

For Sale: Retail on North Lamar  
6310 North Lamar, Austin, TX 78752



COMMERCIAL  
INDUSTRIAL  
PROPERTIES

Nick Nelson, CCIM, Senior VP  
nick@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300  
Austin, TX 78759  
cipaustin.com

# HIGHLIGHTS

For Sale: Retail on North Lamar  
6310 North Lamar, Austin, TX 78752



**Price:** \$2,800,000 (FIRM)  
**Address:** 6310 North Lamar, Austin, TX 78752 ([map link](#))  
**Building Size:** 15,305 SF  
**Land Size:** .634 Acres (27,617 SF)  
**Parking:** NEW amended site plan with parking in the back area. Contact for details.  
**Co-Broker Fee:** 2.5%  
**Zoning:** [Lamar Blvd/Justin Lane TOD](#)  
**Year Built:** 1952, 1995 remodel

**For More Information Contact:**  
**Nick Nelson, CCIM**  
Senior Vice President  
[nick@cipaustin.com](mailto:nick@cipaustin.com) 512 906 6757



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[cipaustin.com](http://cipaustin.com)

<b>Location:</b>	6310 N LAMAR BLVD (3,119,944.1, 10,093,935.88)
<b>Grid:</b>	K27
<b>Future Land Use (FLUM):</b>	Specific Regulating District
<b>Regulating Plan:</b>	<a href="#">Lamar/Justin TOD</a>
<b>Zoning:</b>	TOD-NP
<b>Zoning Case:</b>	<a href="#">C14-04-0012(PART)</a> <a href="#">NPA-2008-0018.01</a> <a href="#">C14-2008-0030</a>
<b>Zoning Ordinance (Mostly after 2000):</b>	<a href="#">99-0225-70(b)</a> <a href="#">20081211-086</a> <a href="#">20081211-088</a> <a href="#">040513-33A</a>
<b>Zoning Overlays:</b>	NEIGHBORHOOD PLANNING AREA <ul style="list-style-type: none"> <li>■ BRENTWOOD</li> <li>■ Brentwood/Highland Combined NPA</li> </ul> RESIDENTIAL DESIGN STANDARDS TRANSIT ORIENTED DEVELOPMENT <ul style="list-style-type: none"> <li>■ LAMAR BLVD</li> <li>■ NEIGHBORHOOD CENTER</li> <li>■ APPROVED STATION AREA PLAN</li> </ul>



### Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

SITE

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[MAP LINK](#)



Central Park Apartments

Cook-Walden Funeral Home

Davis Square Apartments

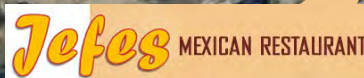


SITE

Texas Department of Public Safety (150 employees)



30,405 vehicles per day



# AREA

## For Sale: Retail on North Lamar 6310 North Lamar, Austin, TX 78752

[MAP LINK](#)

