

# LAMAR BRAKER PLAZA

11220 N LAMAR BLVD, AUSTIN, TX 78758



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By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

## EXCLUSIVELY OFFERED BY:

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# INVESTMENT SUMMARY

## OFFERING

ADDRESS	11220 N Lamar Blvd Austin, TX
PRICING	<b>\$ 8,008,404</b>
CAP RATE	<b>6.21%</b>
NET OPERATING INCOME	\$497,322
PROFORMA CAP RATE	8.01%
NUMBER OF SPACES	10
OCCUPANCY	82.20%

## PROPERTY STATS

BUILDING SIZE	25,335 SF
LOT SIZE	1.91 ACRES
YEAR BUILT	2006
VEHICLE COUNTS	50,844 VEHICLES PER DAY
DAYTIME POPULATION	143,600 PEOPLE WITHIN A 3 MILE RADIUS

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies

# INVESTMENT OVERVIEW

LAMAR BRAKER PLAZA | AUSTIN, TX

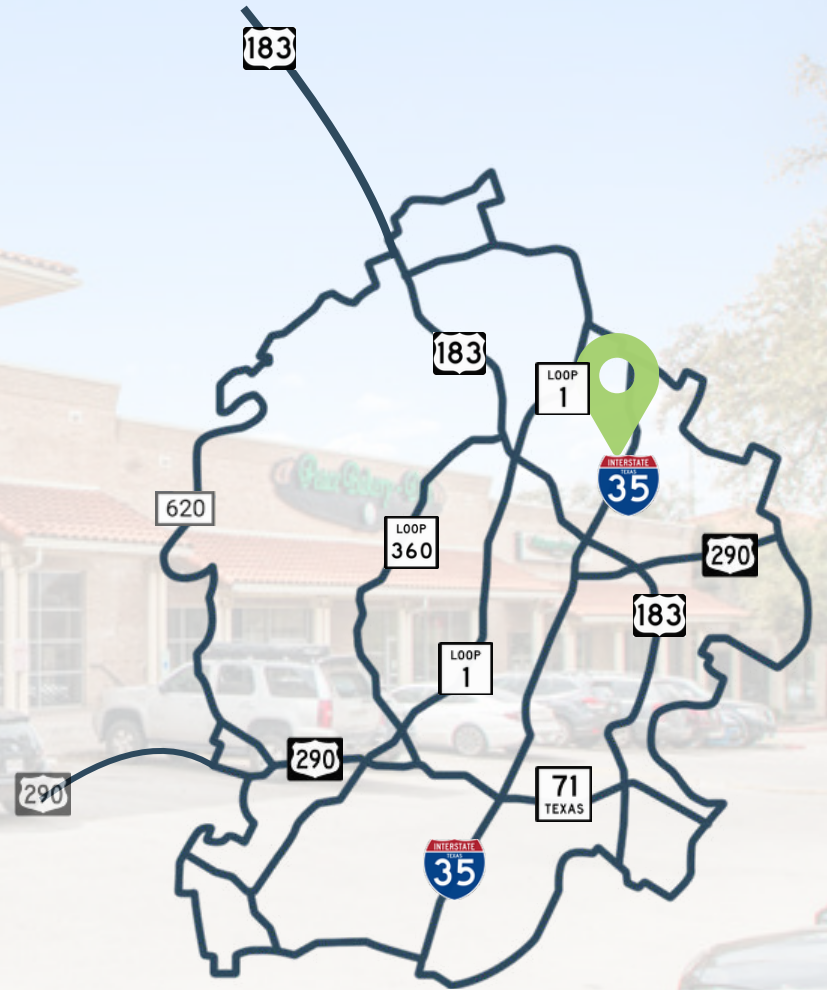
Lamar Braker Plaza is a neighborhood retail center located at the prominent intersection of North Lamar Boulevard and Braker Lane in North Austin. The property benefits from strong corridor visibility and convenient access, with three points of ingress and egress that provide customers multiple easy entry and exit options—an important advantage for daily-needs retail.

The center is positioned for durable, internet-resistant tenancy and long-term leasing stability. With a light value-add profile—including two current vacancies and no scheduled lease expirations until 2028—the property offers near-term lease-up upside while maintaining predictable cash flow once stabilized.

