



## ±0.452 AC Hard Corner Redevelopment

This hard corner redevelopment opportunity is located at the signalized intersection of North Lamar Blvd and West Loop North Blvd with easy access to the Site from both thoroughfares. The site is located in the dense, established *North Loop* sub-market of Austin, Texas, and is surrounded by new construction multi-family developments, public schools, and several major employment hubs.

Located in Central Austin, this site enjoys easy access to Austin's major thoroughfares, and is just a short drive to numerous destinations, including the Texas Capitol and Downtown Austin, the University of Texas, museums, parks and recreation, shopping and dining destinations, as well as residential developments.

### SITE SPECS



5301 N Lamar Blvd  
Austin, Texas 78751



±0.452 acres  
redevelopment opportunity



Pricing:  
Please call for pricing



33,217 vpd on N Lamar Blvd  
5,439 vpd on W Loop North Blvd

### PROPERTY HIGHLIGHTS

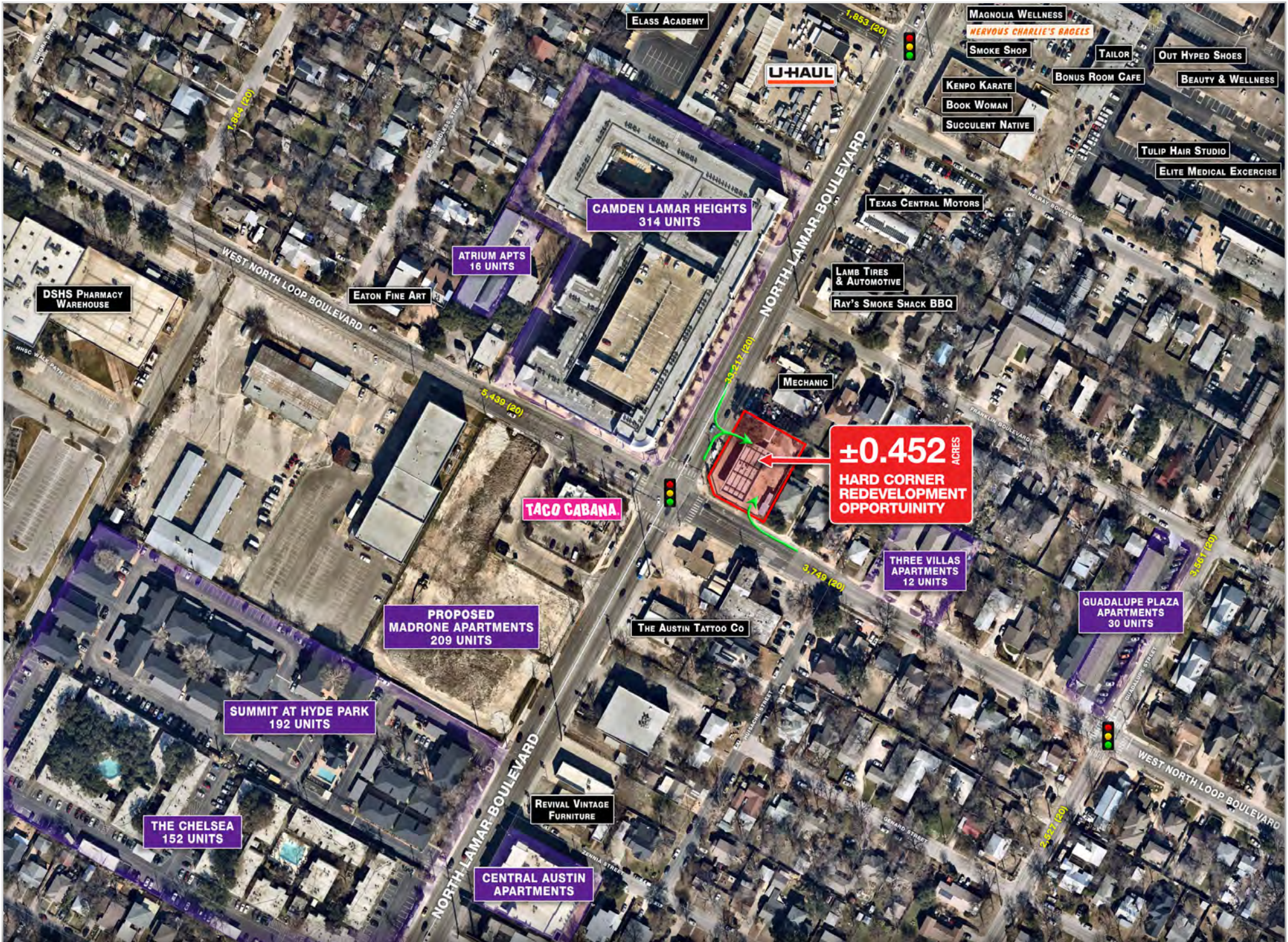
- Hard corner signalized intersection redevelopment opportunity.
- Ideal for a QSR, Fast-Casual concept or medical office/retail building.
- Average Household Income of \$108,900 within a 3 mile radius.
- 2022 Total Population of 173,023 within a 3 mile radius.
- 84,087 Households within a 3 mile radius.
- Zoned CS-V-CO-NP

