISABILITIES ACT

THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANTS OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

REVIEWED BY: Chris Kir DATE: 9/22/95
DEPARTMENT OF PLANNING AND DEVELOPMENT

SITE PLAN/DEVELOPMENT PERMIT NUMBER (DATE):



NO.	DESCRIPTION	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.F.T.)/(%)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED
1	UPDATE TO REFLECT CHANGE IN BUILDING AND DRIVE PAVING	4		10-10-19	

City of Austin
Reviewed for
Building Code Compliance

DRAWN BY: LLM
CHECKED BY: [Signature]
DATE: [Date]
JOB NO.: 200011

6310 NORTH LAMAR
AUSTIN, TEXAS 78752
PHONE NO. 459-8763

AB SURVEYING CO. & ENGINEERING
PROFESSIONAL ENGINEER LICENSE NO. 10001
10001 OLD BEE CAVES RD
AUSTIN, TEXAS 78735
SURVEY # 800081

SHEET NO.
1 of 4

SITE PLAN RELEASE
FILE NUMBER: 15-0101-02 APPLICATION DATE: 10-22-19
CITY MANAGER: Tom Clavin APPROVAL DATE: 10-22-19
APPROVED ADMINISTRATIVELY ON: 10-22-19
APPROVED BY PLANNING COMMISSION ON: 10-22-19
APPROVED BY CITY COUNCIL ON: 10-22-19
Under Section 117.05 of Chapter 117, Title 11 of the Austin City Code.
Division, Department of Planning and Development
DATE OF RELEASE: 10-22-19 BY: [Signature]
Rev. 1: _____
Rev. 2: _____

