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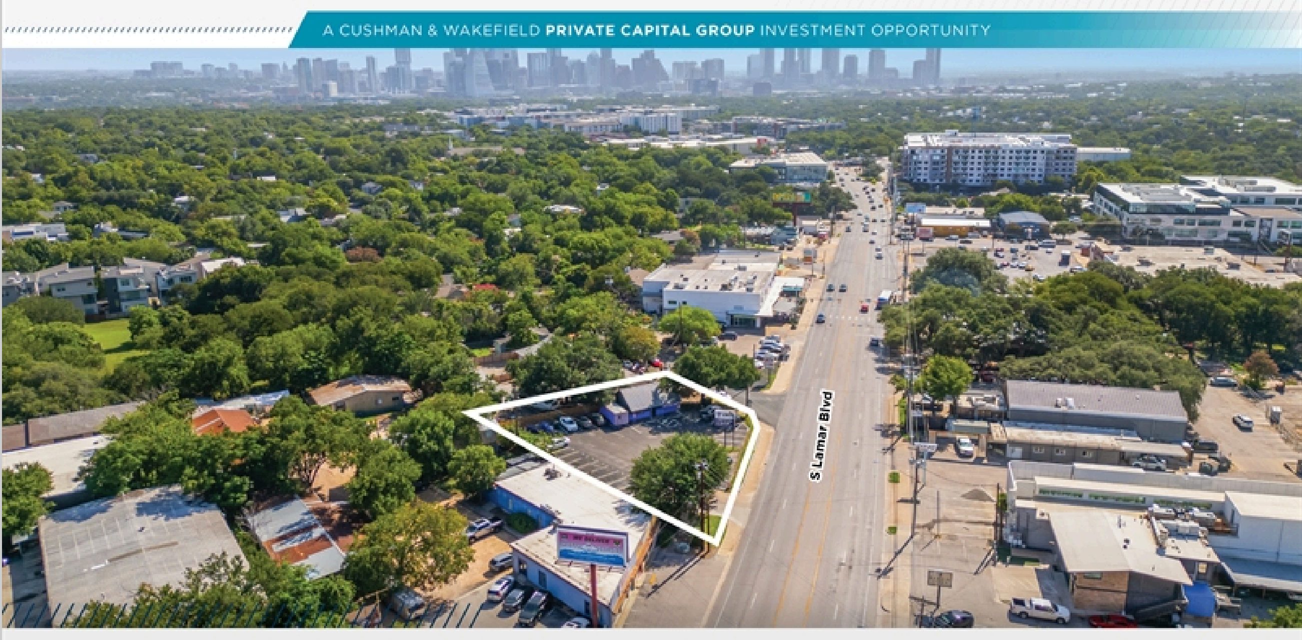
2120 SOUTH LAMAR BLVD

AUSTIN, TEXAS 78704

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



+/- 0.2831 ACRE LAND SITE ON PRIMARY RETAIL CORRIDOR IN SOUTH AUSTIN | EXISTING 650 SF BUILDING WITH 29 SURFACE PARKING SPACES

CUSHMAN & WAKEFIELD
Private Capital Group

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present the opportunity to acquire 2120 South Lamar Boulevard, a 0.2831-acre infill land site offering exceptional visibility, access, and frontage along one of Austin's premier retail corridors in South Austin. The property currently features a 650 square foot, single story building with approximately 29 surface parking spaces. The site previously had a site development permit in place for a three story, 8,800 square foot commercial building designed by renowned Austin architect Michael Hsu. The proposed development is ideally suited for service-oriented retail, medical, or boutique office users, with prominent building signage opportunities along South Lamar Boulevard. The site also offers flexibility for a variety of alternative retail uses, with limited availability of comparable infill development sites in the highly sought-after 78704 submarket. The property provides cash flow through short-term leases of the existing building and parking areas, offering an investor or owner-user an opportunity to generate revenue while finalizing redevelopment or repositioning plans.

Please reach out to a team member for additional details

INVESTMENT HIGHLIGHTS

+/- 0.2831 Acre Land Site on Primary South Austin Retail Corridor

Existing 650 SF Building with 29 Surface Parking Spaces

Coveted South Lamar Address

Short Term Leases (May 2027) Provide Near Term Income and Flexibility for Owner User

Rare 78704 Retail Land Opportunity Submarket
Features Highest Retail Rents in Austin MSA

High Demographic Area
$135,000 Avg HH Income
$868,00 Median Home Value
3 mile radius

Exceptional Retail Market Fundamentals
96% Occupancy in 78704
$34.71 Avg. Rental Rates in 78704

OFFERING OVERVIEW

LAND AREA:
0.2831 Acres

YEAR BUILT:
1983

PROPERTY SIZE:
650 SF

PARKING:
29 Surface Spaces

OCCUPANCY:
100%*
*Short term leases through May 31, 2027

ZONING:
CS - General Commercial Services

REDEVELOPMENT PLANS:
Previously permitted for 8,800 SF, three story commercial building

AERIAL MAP

VIEW WEBSITE | VIEW MAP

INVESTMENT CONTACTS

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