



9515 N. Lamar Blvd

Retail Space **FOR LEASE**



Jamie Perrone

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✉ JPerrone@hpaoffice.com



2ND GENERATION
RESTAURANT AVAILABLE



1,500 - 3,500 SQ. FT.



Zoning: CS1 / GR

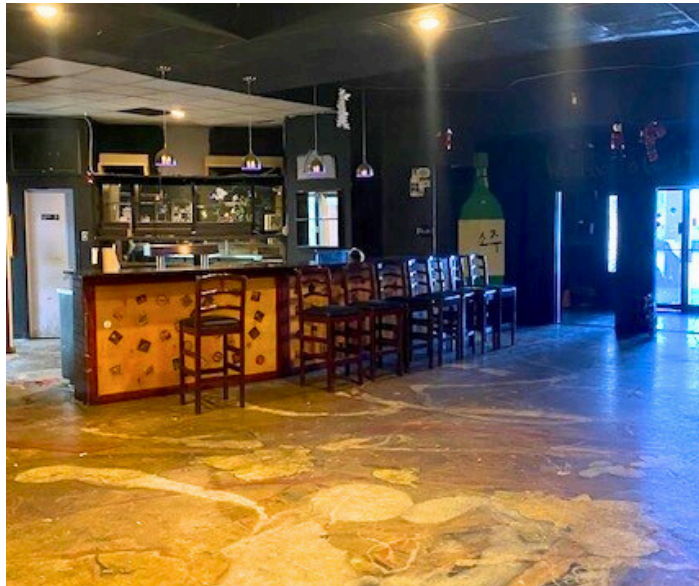
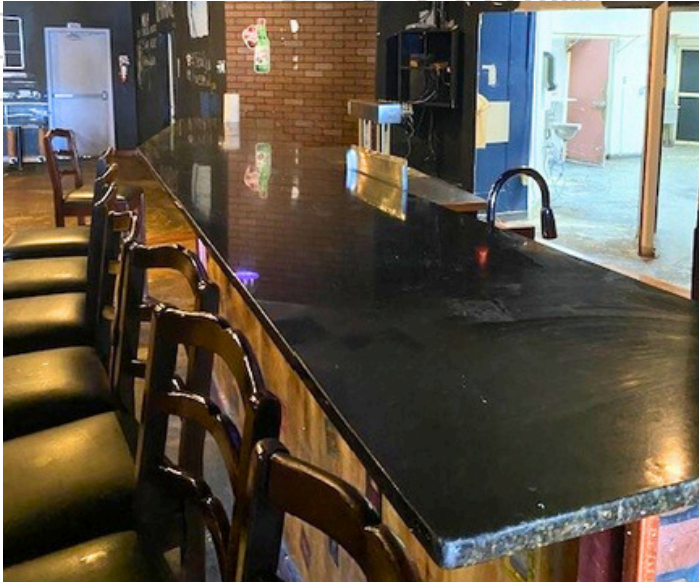
SHOWINGS BY APPOINTMENT

Northwend Shopping Center

- Dollar Tree
- Arbor Dental
- Staff Zone
- Rodeo Nightclub
- 12,500 sq ft Super Mercado breaking ground June 15
- Soap Bubbles Landromat coming this summer

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PROPERTY INFORMATION



Property Features

Available Suites

Unit 108 -> 1,500 sq ft Retail

Unit 230 -> 3,500 sq ft 2nd Gen Restaurant

3-5 year lease terms

Negotiable Base Rates

Rent Abatement available

Site Features

On-site parking available

On-site security

Groundskeeping

Get in Touch

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Harrison-Pearson Assoc., Inc.

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Property Profile Report

General Information

Location: **9515 N LAMAR BLVD**
Parcel ID: **0243170315**
Grid: **ML30**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Multi-family, Mixed Use**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-1-V-CO-NP, CS-1-V-CO-NP, GR-V-CO-NP, SF-3-NP**

Zoning Cases: [C14-2010-0048](#)

[C14-97-0054](#)

[NP-2010-0026](#)

Zoning Ordinances: [19990225-070b](#)

[20100624-110](#)

[20100624-111](#)

[970904-F](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking**

Neighborhood Plan: [NORTH LAMAR](#)

Infill Options: **Urban Home Infill Option, Parking Placement/Imp Cover Design Option, Front Porch Design Option, Garage Placement Design Option**

Neighborhood Restricted Parking Areas: **North Lamar NPA**

Mobile Food Vendors: **North Lamar Combined NPA**

Historic Landmark: **--**

Urban Roadways: **No**

Zoning Guide

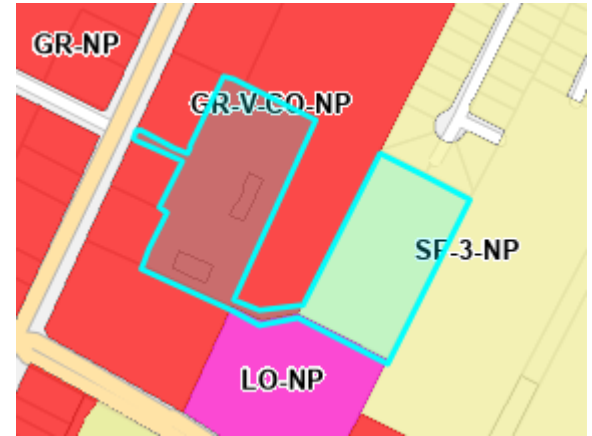
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Little Walnut Creek**
Creek Buffers: **CWQZ**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **Yes**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **4**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Go Austin Vamos Austin - North , Homeless Neighborhood Association, Neighborhood Empowerment Foundation, North Growth Corridor Alliance, North Lamar Neighborhood Association, North Lamar/Georgian Acres Neighborhood Team, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Harrison-Pearson Assoc., Inc.	389551	sam@hpaoffice.com	(512)472-6201
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel T. Pritchard	531170	pritchard@hpaoffice.com	(512)472-6201
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Perrone	685406	jperonne@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date