SP-95-0210CS

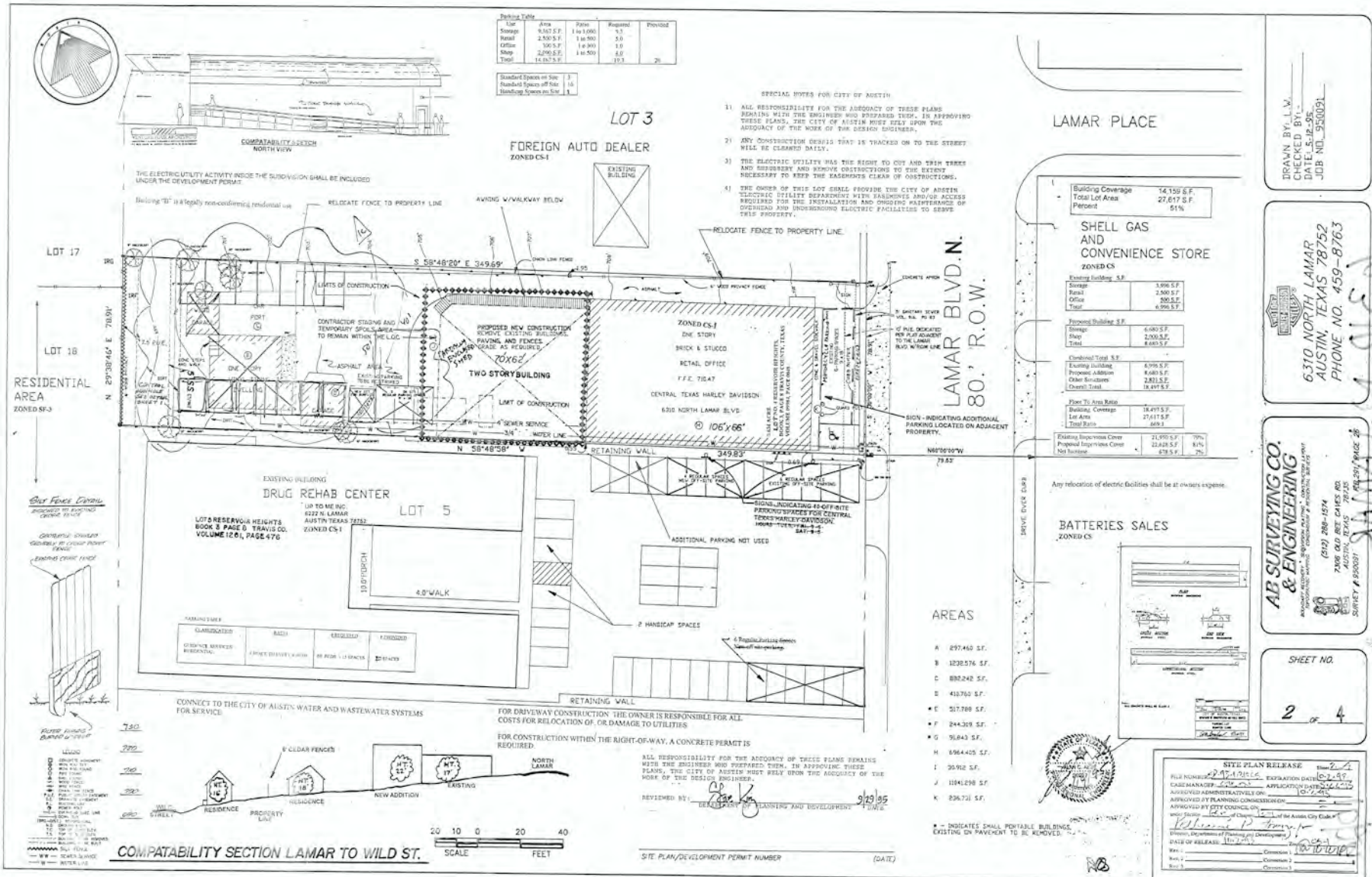


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SITE PLAN LAYOUT

For Sale: Retail on North Lamar
6310 North Lamar, Austin, TX 78752



DRAWN BY: L.V.
CHECKED BY: J.P.
DATE: 11-18-10
JOB NO.: 950091

6310 NORTH LAMAR
AUSTIN, TEXAS 78752
PHONE NO. 459-8763

AB SURVEYING CO. & ENGINEERING
1510 28th - 1574
7400 OLD WEST CHASE RD
AUSTIN, TEXAS 78737
SURVEY # 850001

SHEET NO.
2 of 4

SITE PLAN RELEASE
FILE NUMBER: 2010-1216-C-1
EXPIRATION DATE: 12-18-11
CASE MANAGER: J.P.
APPROVED ADMINISTRATIVELY ON: 10-27-10
APPROVED BY PLANNING COMMISSIONER:
APPROVED BY CITY COUNCIL ON:
APPROVED BY: [Signature]
DATE OF RELEASE: 11-18-10
Map 1
Map 2
Map 3