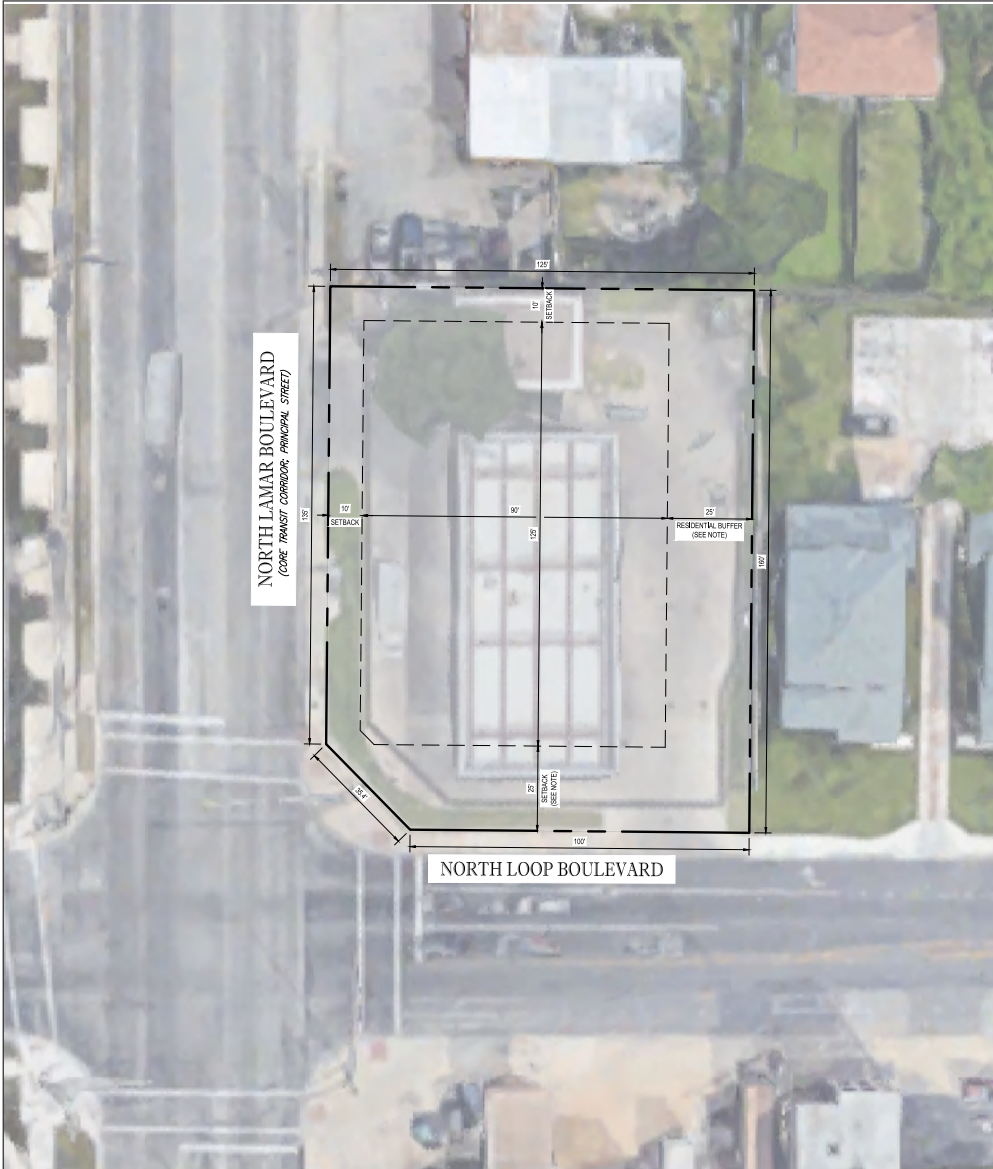
### LARGEST AREA EMPLOYERS





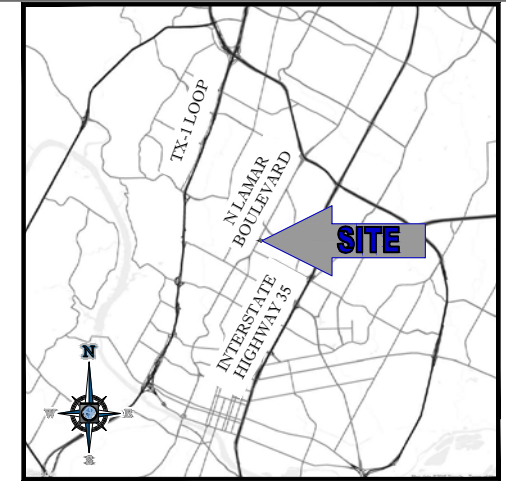






BULK INFORMATION	
SITE DATA	
PARCEL AREA	0.452± AC.
LOT 2A3 & 45 AV X 115 AV OF LOT 1 NORTHFIELD ADDN	
JURISDICTIONAL	
EXISTING ZONING	CS-V-CO-NP CS: GENERAL COMMERCIAL SERVICES (BASE) V: VERTICAL MIXED USE BUILDING CO: CONDITIONAL OVERLAY NP: NEIGHBORHOOD PLAN
OVERLAY DISTRICT	CORE TRANSIT CORRIDOR
BUILDING SETBACKS	FRONT: 10' ± SIDE: 10' REAR: 0' ±
HEIGHT LIMIT	2 STORIES AND 30' IF 50' OR LESS FROM PROPERTY LINE 3 STORIES AND 40' IF 50'-100' FROM RESIDENTIAL PROPERTY LINE
MAXIMUM FLOOR TO AREA RATIO	2:1
FACADE FRONTAGE	75% PERCENT OF NET FRONTAGE LENGTH OF THE PROPERTY ALONG THE CORE TRANSIT CORRIDOR MUST CONSIST OF CONTINUOUS BUILDING FACADE BUILT UP TO THE CLEAR ZONE ± AT LEAST 