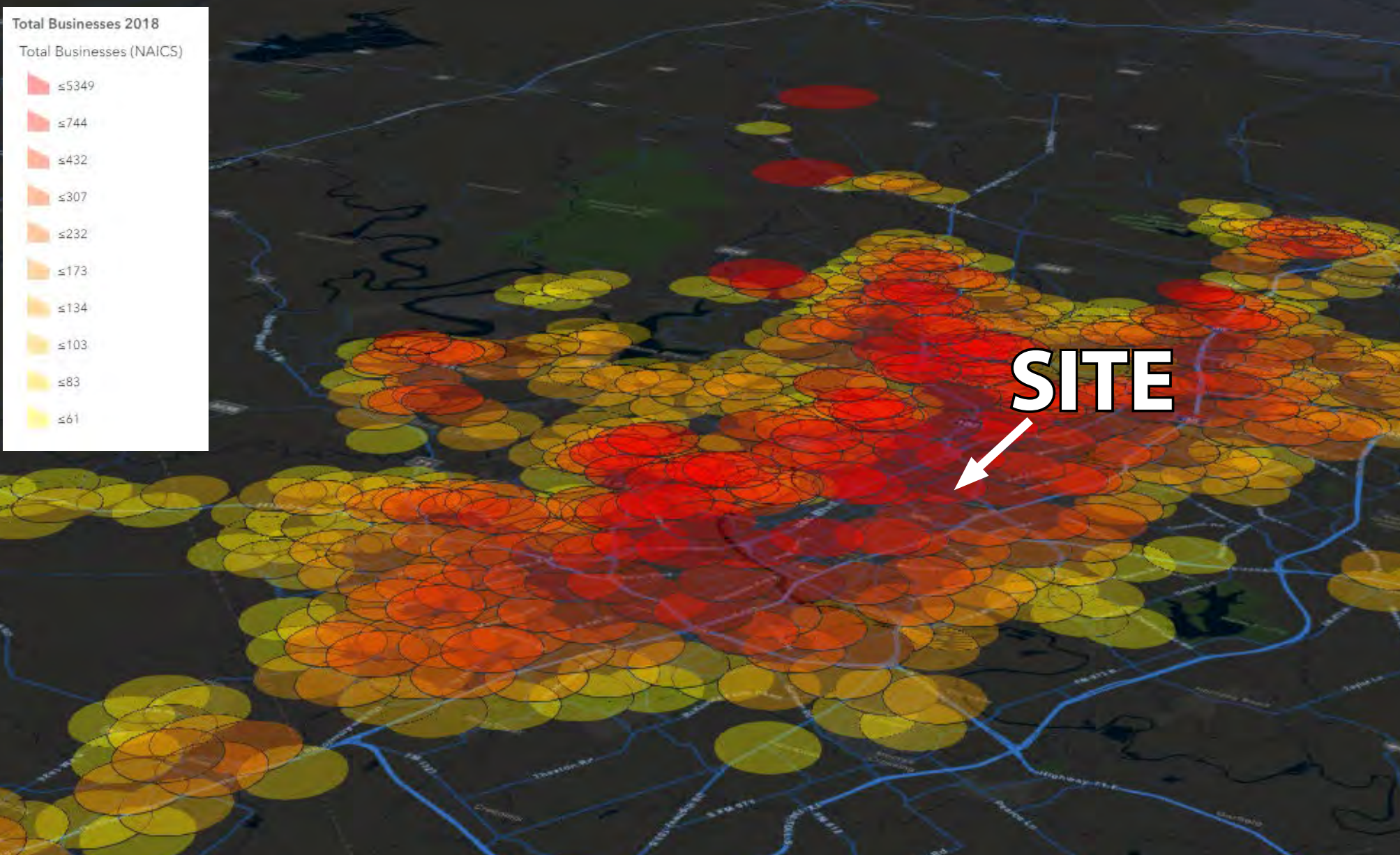


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# AUSTIN BUSINESS DENSITY

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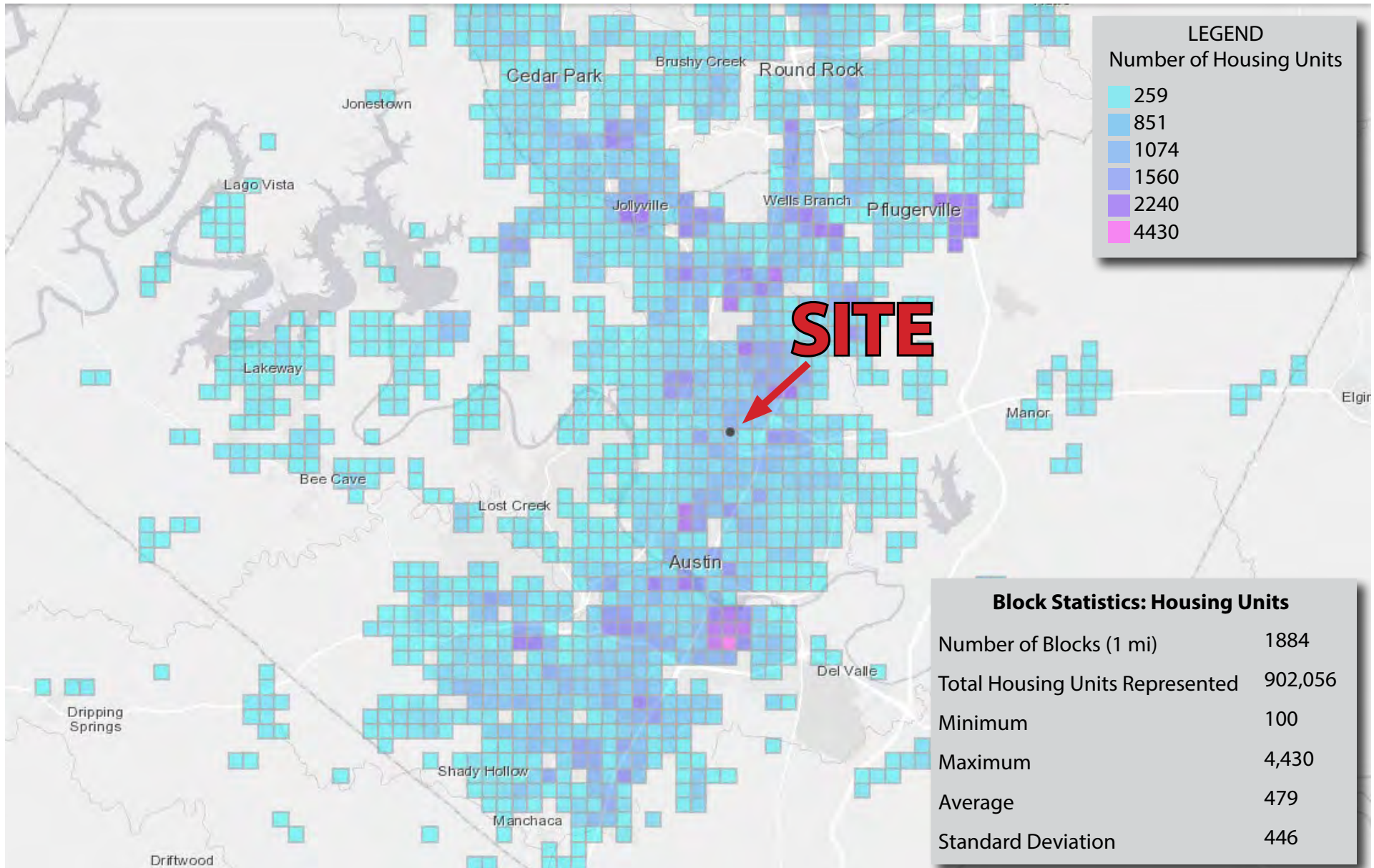