SP-95-0210CS

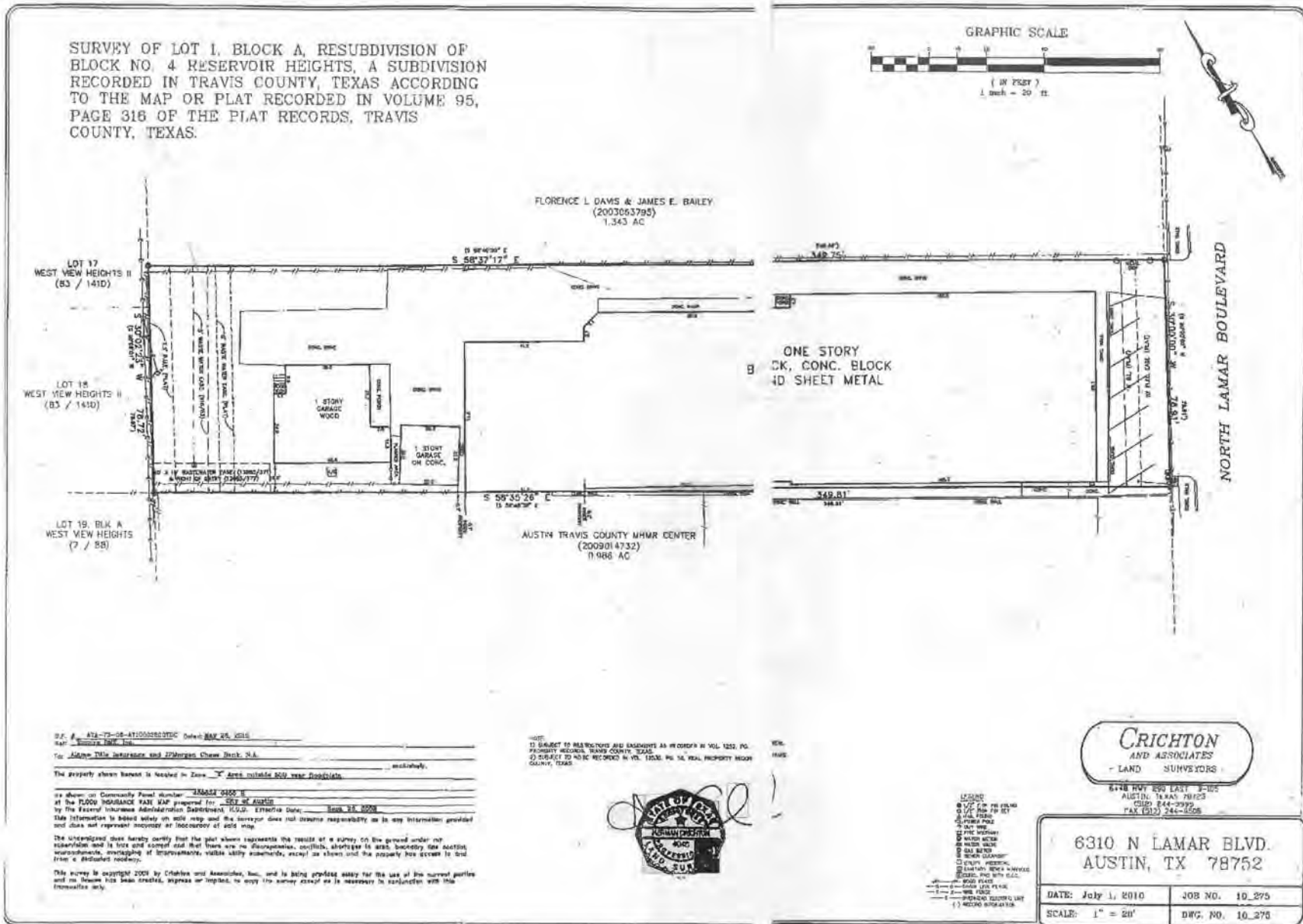


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SURVEY

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0-5 MINUTE DRIVE TIME

For Sale: Retail on North Lamar
6310 North Lamar, Austin, TX 78752

Market Growth Dashboard

6310 N Lamar Blvd, Austin, Texas, 78752

Drive time band of 0 - 5 minutes

2018 Housing Units

15,088



2023 Total Housing Units

17,193

KEY FACTS

27,559

Population



13,677

Households

33.8

Median Age

\$43,387

Median Disposable Income



EMPLOYMENT



75%

White Collar



10%

Blue Collar



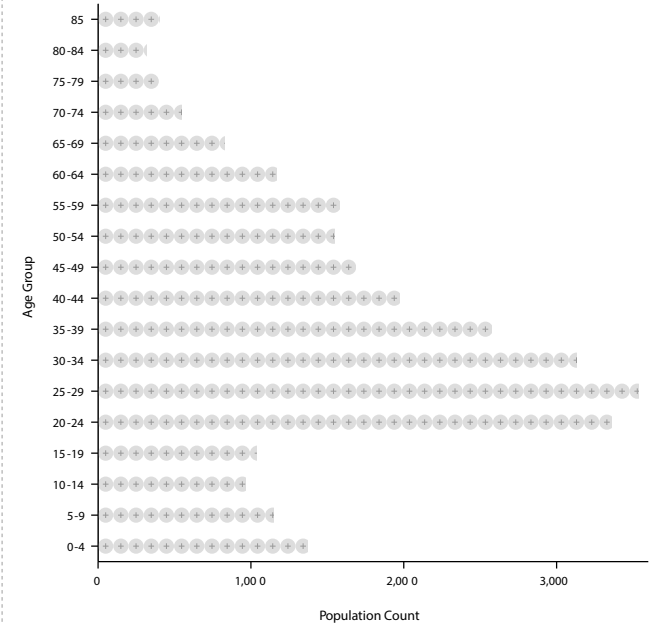
15%

Services

3.3%

Unemployment Rate

2018 Age: 5 Year Increments (Esri)



EDUCATION

8%

No High School Diploma



13%

High School Graduate



20%

Some College



58%

Bachelor's/Grad/Prof Degree

Population Detail



11,641

2018 Millennial Population (Born 1981 to 1998) (Esri)



2018 Total Daytime Population

44,423



4,238

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.