80% OF THE NET FRONTAGE LENGTH ALONG THE PRINCIPAL STREET MUST CONSIST OF CONTINUOUS BUILDING FACADE IF THE PRINCIPAL ENTRANCE DOES NOT FACE THE PRINCIPAL STREET
PARKING	
MINIMUM DRIVE AISLE	20' (TWO-WAY) 10' (ONE-WAY) 25' (TWO-WAY W/ PARKING)
LOCATION	PARKING NOT ALLOWED BETWEEN FACADE OF BUILDING AND CORE TRANSIT CORRIDOR ±
PARKING STALL DIMENSIONS	STANDARD 9'x17.5' (25' TWO-WAY DRIVE AISLE WIDTH) 8.5'x17.5' (27' TWO-WAY DRIVE AISLE WIDTH) COMPACT 7.5'x15' (18' TWO-WAY DRIVE AISLE WIDTH)
LANDSCAPE	
LANDSCAPE AREA	90 SF EVERY 12 SPACES IN STREET YARD 60 SF EVERY 12 SPACES IN NON-STREET YARD PARKING SPACE MAY NOT BE MORE THAN 50' FROM LANDSCAPE AREA OR MORE THAN 50' FROM TREE
SIDEWALK	AT LEAST 15' WIDE SIDEWALK MUST BE PROVIDED REGARDLESS OF RIGHT-OF-WAY AVAILABILITY ±
MAXIMUM IMPERVIOUS COVER AREA	95%

