

FOR SALE

5225 N Lamar, Austin, TX 78751



SOPHIE ROTH

C: 713-417-2643
sophie@swsg.com

SOUTHWEST
STRATEGIES
GROUP

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PROPERTY DATA

Description/Use: Office

Square footage: 15,656 SF

Price: Price upon request

AREA HIGHLIGHTS

Rail line is planned to run in front of building with a stop 1/2 block away. Central Market and The Triangle shopping center are 3 minutes away. Plenty of restaurant options within walking distance. Easy access to I35 and MoPac via Koenig Ln.

PROPERTY HIGHLIGHTS

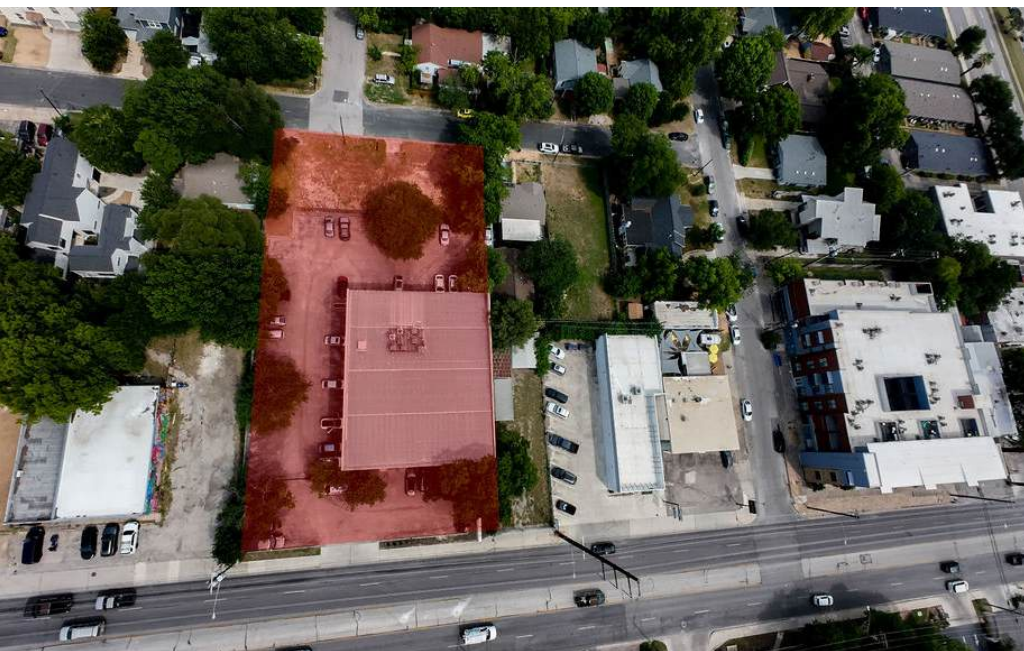
Ready to move in can be an excellent location for a company headquarters or two companies can share each having 7500 SF. Plenty opportunity for signage. Room for excess parking in a secure lot. New rail line will pass in front of the building with a stop 1/2 block away.