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# HOUSING DENSITY GRID

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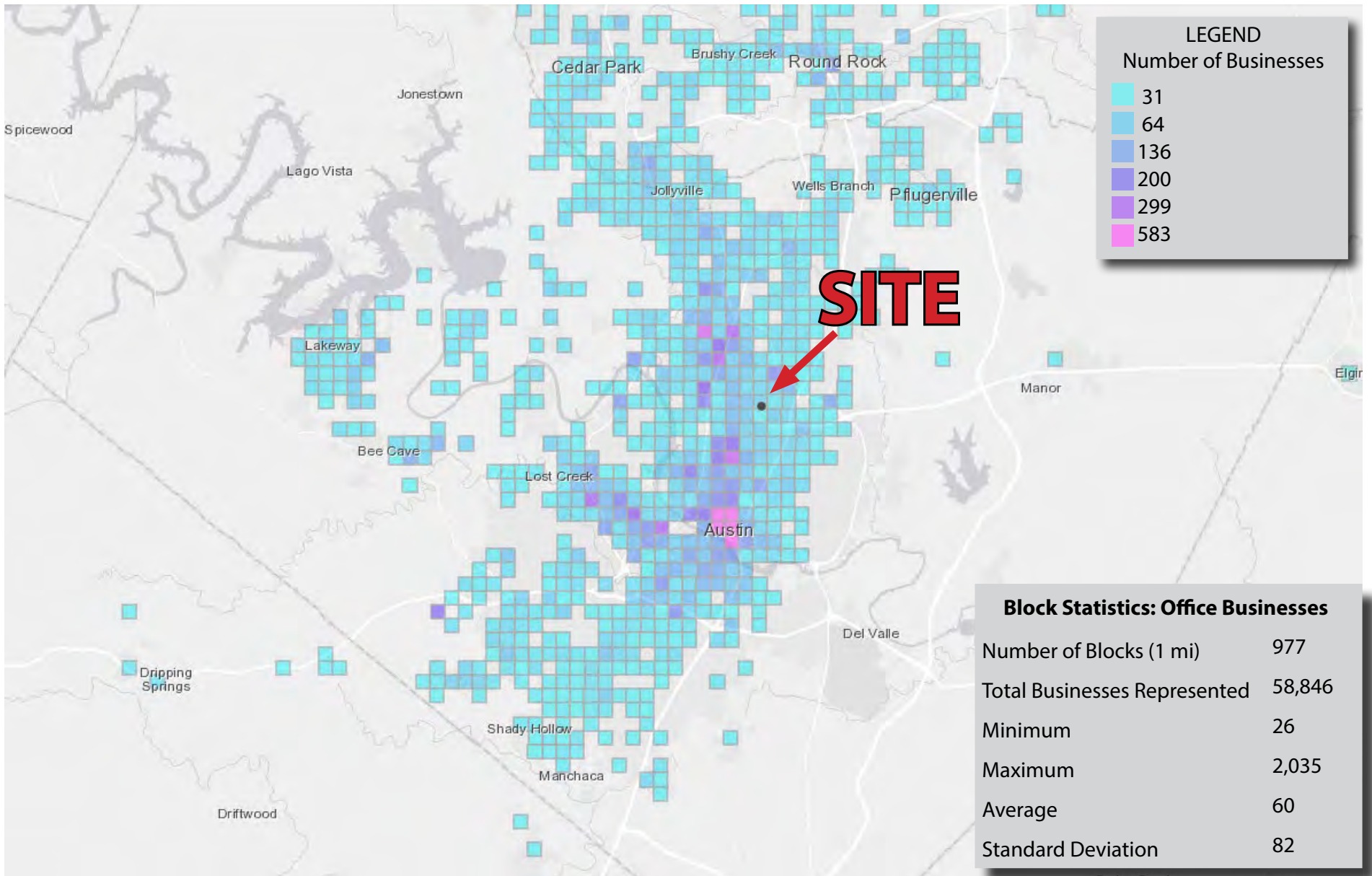


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# OFFICE DENSITY GRID

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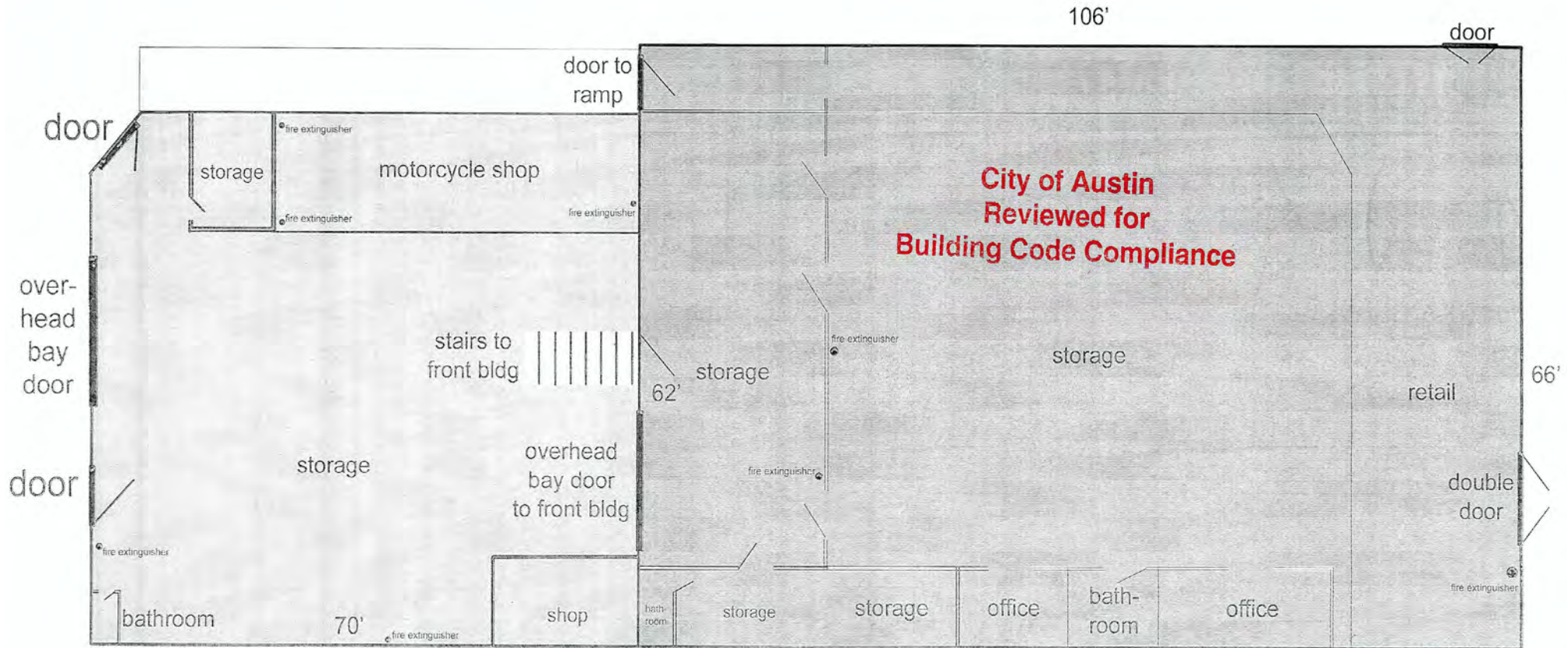
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# FIRST FLOOR PLAN