- NOTES:**
- 25' SETBACK FROM RIGHT-OF-WAY IF TRACT ADJONS RESIDENTIAL TRACT OR FRONTS SAME STREET AS ADJOINING RESIDENTIAL PROPERTY.
  - UNLESS A PARKING AREA OR DRIVEWAY IS ON A SITE THAT IS LESS THAN 125' WIDE, A PARKING AREA OR DRIVEWAY MAY NOT BE CONSTRUCTED 25' OR LESS FROM A LOT THAT IS IN AN SF-4 OR MORE RESTRICTIVE ZONING DISTRICT. IF THE AREA ON WHICH A PARKING AREA OR DRIVEWAY IS CONSTRUCTED IS LESS THAN 125' WIDE, THE WIDTH AND SETBACK FOR THE PARKING AREA OR DRIVEWAY MUST COMPLY WITH THE SCHEDULE FOUND IN CITY OF AUSTIN LAND DEVELOPMENT CODE 25-2-1067.
  - EXCEPTION WHEN:  
- DRIVE THRU OR DRIVE-IN MAY INCLUDE 20' WIDE CIRCULATION LANE BETWEEN BUILDING AND CURB IF SITE HAS  
- ONLY ONE POINT OF ACCESS TO PUBLIC ROADWAY  
DOES NOT APPLY TO REDEVELOPMENT OF AN EXISTING PAD SITE RESTAURANT OR SERVICE STATION USE BY THE OWNER OR BUYER IF:  
A. THE USE PROPOSED IS A RESTAURANT OR SERVICE STATION  
B. THE REDEVELOPMENT OCCURS WITHIN THE EXISTING SITE CONFIGURATION  
C. SIDEWALKS ARE PROVIDED IN COMPLIANCE
  - EXCEPTION WHEN:  
- LOT IS LESS THAN 400' DEEP  
- PARKING SHALL HAVE LANDSCAPE BUFFER IN ACCORDANCE WITH LANDSCAPE CODE 25-2-1006  
- A SIDEWALK, 4 MINIMUM WIDTH, PLANTED WITH TREES AT AN AVERAGE SPACING NOT GREATER THAN 30' ON CENTER OR 4 WINING LEADS TO THE MAIN CUSTOMER ENTRANCE FROM THE CLEAR ZONE (OR SUPPLEMENTAL ZONE IF PROVIDED), NO MORE THAN ONE DRIVE AISLE CAN CROSS THE SIDEWALK. FOR MULTI-TENANT DEVELOPMENTS, THERE MUST BE A SHADED SIDEWALK TO THE STREET-FACING BUILDING FACADE AT LEAST EVERY 330 FEET OF URBAN ROADWAY FRONTAGE.
  - ON LOTS WITH A DEPTH OF 150' OR LESS, THE TOTAL SIDEWALK MAY BE REDUCED TO 12'