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AERIALS

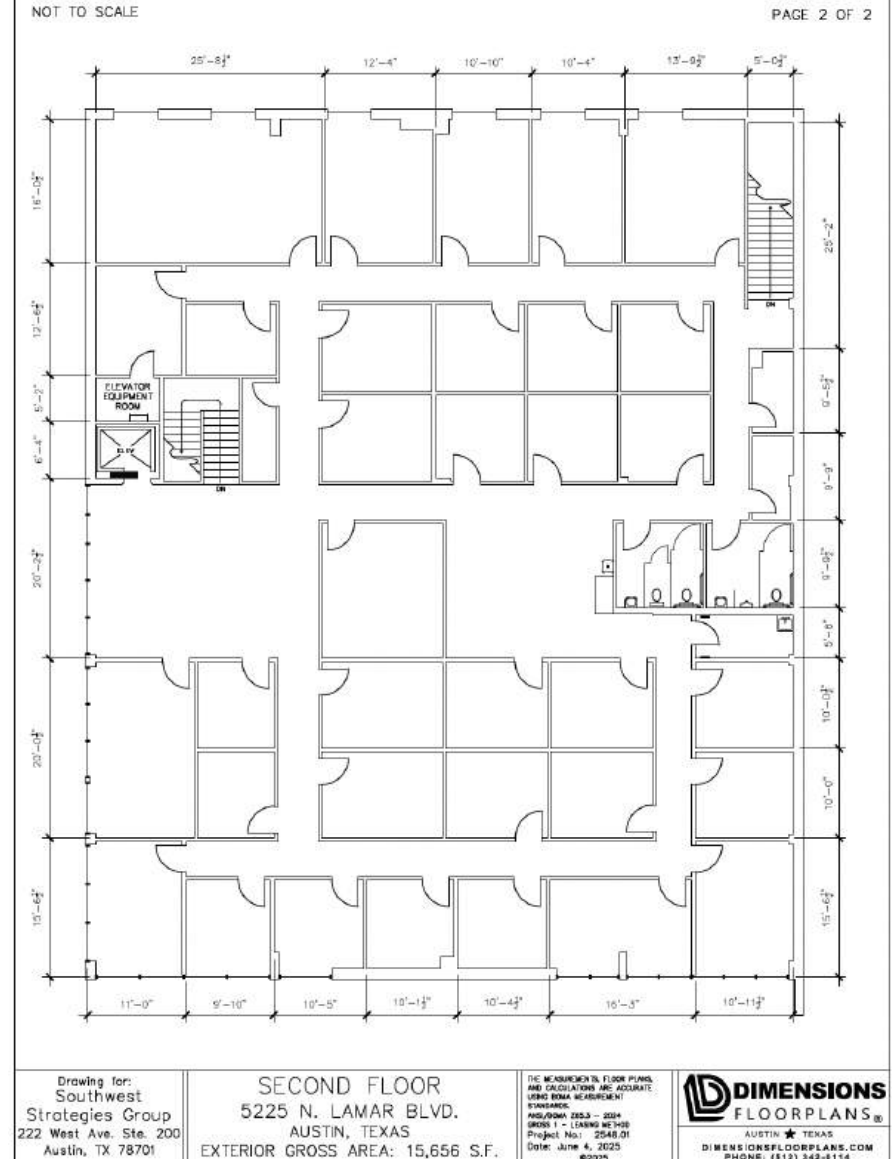
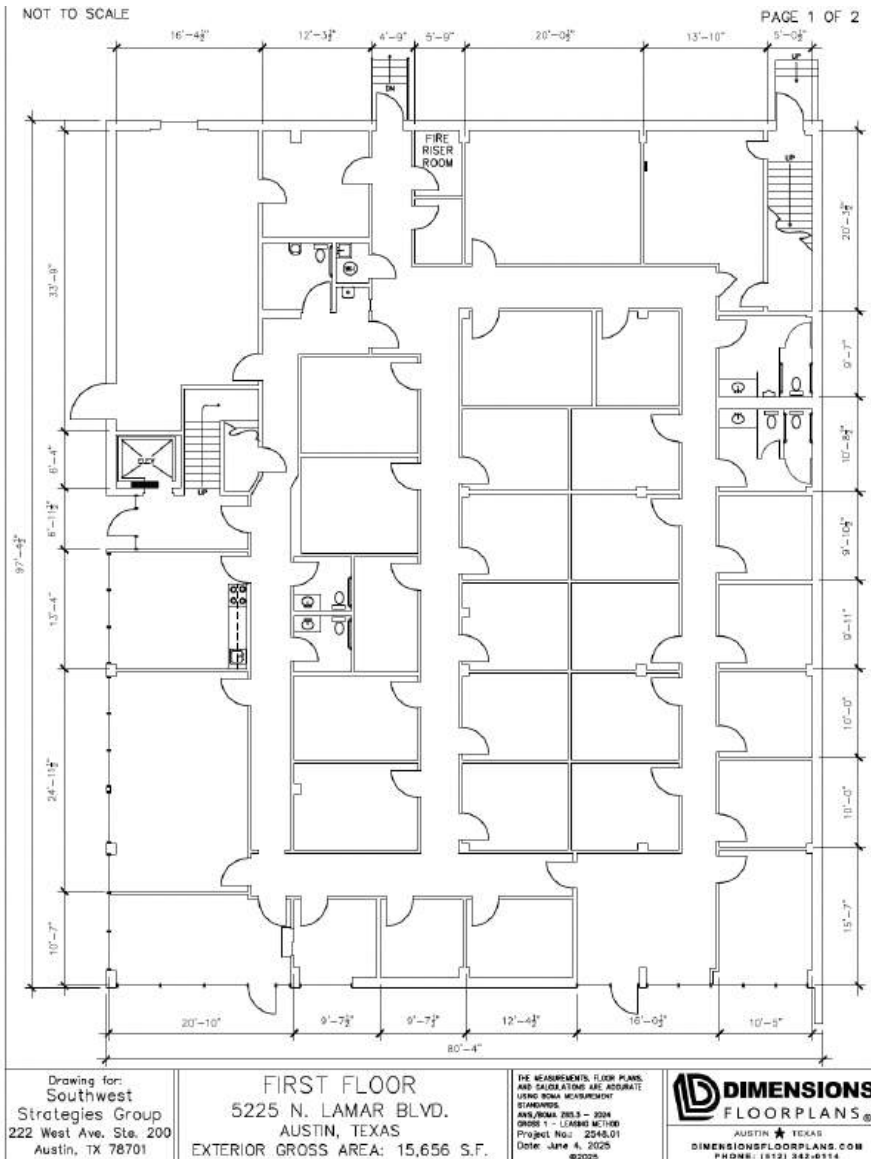