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back - 1st floor (4340 sq ft total)

1500 sq ft motorcycle shop (15)

500 sq ft bicycle shop (5)

2340 sq ft storage (4)

front (6996 sq ft total)

2500 sq ft retail (41)

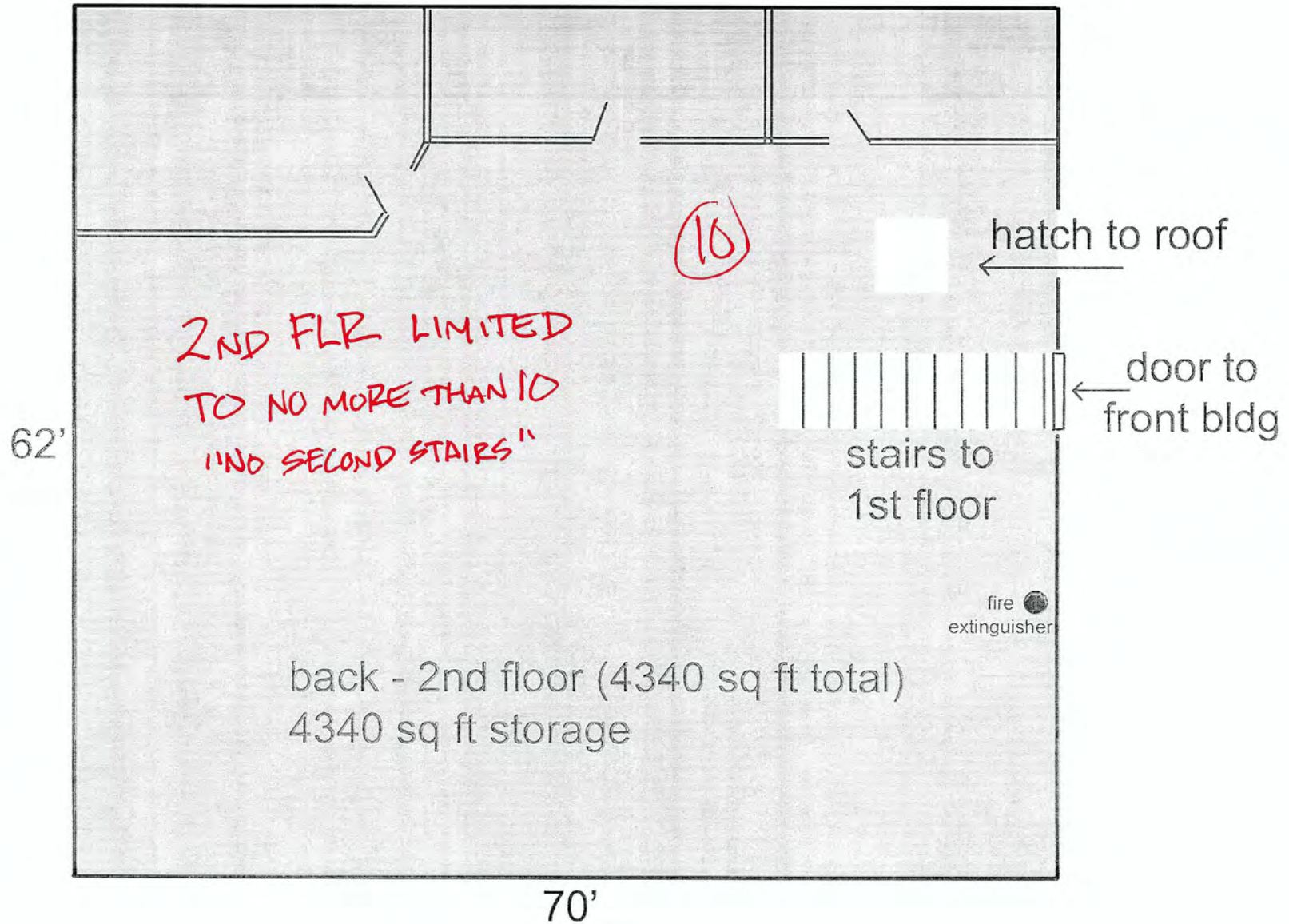
300 sq ft office (3)

4196 sq ft storage (8)

76 1ST FLR  
10 2ND →  
86 TOTAL

# SECOND FLOOR PLAN

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**ORDINANCE INFORMATION**

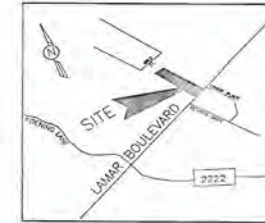
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN AND ANY ADDITIONAL REQUIREMENTS WILL BE MADE BY THE CITY OF AUSTIN AND APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. ANY CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF THE FINAL PERMIT.
2. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY THE BUILDING CODE AND FIRE CODE APPROVAL NOR THE SUBSEQUENT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE.
4. THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RETENTION OR DAMAGE TO UTILITIES.
5. ADDITIONAL ELECTRICAL INSTALLMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE APPROPRIATE AGENCIES BEFORE THE APPROVALS DATED OR PLANNING DEPARTMENT APPROVED SITE PLAN.