The long-term outlook is strengthened by continued reinvestment in the surrounding corridor. Aspire at Big, an approximately \$60 million multifamily development near East Braker Lane, is expected to begin construction in June 2026, adding density and supporting tenant demand. In addition, ongoing I-35/Braker-area transportation improvements are set to enhance regional connectivity over time, further reinforcing the site's appeal and supporting rent growth as nearby redevelopments deliver.

## PROPERTY STATS

BUILDING SIZE	25,335 SF
LOT SIZE	1.91Acres
OCCUPANCY	82.20%
YEAR BUILT	2006
NEW ROOF (10 YR WARRANTY)	2025



# INVESTMENT HIGHLIGHTS

## NNN LEASE STRUCTURE WITH BUILT-IN ANNUAL RENT GROWTH

The rent roll is NNN, and the in-place leases feature 3% annual increases, supporting predictable income growth while limiting landlord expense exposure.

## VALUE-ADD LEASE-UP UPSIDE WITH TWO VACANT SUITES

Lamar Braker Plaza totals 25,335 SF on 1.91 acres and is currently 82.20% occupied, presenting a clean path to NOI growth through the lease-up of the 3,010 SF & 1,500 SF vacant suites.

## INTERNET-RESISTANT TENANT MIX ANCHORED BY ESSENTIAL SERVICES

The center's tenant lineup is weighted toward uses that drive repeat visits and are less vulnerable to e-commerce competition, including banking/financial, medical/dental/health & wellness, and food service/restaurants. This combination ensures consistent daily demand and sustains neighborhood-serving tenancy over an extended period.

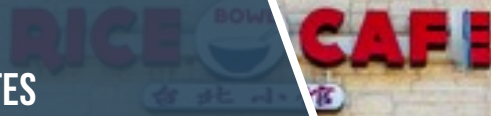
## ATTRACTIVE IN-PLACE RENT LEVEL WITH MINIMAL NEAR-TERM ROLLOVER

The asset maintains an average in-place rent of approximately \$27.84/SF, with expiration dates starting in 2028. This ensures stability while enabling the new ownership team to concentrate on lease-up activities and the realization of future rent appreciation.

## HIGH-VISIBILITY CORNER WITH STRONG TRAFFIC COUNTS AND REGIONAL ACCESS

Positioned at the signalized intersection of N Lamar Blvd (26,087 VPD) and W Braker Ln (24,757 AADT), the center attracts daily commuter and neighborhood traffic. The trade area is further strengthened by its proximity to major routes, including I-35.

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A photograph of a building facade with a sign that reads "RICE BOWL CAFE". The sign features the word "RICE" in large, dark letters, "BOWL" in smaller letters inside a circular logo, and "CAFE" in large, red letters. The building is constructed of light-colored stone and brick.