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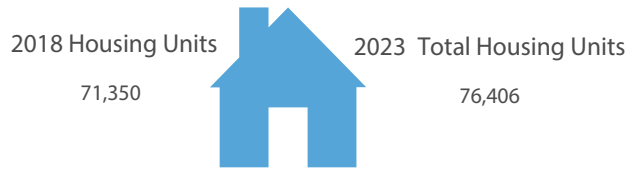
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6-10 MINUTE DRIVE TIME

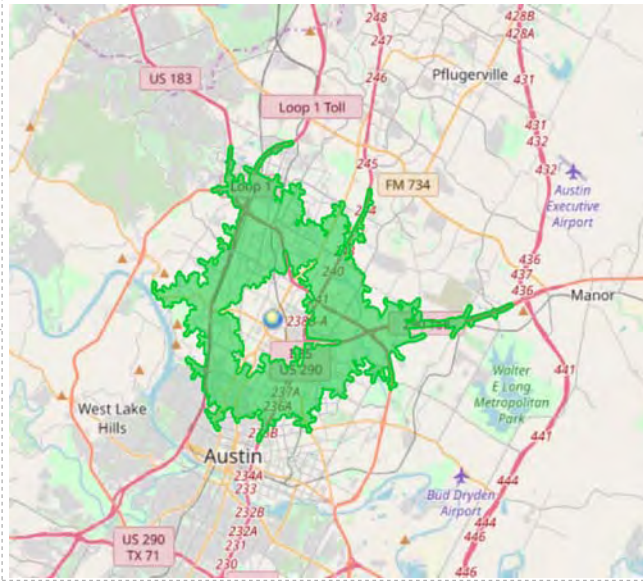
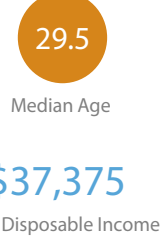
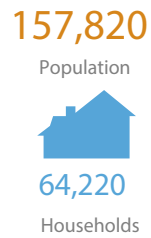
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Market Growth Dashboard

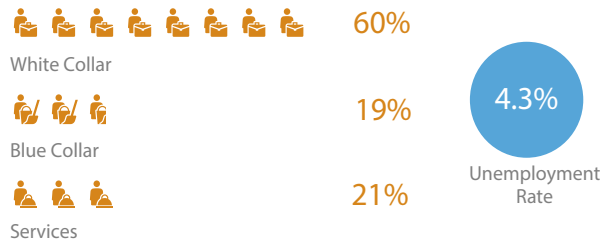
6310 N Lamar Blvd, Austin, Texas, 78752
Drive time band of 5 - 10 minutes