# HARLEY-DAVIDSON

## FACILITY EXPANSION

### SITE PLAN

6310 NORTH LAMAR  
RESUBDIVISION  
OF  
BLOCK NO. 4  
RESERVOIR HEIGHTS  
BOOK 95, PAGE 316-317



LOCATION MAP (N.T.S.)

DRAWN BY: L.V.  
CHECKED BY:  
DATE: JUL 2001

6310 NORTH LAMAR  
AUSTIN, TEXAS 78752  
PHONE NO. 459-8763

**AB SURVEYING CO. & ENGINEERING**  
PROFESSIONAL SURVEYING ENGINEERING ARCHITECTURAL ENGINEERING  
1905 OLD BEE CAVES RD.  
AUSTIN, TEXAS 78752  
SURVEY # 90091

SHEET NO.  
1 of 4

**OWNER**  
BUDDY L. AGUIAR, JR.  
CENTRAL TEXAS HARLEY-DAVIDSON  
6310 NORTH LAMAR  
AUSTIN, TEXAS 78752  
PHONE NO. 459-8763

**ARCHITECTS**  
VENTURE FOUR ARCHITECTS  
912 CAPITAL OF TEXAS HIGHWAY  
SUITE 190  
AUSTIN, TEXAS 78746  
PHONE NO. 328-8581

**ENGINEER**  
AB SURVEYING AND ENGINEERING  
7306 OLD BEE CAVES ROAD  
AUSTIN, TEXAS 78735  
PHONE NO. 288-1574

**GENERAL CONSTRUCTION NOTES**

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN REVIEWING THESE PLANS. THE CITY OF AUSTIN MUST RELY ON THE ADVICE OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (800)242 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY ELEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS AND TRANSPORTATION DEPARTMENT (PWTD) AT 499-7141 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE PAVEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOTTES AND TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 641 EAST 47TH STREET, AUSTIN, TEXAS 78761.
5. ALL SOIL WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
6. ALL PROPOSED WASTE WATER LINES LOCATED UNDER BUILDINGS SHALL BE DUCTILE IRON PIPE (SCH 40) 48" PVC PIPE. ALL PROPOSED WATER LINES LOCATED UNDER BUILDINGS SHALL BE COPPER PIPE.

**EROSION CONTROL NOTES**

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL.
2. THE PLACEMENT OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION CONTROL PLAN.
3. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR AFTER INSTALLATION OF THE EROSION CONTROLS PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTORS SHALL NOTIFY THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT, 499-2274, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
4. FIELD REVISIONS TO THE EROSION CONTROL PLAN MAY BE REQUIRED BY THE PLANNING DEPARTMENT AND THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT.
5. SEE SILET FINISH AND DETAIL AT REAR OF LOT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48453C0166E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

WATERSHED CLASSIFICATION - URBAN  
WATERSHED - SHOALCREEK

NOTE: ALL UTILITIES ARE EXISTING

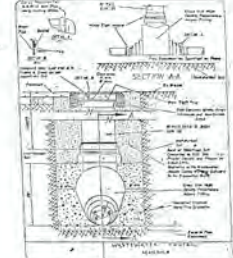
NOTE: A TIME EXEMPTION FOR WATER QUALITY HAS BEEN GRANTED.

**COMPATIBILITY**

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COVERS OR PAINTED METAL ROOFS.
2. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENT PROPERTY.
5. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFRIG. RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-3 OR MORE RESTRICTIVE.

**SHEET CONTENTS**

- SHEET 1**  
OWNER INFORMATION  
ENGINEERING INFORMATION  
LOCATION MAP  
COMPATIBILITY SECTION  
APPROVAL BLOCK  
NOTES
- SHEET 2**  
SITE PLAN  
BUILDING INFORMATION  
COMPATILITY SKETCH  
EROSION CONTROL  
SHEET 349 ELEVATIONS



DATE SUBMITTED 5-22-95

Don Salling Folom 9-6-95  
WATER AND WIRE UTILITY DATE

**DEVELOPER INFORMATION**  
OWNER: Buddy Aguiar ADDRESS: 6310 N. Lamar  
PHONE: 459-8763  
OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:  
Stanley Dietel PHONE: 459-8763  
PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:  
Stanley Dietel PHONE: 459-8763  
MAINTENANCE PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION:  
Stanley Dietel PHONE: 459-8763



**AMERICANS WITH DISABILITIES ACT**  
THE CITY OF AUSTIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANTS OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

REVIEWED BY: Chris Kir DATE: 9/27/95  
DEPARTMENT OF PLANNING AND DEVELOPMENT

SITE PLAN/DEVELOPMENT PERMIT NUMBER (DATE):

NO.	DESCRIPTION	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.F.T.)/(%)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED
1	NOTE: TO REFLECT REVISIONS TO THE ABOVE DRAWING	4		10-10-19	