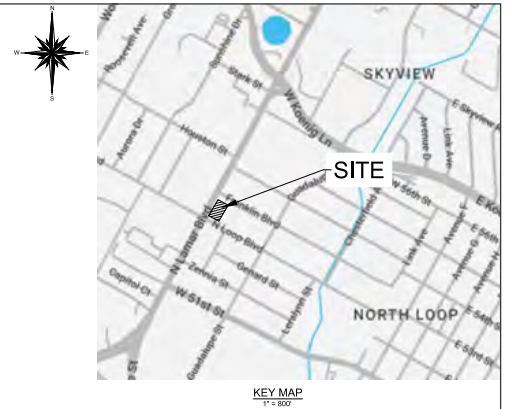
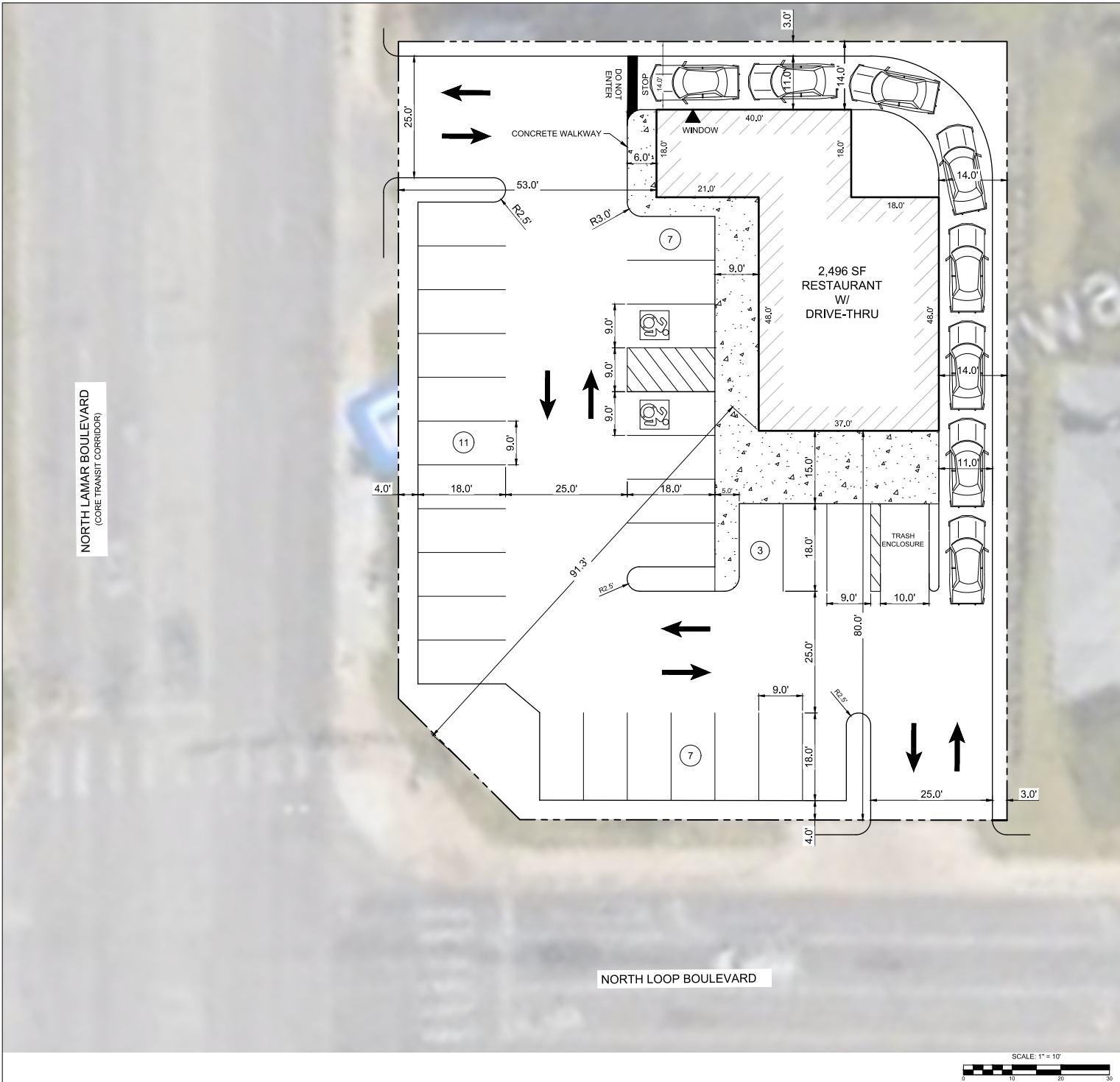


LOCATION MAP  
NOT TO SCALE





# CONCEPTUAL LAYOUT B



**SITE DATA**  
 LOT AREA: 10,522 AC.  
 TAX MAP: LOTS 2A3 & 4F AV X 11F AV OF LOT 1 NORTHFIELD ADDN  
 ZONE: CS-V-CO-NP  
 POSTAL CODE: 78751

**ZONING ANALYSIS: CS-V-CO-NP**

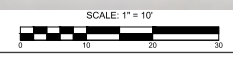
	REQUIRED	PROVIDED
LOT AREA	5,700 SF	10,522 AC (10,900SF)
WIDTH	50 FT.	125 FT. (EXISTING)
FRONT YARD	10 FT.	80 FT. (PROPOSED)
STREET SIDE YARD TOTAL	10 FT.	53 FT. (PROPOSED)
REAR YARD	N/A	14 FT. (PROPOSED)
MAX. BUILDING HEIGHT	60 FT.	TBD
MAX. FLOOR AREA RATIO	2:1	TBD
MAX. BUILDING COVERAGE	95%	12.89%
MAX. ALLOWABLE IMPERVIOUS	95%	87.3%

**PARKING ANALYSIS**

REQUIRED	PROVIDED
2,496 S.F. X 1 STALL / 100 S.F. = 24.96 STALLS (SAY 25 STALLS)	
BICYCLE STALLS: 2 STALLS	
<b>PROVIDED</b>	
28 STALLS	