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FLOORPLANS . 1ST + 2ND FLOOR



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PHOTOS



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PROPERTY PROFILE REPORT



Property Profile Report

Permitting and Development Center | 5310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location: 5225 N LAMAR BLVD
Parcel ID: 0224070305
Grid: MJ26

Planning & Zoning

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

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

Regulating Plan: **No Regulating Plan**

Zoning: **CS-CO-V-ETOD-DBETOD-NP**

Zoning Cases: [C14-02-0009](#)
[C14-2008-0002](#)
[C14-2022-0119](#)

Zoning Ordinances: [020523-31](#)
[19990225-0709](#)
[20080320-047](#)
[20230504-042](#)
[20240516-003](#)

Zoning Overlays: **Selected Sign Ordinances**
Residential Design Standards: LDC/25-2-Subchapter F
ETOD Overlay: Subdistrict 1
ADU Approx Area Reduced Parking

Neighborhood Plan: [NORTH LOOP](#)

Infill Options: **Garage Placement Design Option, Front Porch Design Option, Parking Placement Imp Cover Design Option, Corner Store Infill Option, Small Lot Amnesty Infill Option, Secondary Apartment Infill Option, Mixed Use Building Infill Option**

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **Yes**

Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Use Assistance](#) 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 request 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: **Waller Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **9**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Neighborhoods Council, Friends of Austin Neighborhoods, Homeless Neighborhood Association, North Austin Neighborhood Alliance, North Loop Neighborhood Association, North Loop Neighborhood Plan Contact Team, Preservation Austin**