City of Austin  
Reviewed for  
Building Code Compliance

**SITE PLAN RELEASE**

FILE NUMBER: SP-95-0210CS APPLICATION DATE: 5-22-95  
APPROVED/AMENDED/REVISED ON: 11-6-95  
APPROVED BY PLANNING COMMISSION OR: [Signature]  
APPROVED BY CITY COMMISSION, OR: [Signature]  
DATE OF RELEASE: 11-6-95 (DATE OF CITY PLAN)  
REVISIONS:  
Rev. 1: [Signature] Date: 11-10-19  
Rev. 2: [Signature] Date: [Signature]  
Rev. 3: [Signature] Date: [Signature]

SP-95-0210CS



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# 0-5 MINUTE DRIVE TIME

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## Market Growth Dashboard

6310 N Lamar Blvd, Austin, Texas, 78752

Drive time band of 0 - 5 minutes

2018 Housing Units

15,088



2023 Total Housing Units

17,193

### KEY FACTS

27,559

Population



13,677

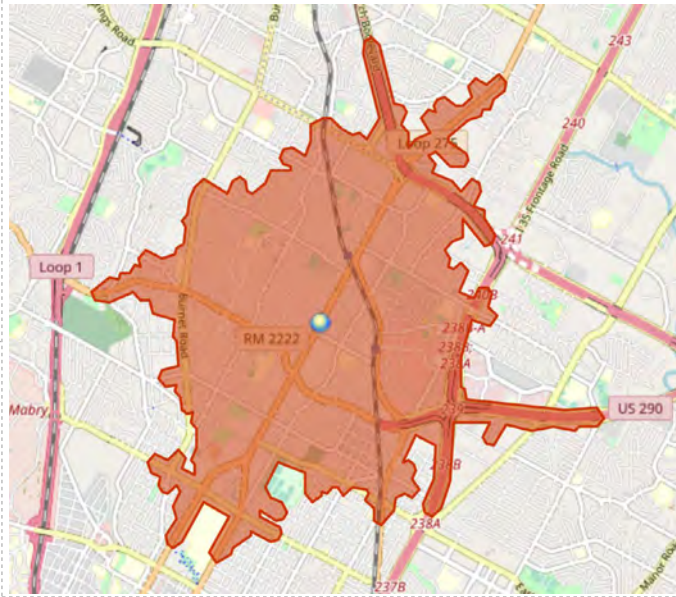
Households

33.8

Median Age

\$43,387

Median Disposable Income



### EMPLOYMENT



75%

White Collar



10%

Blue Collar



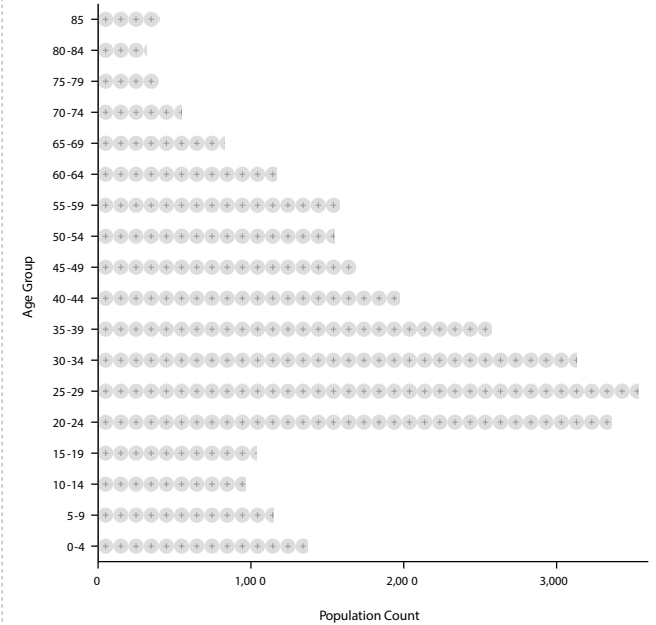
15%

Services

3.3%

Unemployment Rate

### 2018 Age: 5 Year Increments (Esri)



### EDUCATION

8%

No High School Diploma



13%

High School Graduate



20%

Some College



58%

Bachelor's/Grad/Prof Degree

### Population Detail



11,641

2018 Millennial Population (Born 1981 to 1998) (Esri)



2018 Total Daytime Population

44,423



4,238

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.



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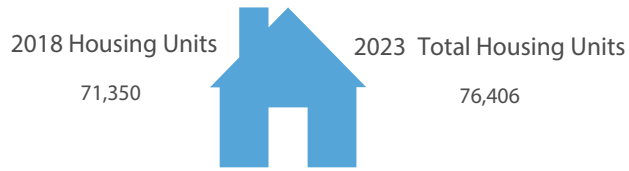
cipaustin.com

# 6-10 MINUTE DRIVE TIME

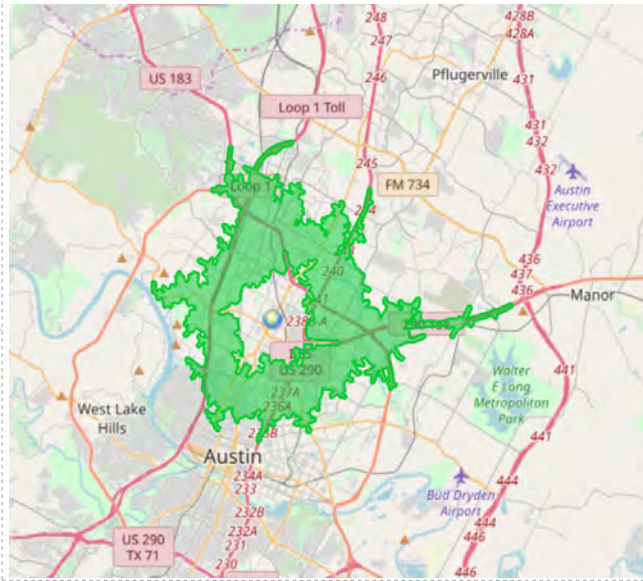
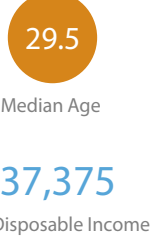
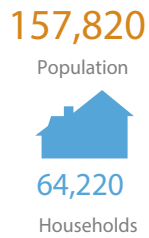
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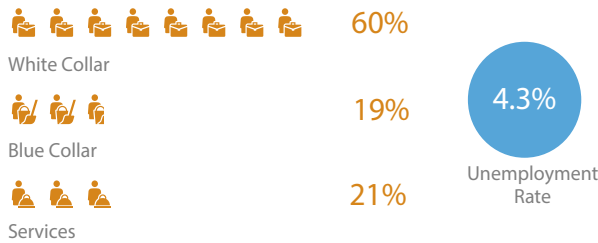
6310 N Lamar Blvd, Austin, Texas, 78752  
Drive time band of 5 - 10 minutes