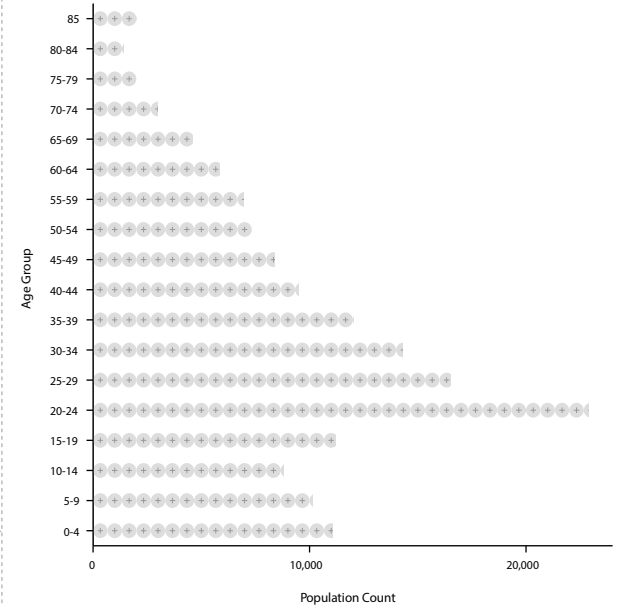
KEY FACTS



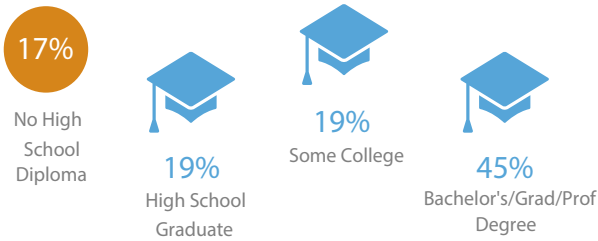
EMPLOYMENT



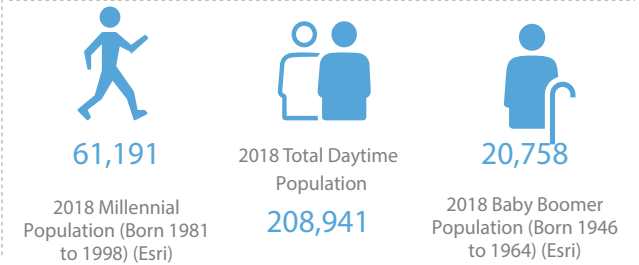
2018 Age: 5 Year Increments (Esri)



EDUCATION



Population Detail



Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.



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11-15 MINUTE DRIVE TIME

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Market Growth Dashboard

6310 N Lamar Blvd, Austin, Texas, 78752

Drive time band of 10- 15 mi nutes

2018 Housing Units

114,227



2023 Total Housing Units

125, 281

KEY FACTS

245,331

Population



105,038

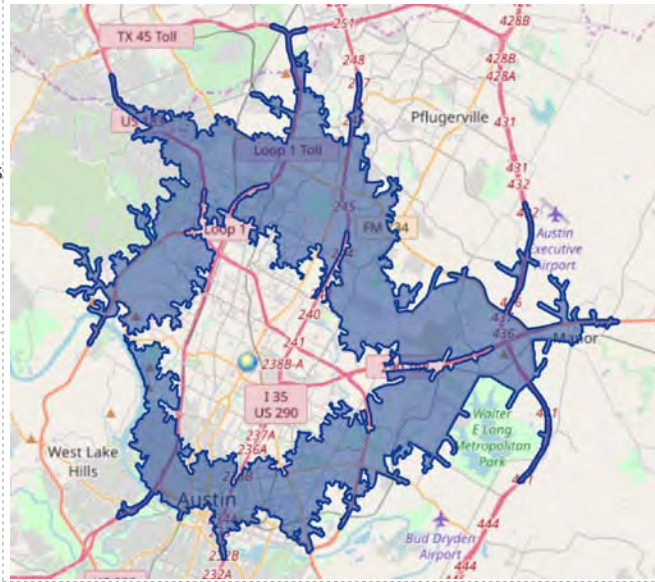
Households

32.7

Median Age

\$50,926

Median Disposable Income



EMPLOYMENT



72%

White Collar



12%

Blue Collar



15%

Services

3.8%

Unemployment Rate

EDUCATION

10%

No High School Diploma



16%

High School Graduate



23%

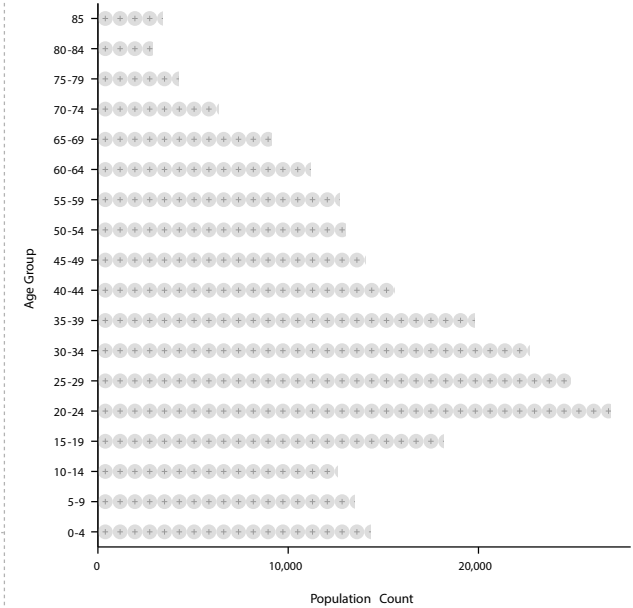
Some College



51%

Bachelor's/Grad/Prof Degree

2018 Age: 5 Year Increments (Esri)



Population Detail



86,791

2018 Millennial Population (Born 1981 to 1998) (Esri)



2018 Total Daytime Population
389,801



39,648

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.