**PHO DAN**  
VIETNAMESE CUISINE. FRESH. HEALTHY. FOOD.

**Salon Ivo**



# LOCATION MAP

LAMAR BRAKER PLAZA | AUSTIN, TX

**2026**

**2031<sup>est.</sup>**

**\$116,858**

Avg HH income  
1-Mile

**\$132,520**

Avg HH income  
1-Mile

**\$108,082**

Avg HH income  
3-Mile

**\$124,197**

Avg HH income  
3-Mile

**\$125,522**

Avg HH income  
5-Mile

**\$142,882**

Avg HH income  
5-Mile

**14,988**

Population  
1-Mile

**15,139**

Population  
1-Mile

**143,600**

Population  
3-Mile

**150,677**

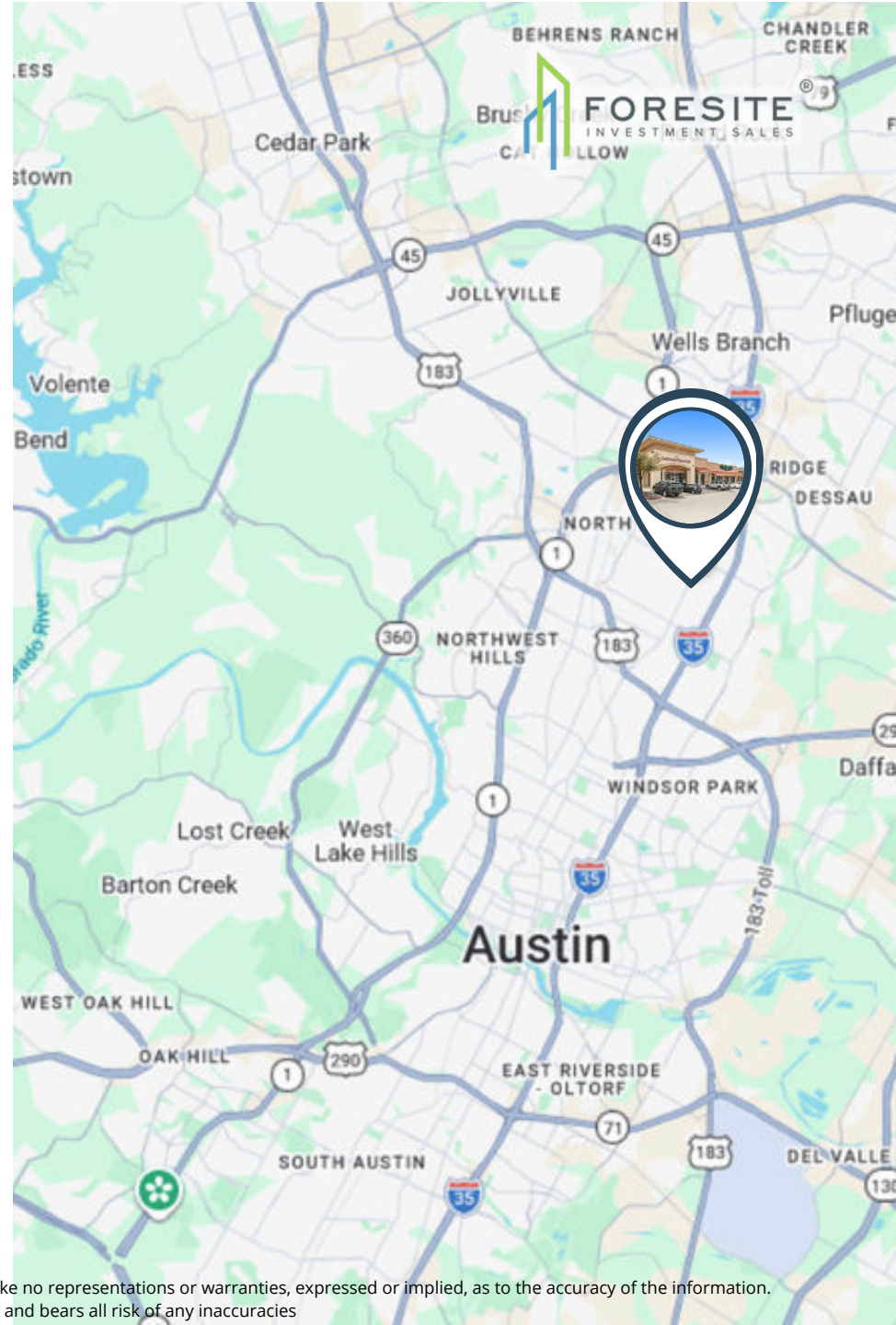
Population  
3-Mile

**346,736**

Population  
5-Mile

**365,640**

Population  
5-Mile



# AERIAL

## LAMAR BRAKER PLAZA



# AERIAL

LAMAR BREAKER PLAZA



THE DOMAIN

MC BEE  
ELEMENTARY SCHOOL



CALIBER  
COLLISION



25,335 Total SF  
+90 Parking Spaces  
1.91 Acres

W BRAKER LN (24,757 AADT)

RNR  
TIRE EXPRESS



N LAMAR BLVD (26,087 VPD)