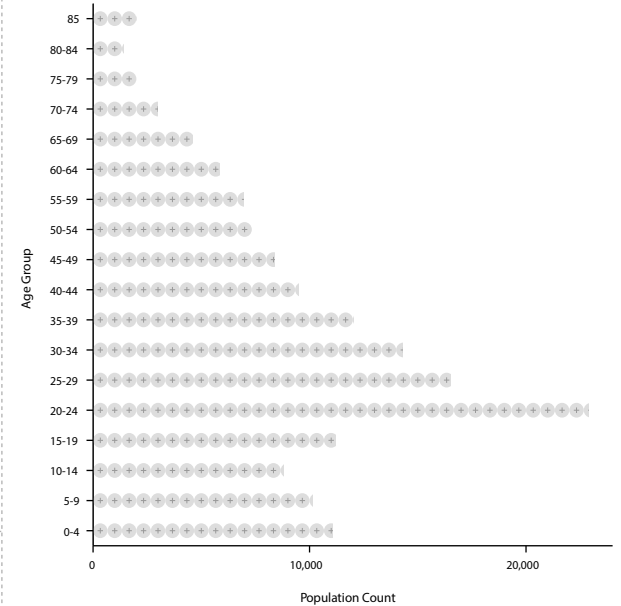
### KEY FACTS



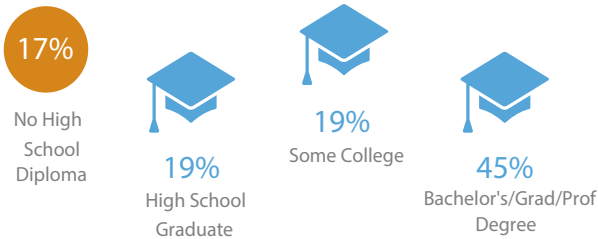
### EMPLOYMENT



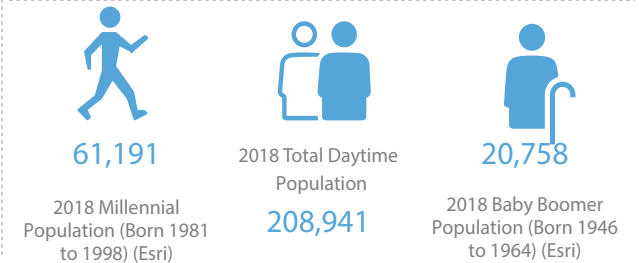
### 2018 Age: 5 Year Increments (Esri)



### EDUCATION



### Population Detail



Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.



