

SPACE AVAILABLE

LAMAR BRAKER PLAZA

11220 N. LAMAR BLVD. | AUSTIN, TEXAS | 78753

11220 N Lamar Blvd, Austin, TX 78753 is located in North Austin, a bustling area with a mix of commercial and residential properties. The neighborhood offers high visibility and steady traffic, with nearby retail centers, restaurants, and essential services. It's close to Walnut Creek Metropolitan Park and The Domain, a major shopping and business district. The area is known for its diverse population and convenient access to major roads, making it a desirable location for businesses.



TRISTEN PALORI
SENIOR ASSOCIATE
(512) 856-4861
TPALORI@FORESITCRE.COM

LAMAR BRAKER PLAZA

AUSTIN, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

This is a great opportunity to be at a major intersection positioned in a busy North Austin suburb.

T. PALORI

”

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,843	139,816	332,333
Household Income	\$124,769	\$115,226	\$131,961
Households	5,433	60,683	146,300
Median Age	36.6	33.4	34.1

DESIRED USES

- Hair Salon
- Restaurant
- Medical
- Pet Groomer

PROPERTY HIGHLIGHTS

- 1 High Traffic and Visibility:** Located on N Lamar Blvd, a major arterial road in North Austin, this retail center benefits from heavy daily traffic and excellent visibility, ideal for attracting walk-in and drive-by customers.
- 2 Proximity to Key Amenities:** The center is near major hubs like The Domain and Walnut Creek Metropolitan Park, as well as dense residential neighborhoods, providing a steady customer base and convenient access for employees.
- 3 Diverse and Growing Market:** North Austin is a rapidly expanding area with a diverse population, offering businesses an opportunity to tap into a growing market with varied demographics and increasing demand for retail and service-oriented businesses.



LAMAR BRAKER PLAZA

AUSTIN, TEXAS



STE. B207
1,500 SF AVAILABLE

PROPERTY SUMMARY

Lamar Braker Plaza offers prime retail space in a high-traffic North Austin corridor. With excellent visibility, strong demographics, and move-in-ready suites, it's ideal for salons, medical offices, restaurants, and more.



LAMAR BRAKER PLAZA

AUSTIN, TEXAS

THE DOMAIN



AUSTIN
OUTDOOR POWER

CALIBER
COLLISION



MC BEE
ELEMENTARY SCHOOL

W BRAKER LN (24,757 AADT)

N LAMAR BLVD (26,087 VPD)

RNR
TIRE EXPRESS



LAMAR BRAKER PLAZA

AUSTIN, TEXAS



LAMAR BRAKER PLAZA

AUSTIN, TEXAS



AVAILABLE SPACE

Suite Number	SF	Condition
B207	1,500	2nd Gen Retail
C325	3,211	2nd Gen Retail





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u></u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Tristen Palori</u>	<u>717593</u>	<u>tpalori@foresitecre.com</u>	<u>(512) 856-4861</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