# SITE VIEW

LAMAR BRAKER PLAZA



N LAMAR BLVD  
26,087 CARS PER DAY

8,200 SF  
Built in 2006

8,885 SF  
Built in 2006

8,250 SF  
Built in 2006

W BRAKER LN  
24,757 CARS PER DAY

# SITE PLAN

LAMAR BRAKER PLAZA



N LAMAR BLVD  
26,087 CARS PER DAY

W BRAKER LN  
24,757 CARS PER DAY

## AVAILABLE SPACE

Suite Number	SF	Condition
B207	1,500	2nd Gen Retail
C325	3,010	2nd Gen Retail



# RENT ROLL

LAMAR BRAKER PLAZA



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUALIZED RENT	RENT PSF	LEASE TYPE	OPTIONS
Southwestern National Bank	A100	3,360	13.26%	01/01/2021	8/31/2029	\$90,888	\$27.05	NNN + MNGT	(1) 3- year option at FMV
		Scheduled Rent Step		September Annual Increases		3%			
Jihad Hammad dba Peace Bakery & Deli	A150	4,840	19.10%	12/01/2013	11/30/2028	\$126,905	\$26.22	NNN + MNGT	(1) 5- year option at FMV
		Scheduled Rent Step		December Annual Increases		3%			
Pho Dan LLC dba Pho Dan Noodle Restaurant	B200	3,500	13.81%	01/01/2019	12/31/2028	\$79,848	\$22.81	NNN	None
Apple Smoke Shop LLC dba Double Apple Smoke Shop	B202	1,500	5.92%	01/24/2018	01/31/2028	\$42,615	\$28.41	NNN + MNGT	(5) 5- year option at FMV
		Scheduled Rent Step		Feburary Annual Increases		3%			
La Cueva Barber Shop LLC	B210	985	3.89%	07/14/2025	07/31/2030	\$32,466	\$32.96	NNN	(1) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
Vacant	B250	1,500	5.92%						
Marimbas Bakery & Restaurant LLC	B275	1,400	5.53%	04/01/2024	03/31/2029	\$38,612	\$27.58	NNN + MNGT	None
		Scheduled Rent Step		April Annual Increases		3%			
Thousand Smiles Orthodontics, PLLC	C300	2,590	10.22%	06/28/2025	6/30/2035	\$69,360	\$26.78	NNN + 10% Admin	(2) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
Vacant	C310	3,010	11.88%						
Rice Bowl Cafe	C350	2,650	10.46%	01/01/2019	07/31/2031	\$81,885	\$30.90	NNN	(1) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
<b>Total/ Average</b>		<b>25,335</b>	<b>82.20%</b>			<b>\$562,579</b>	<b>\$27.84</b>		

\*Annualized Rent Roll as of December 1<sup>st</sup> 2026

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PHO DAN

Salon Ivo

Mystique

Mystique

FOR LEASE

 **FORESITE**  
INVESTMENT SALES

**STE. C310**  
**3,010 SF AVAILABLE**



# FINANCIAL SUMMARY

LAMAR BRAKER PLAZA



## GENERAL

- The 82.2% occupied analysis was assumed to begin on December 1<sup>st</sup>, 2026, with annualized rents and expenses.
- The 100% occupied analysis was assumed to begin on December 1<sup>st</sup>, 2027, with annualized rents and expenses.
- Inflation was assumed to be 3% annually on a calendar year basis.
- Underwritten with a vacancy factor when fully occupied.



## EXPENSES

- Management is 4% of EGR
- All other expenses were modeled as per 2026 budgeted expenses, growing 3% annually by inflation.



## PROFORMA

- Assumes Suites B250 & C310 leased at \$26/SF + NNN & property management reimbursements
- Expiring tenants renew at Market Rates

Income and Expenses	Current 82.2% Occupied		Proforma Fully Occupied	
<b>Base Rental Income</b>	<b>\$562,579</b>	<b>\$27.01</b>	<b>\$694,644</b>	<b>\$33.36</b>
<b>Expense Reimbursements</b>	<b>\$259,359</b>	<b>\$12.45</b>	<b>\$337,090</b>	<b>\$16.19</b>
<b>Total Potential Gross Income</b>	<b>\$821,938</b>	<b>\$39.47</b>	<b>\$1,031,734</b>	<b>\$49.54</b>
<b>Vacancy Loss (5%)</b>	-	-	<b>\$51,587</b>	<b>\$2.48</b>
<b>Effective Gross Income</b>	<b>\$821,938</b>	<b>\$39.47</b>	<b>\$980,148</b>	<b>\$47.07</b>
<b>CAM</b>	<b>\$112,254</b>	<b>\$4.43</b>	<b>\$117,771</b>	<b>\$4.65</b>
<b>Management Fee</b> 4%	<b>\$34,498</b>	<b>\$1.66</b>	<b>\$39,206</b>	<b>\$1.88</b>
<b>Insurance</b>	<b>\$48,147</b>	<b>\$1.90</b>	<b>\$49,591</b>	<b>\$1.96</b>
<b>Taxes</b>	<b>\$128,807</b>	<b>\$5.08</b>	<b>\$132,671</b>	<b>\$5.24</b>
<b>General &amp; Admin</b>	<b>\$910</b>	<b>\$0.04</b>	<b>\$937</b>	<b>\$0.04</b>
<b>Total Expenses</b>	<b>\$324,616</b>	<b>\$12.81</b>	<b>\$338,027</b>	<b>\$13.34</b>
<b>Net Operating Income</b>	<b>\$497,322</b>	<b>\$19.63</b>	<b>\$642,120</b>	<b>\$25.35</b>