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# 11-15 MINUTE DRIVE TIME

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## Market Growth Dashboard

6310 N Lamar Blvd, Austin, Texas, 78752  
Drive time band of 10- 15 mi nutes

2018 Housing Units

114,227



2023 Total Housing Units

125, 281

### KEY FACTS

245,331

Population



105,038

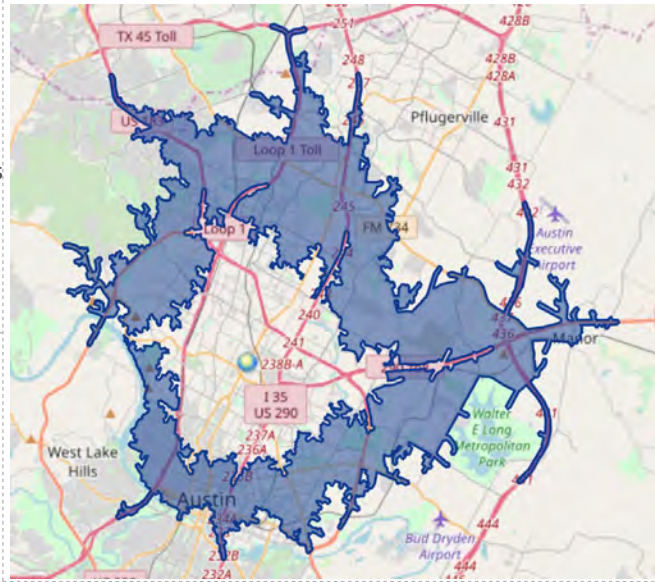
Households

32.7

Median Age

\$50,926

Median Disposable Income



### EMPLOYMENT



72%

White Collar



12%

Blue Collar



15%

Services

3.8%

Unemployment Rate

### EDUCATION

10%

No High School Diploma



16%

High School Graduate



23%

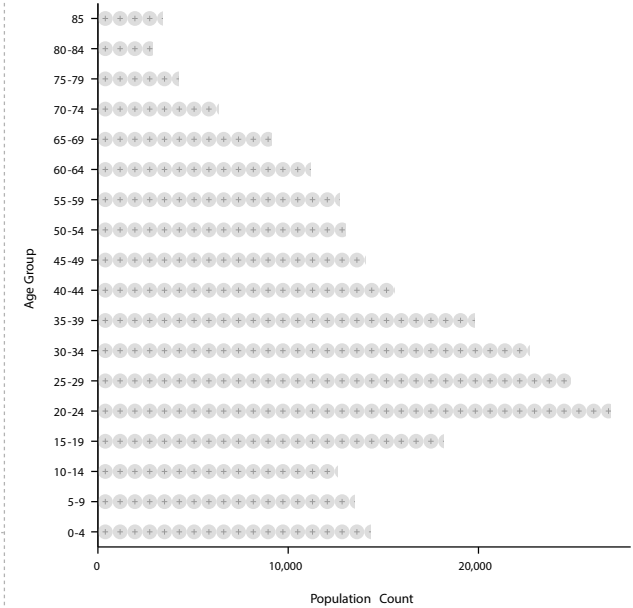
Some College



51%

Bachelor's/Grad/Prof Degree

### 2018 Age: 5 Year Increments (Esri)



### Population Detail



86,791

2018 Millennial Population (Born 1981 to 1998) (Esri)



2018 Total Daytime Population  
389,801



39,648

2018 Baby Boomer Population (Born 1946 to 1964) (Esri)

Source: This infographic contains data provided by Esri. The vintage of the data is 2018, 2023.



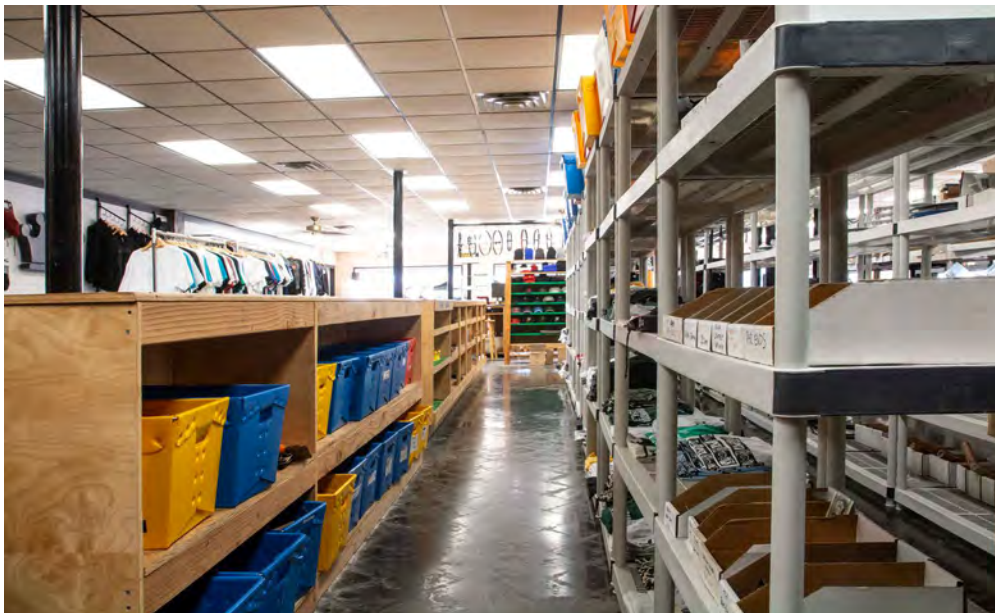
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# INTERIOR PHOTOS

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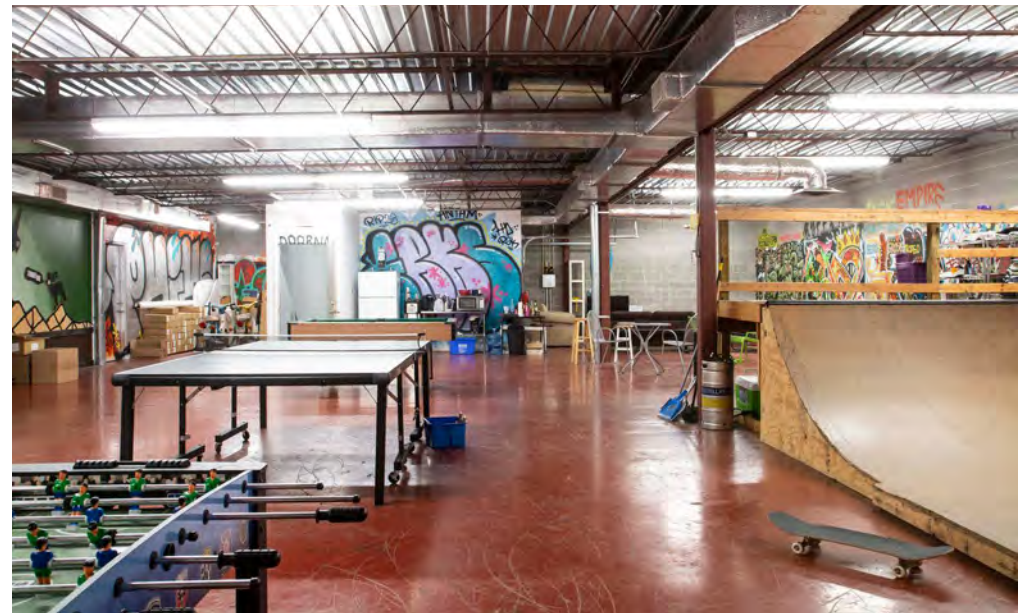
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# Information About Brokerage Services

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

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Nelson	603416	nick@cipaustin.com	(512) 682-1006
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date