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

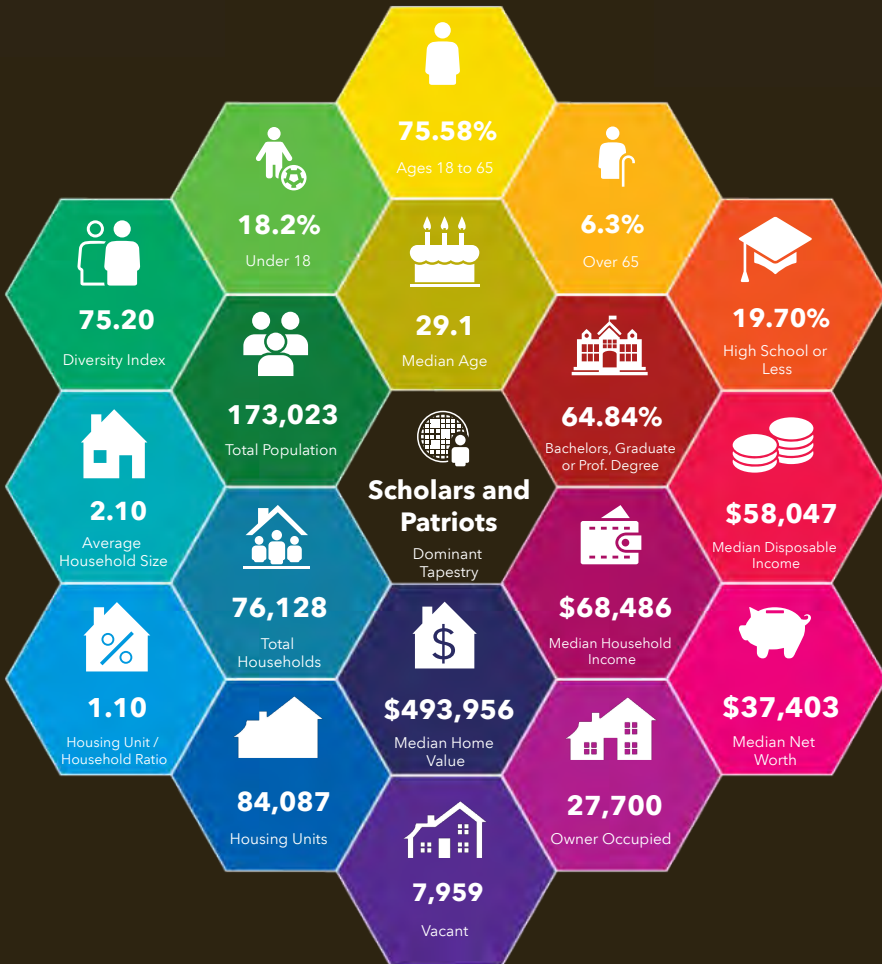
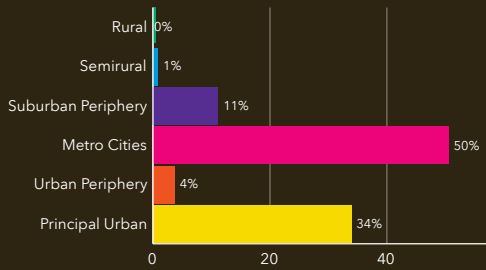
NO.	REVISION	DATE
OWNER:	CONCEPT PLAN B	
APPLICANT:	5301 N. LAMAR BOULEVARD	
	SITUATED AT	
	AUSTIN, TEXAS	
	TRAVIS COUNTY, AUSTIN, TEXAS	
	<b>NELSON + POPE</b> engineers • architects • surveyors 70 Maxwell Road, Malville, NY 11747 • 631.427.5665 • nelsonpoppe.com	
DRAWN BY: KK	CADD: 22909-CP-DWG	SCALE: 1" = 10'
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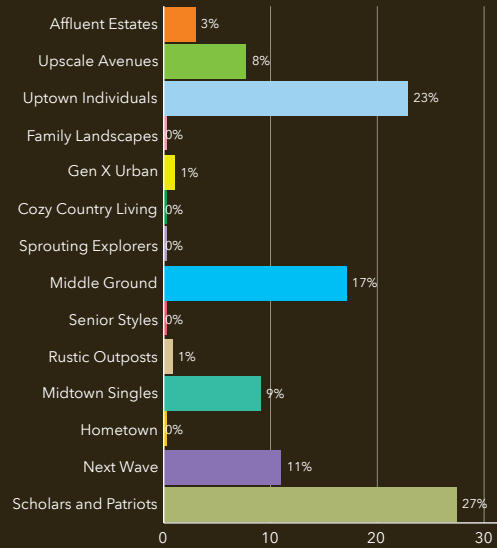
## KEY FACTS

