



LAMAR UNION

## RETAIL SPACE FOR LEASE

1100 South Lamar Blvd. Austin Texas 78704



### Location

SWC of South Lamar Blvd & Treadwell St  
1100 South Lamar Blvd, Austin, Texas 78704

### Property Highlights

- Lamar Union has 415 residential units and 86,377 SF of retail space
- Located along lively S. Lamar Blvd
- Abundant retail parking
- The densely populated neighborhoods of Zilker, Barton Hills and Bouldin Creek are all within walking distance
- Located less than one mile from Lady Bird Lake and downtown Austin
- Anchored by Alamo Draffthouse & High Ball

### Demographics

	1 Mile	2 Miles	3 Miles
2022 Population	18,341	74,362	168,934
2027 Proj. Pop.	19,148	80,637	179,714
Daytime Pop.	20,788	170,074	327,247
Avg. HH Income	\$150,152	\$149,585	\$123,762

### Traffic Counts:

Lamar Blvd: 43,000 VPD (Kalibrate 2022)

### For More Information:

Bryan Dabbs | 512.423.6564 | bdabbs@bkdrealty.com

BKD Realty | 2905 San Gabriel, Suite #204 | Austin, Texas 78705



# LAMAR UNION

## RETAIL SPACE FOR LEASE

1100 South Lamar Blvd. Austin Texas 78704



SOUTH LAMAR BLVD.

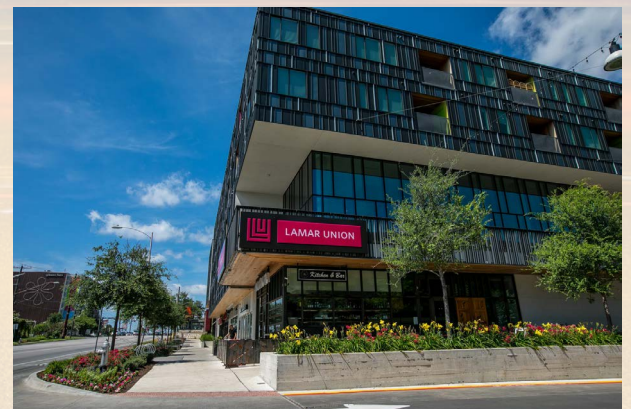
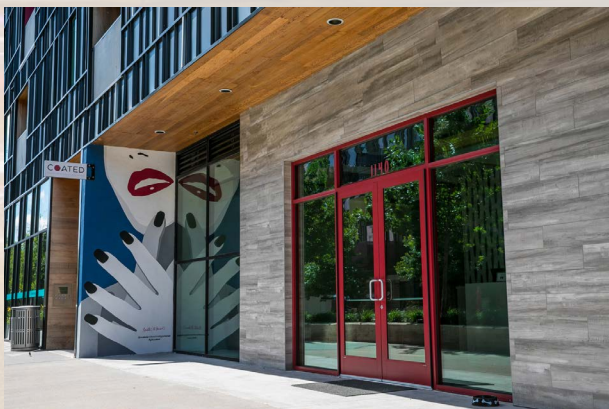
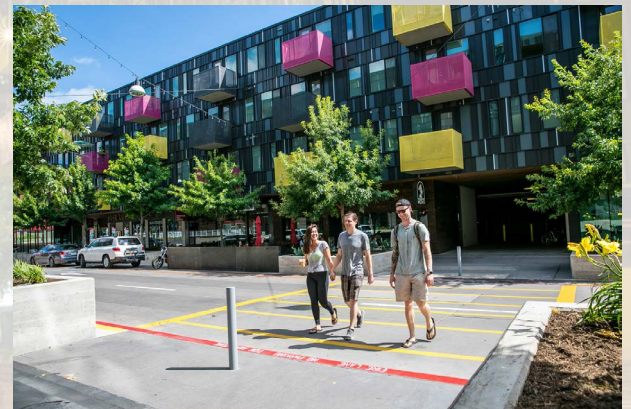
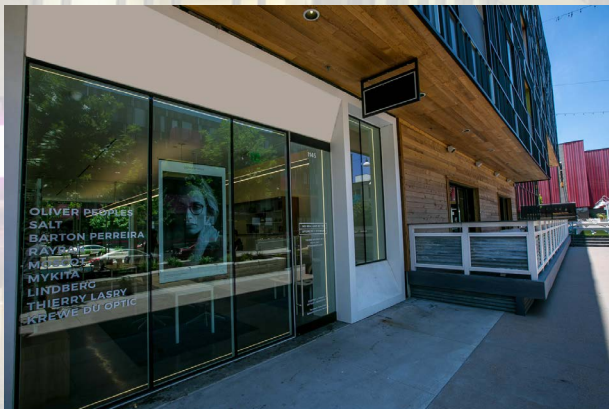
TENANT	SF
1105 Modern Animal	4,211
111 Finley's Barbershop	1,573
1115 Orange Theory	3,000
1116 Tiny Pies	1,172
1125 Mandala Kitchen	2,935
<b>1130 AVAILABLE</b>	<b>1,492</b>
1135 Lick Ice Cream	973
1140 Nail Salon	2,680
1145 Joseph Design	1,004
1150 TLC	5,257
2105 Shake Shack	3,500
2110 Restore Cryo	2,181
2115 Soto Sushi	3,547
2120 Kalologie 360	2,480
2125 Cafe Medici	1,550
2130 EWC	1,545
2135 The Collective	3,056
2140 Jim BBQ	3,397
3110 Alamo Draft House/Highball	39,150
3130 Greenbelt Botanicals	1,674