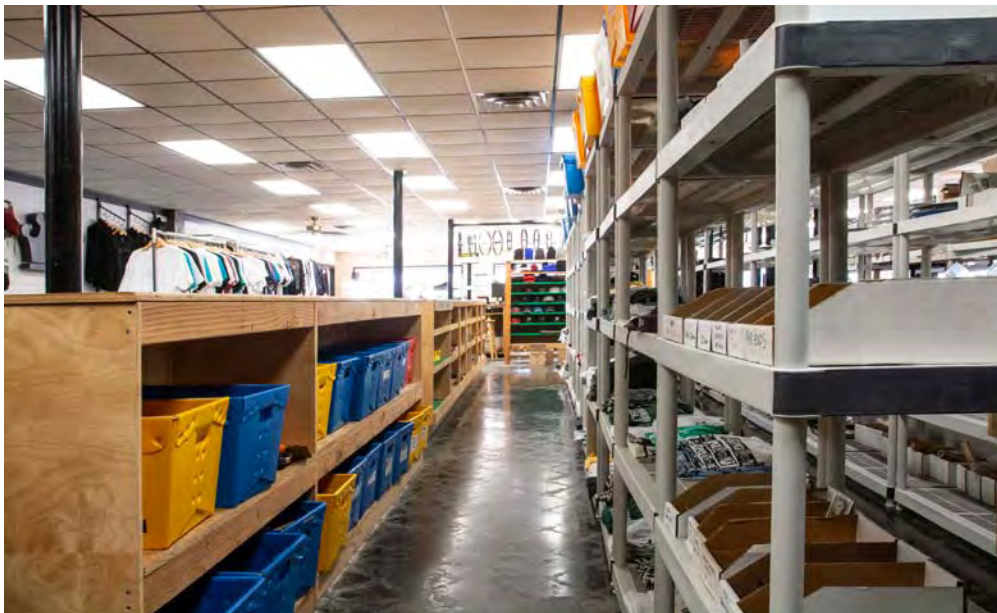


All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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INTERIOR PHOTOS

For Sale: Retail on North Lamar
6310 North Lamar, Austin, TX 78752



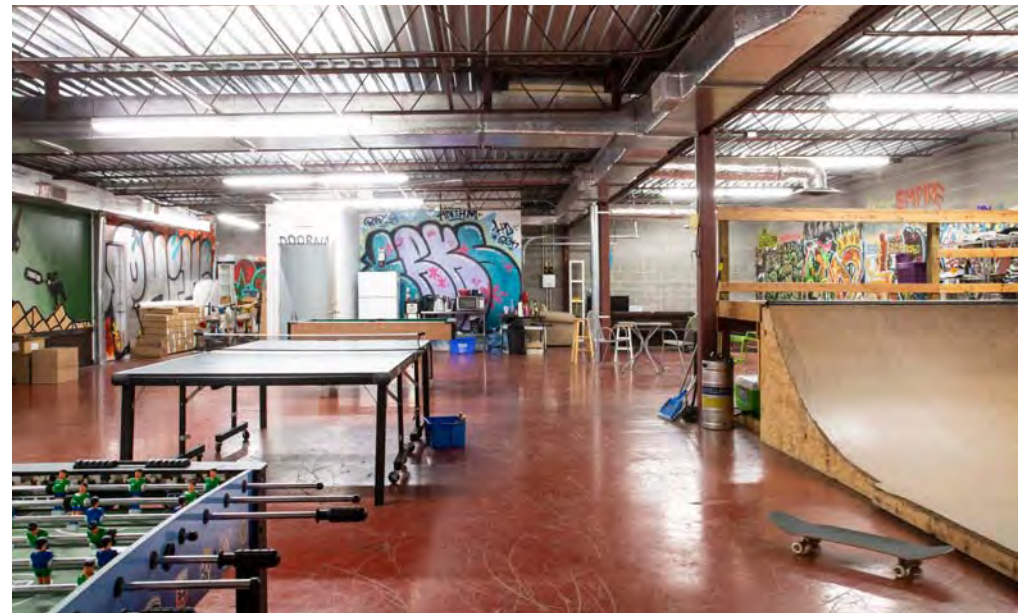
COMMERCIAL
INDUSTRIAL
PROPERTIES

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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.

11-2-2015



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:
 - 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.

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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Nelson	603416	nick@cipaustin.com	(512) 682-1006
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date