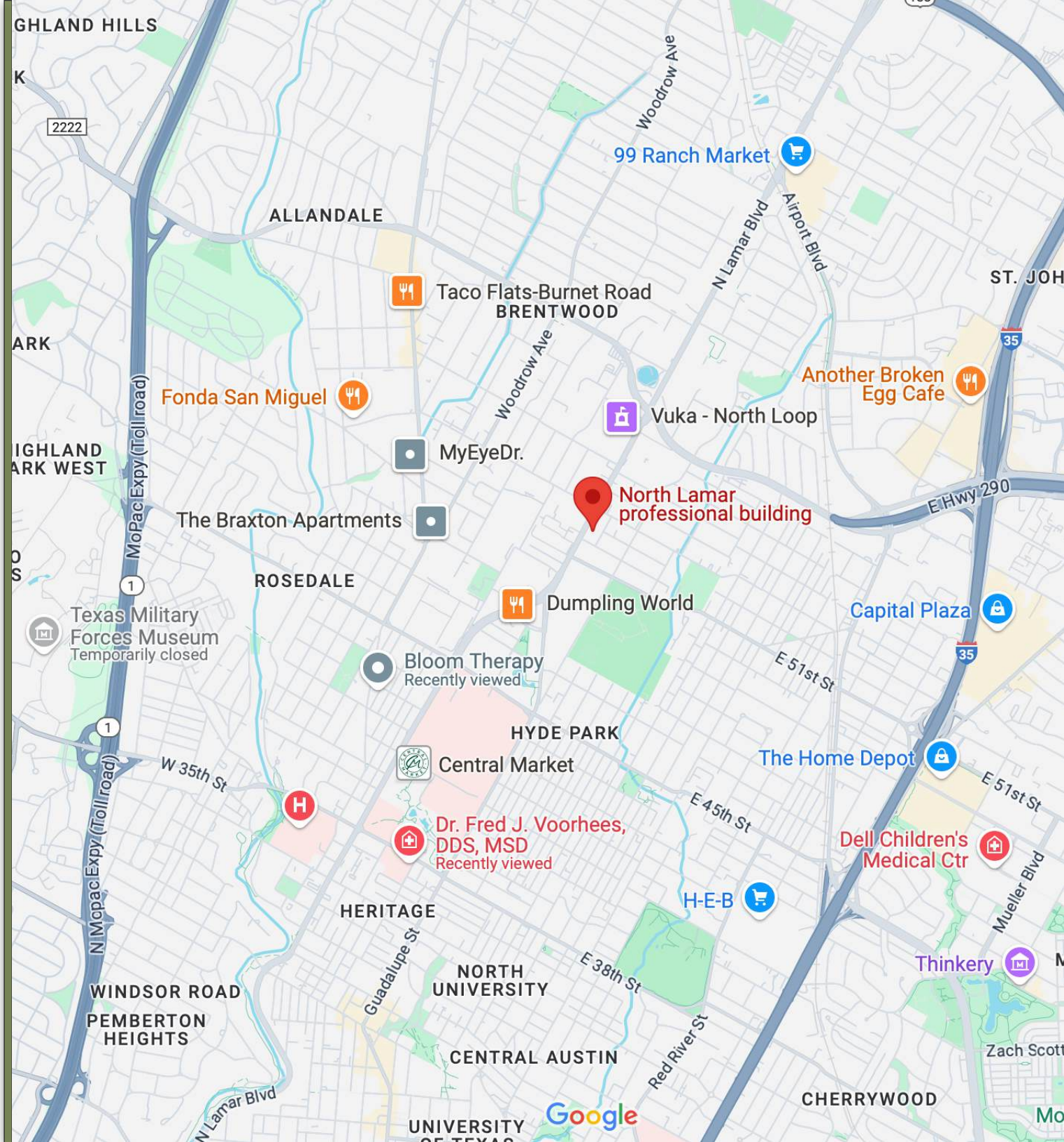
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INFORMATION ABOUT BROKERAGE SERVICES



SOPHIE ROTH

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Southwest Strategies Group	515931	john@swsg.com	512-458-8153/202
Broker Firm Name	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Designated Broker of Firm	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153/201
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
Sophie Roth	811207	sophie@swsg.com	512-458-8153/201
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



EMAIL . WEB

sophie@swsg.com

www.swsg.com



OFFICE

Sophie: 512 . 458.8153

ext 201



SOUTHWEST
STRATEGIES GROUP

222 West Avenue, Suite 200

Austin . Texas 78701