11220



Southwestern National Bank

FIRE LANE





# FORESITE'S INVESTMENT SALES SPECIALISTS

**Experience, focus and creativity** is what makes Foresite Investment Sales so unique. Coming together from large firms to form our team, we offer decades of experience and a national reach.

TEXAS BASED. NATIONAL REACH.  
TRANSACTIONS IN 15 STATES



## Chad Knibbe, CCIM

President / Co - Owner

Chad was a key player in the launching of Foresite in 2014 and later founded the investment sales division of Foresite Commercial Real Estate in 2018. Prior to Foresite, Chad was a Senior Vice President at Marcus & Millichap where he ranked as the #1 retail agent for the central Texas region. He is a graduate of Baylor University and lives in Spring Branch with his wife, three daughters and son.

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## Louis "Lex" Lutto

Senior Vice President

Lex Lutto brings more than 29 years of professional real estate experience to the Foresite team. He specializes in land, landlord representation and tenant representation in San Antonio, and the surrounding trade areas. He has leveraged his experience in the local retail sector to bring in a new book of business including a wide range of anchored and unanchored projects, multi-use projects, and land tracts, as well as pad sites opportunities.

[LLUTTO@FORESITECRE.COM](mailto:LLUTTO@FORESITECRE.COM)



## Stephen Berchelmann

Vice President

Urban Developments / Special Projects

Stephen Berchelmann has worked in real estate for more than a decade. Prior to joining Foresite, Stephen worked at Marcus & Millichap as a senior agent and was a member of the #1 retail team in the central Texas Region. He is a member of ICSC and a graduate of St. Mary's University. Stephen lives in San Antonio with his wife and son and daughter.

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## Alexandria Tatem

Investment Sales Assoc. Vice President & Head of Research

Alexandria Tatem joined Foresite as an Investment Sales Associate and was quickly promoted to Head of Research. She has a talent for sourcing data and compiling information in challenging markets. Alex is a graduate of the University of Central Arkansas, where she double-majored in Finance and Spanish. Her research has been used in testimonies to the state legislature, year-long studies, and published reports.

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## Xavier Alvarado

Investment Sales Associate

Xavier Alvarado started his real estate career working with Marcus and Millichap, following his graduation from the University of Texas at San Antonio. After assisting his team in becoming the top team in the Central-South Texas market, he was granted the opportunity to join the Foresite Investment sales team. As a San Antonio Native, he loves watching the San Antonio Spurs. He currently resides in San Antonio with his wife and son.

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## Kevin Gumprecht

Investment Sales Associate

Kevin Gumprecht's career took him from financial evaluations and due diligence for MCI/Verizon Business in Atlanta to the management of multimillion-dollar construction projects with WKM. As an Operations Manager at Supa Doors/VT Industries, Kevin championed initiatives geared towards efficiency and quality, such as value stream mapping, workflow analysis, and lean manufacturing. These experiences have equipped him with a remarkable ability to identify and capitalize on investment opportunities.

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## Daryl Lange

Senior Vice President of Land Services

Daryl Lange is an experienced and detailed transaction broker / development project manager specializing in raw land in San Antonio and surrounding markets. He has completed sales to the following: Wal-Mart / Living Spaces / Frost Bank / Walgreens / Academy Sporting Goods / Lowes / Bill Miller BBQ / Lynd Corporation / Embrey Partners / Longhorn Steakhouse / Olive Garden and many more.

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# OFFERING MEMORANDUM

Austin, Texas | 78758

# LAMAR BREAKER PLAZA

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