LAMAR UNION

# RETAIL SPACE FOR LEASE

1100 South Lamar Blvd. Austin Texas 78704

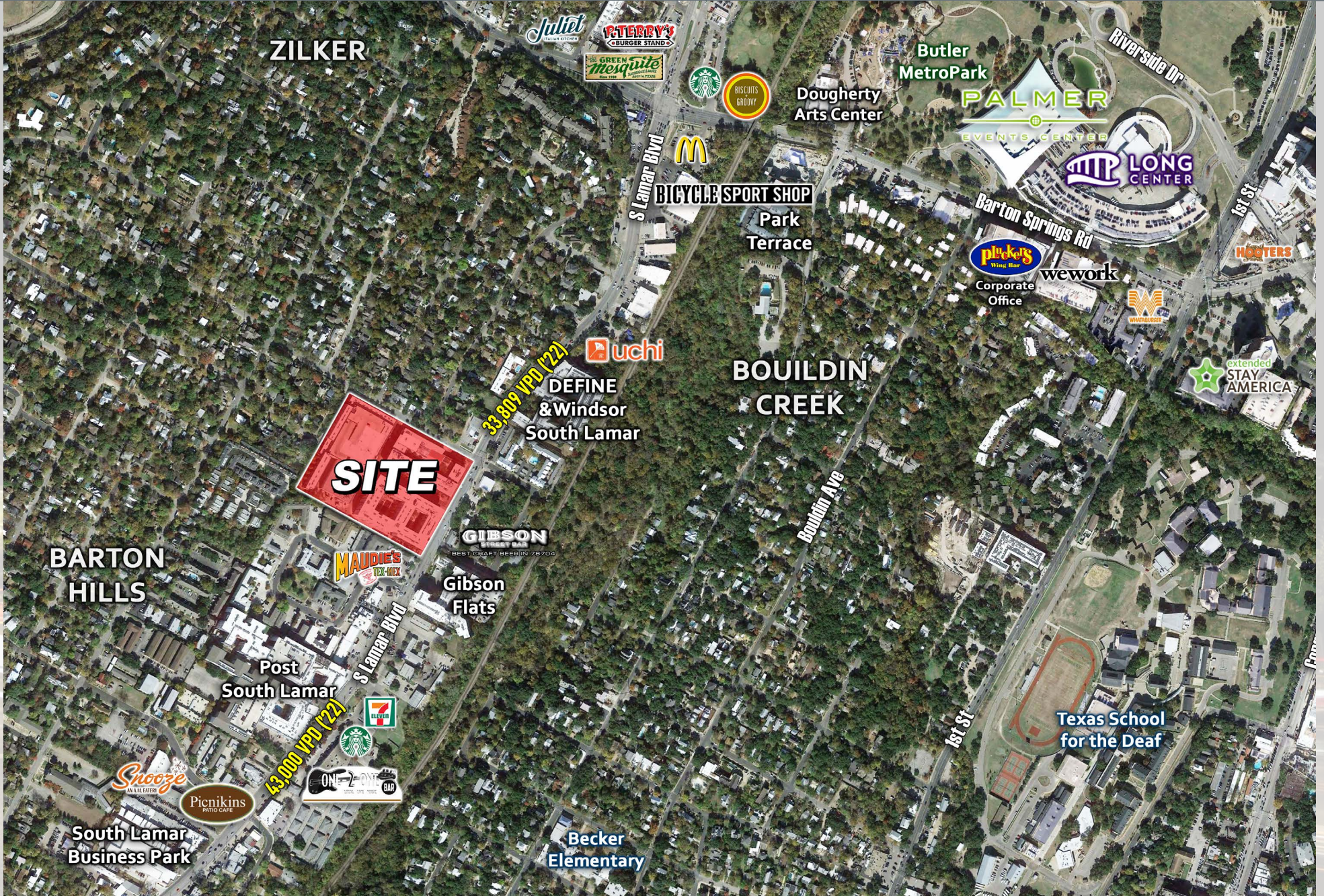




LAMAR UNION

# RETAIL SPACE FOR LEASE

1100 South Lamar Blvd. Austin Texas 78704





LAMAR UNION

# RETAIL SPACE FOR LEASE

1100 South Lamar Blvd. Austin Texas 78704





# 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>Dabbs Cable LLC DBA BKD Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>253680</u> License No.	<u>BDabbs@BKDRealty.com</u> Email	<u>512.423.6564</u> Phone
<u>Day Cable</u> Designated Broker of Firm	<u>253680</u> License No.	<u>DCable@DAYCABLECOMPANY.COM</u> Email	<u>512.335.3800</u> Phone
<u>Bryan K Dabbs</u> Sales Agent/Associate's Name	<u>2341396</u> License No.	<u>BDabbs@BKDRealty.com</u> Email	<u>512.423.6564</u> Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)