5301 N Lamar Blvd  
Austin, Texas 78751  
3-mile radius

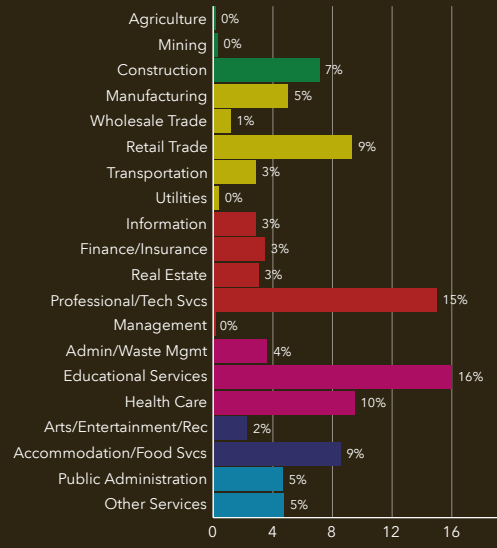
### Urbanization Groups



### Lifemodes



### Labor Force by Industry



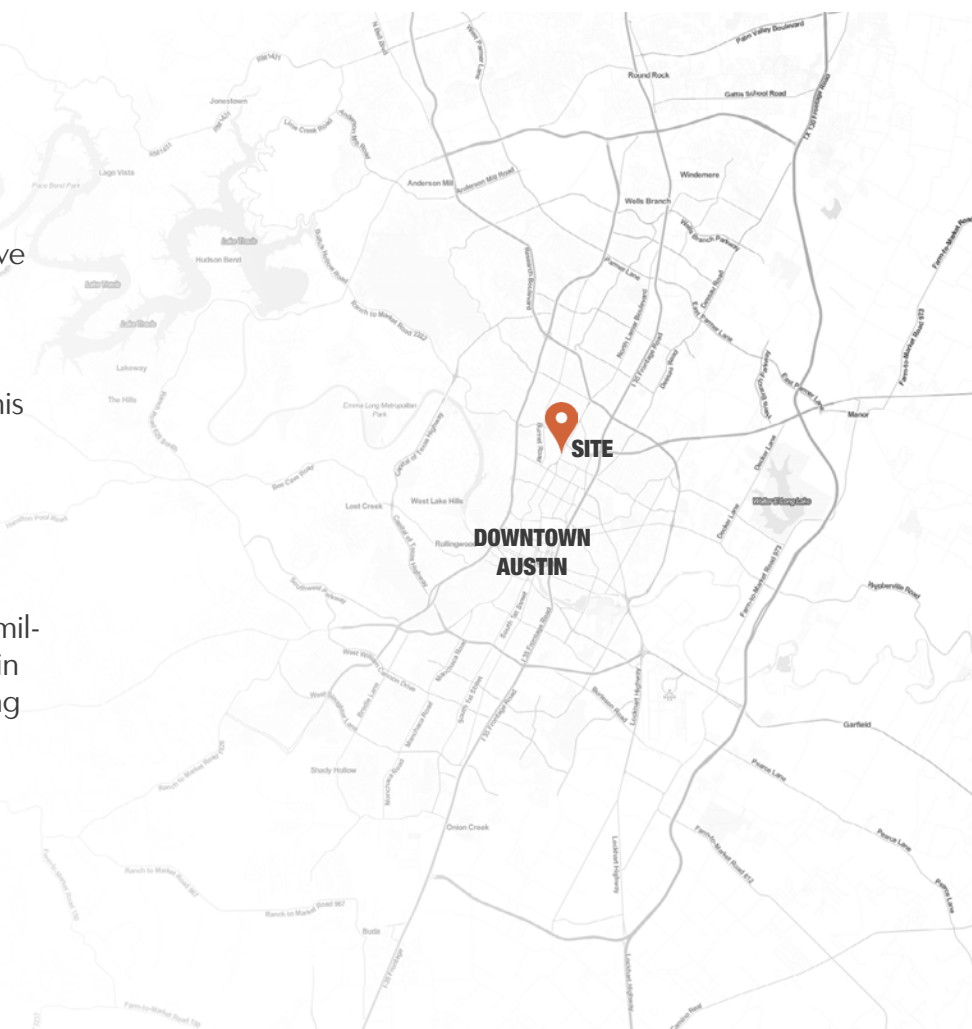


## Live Music Capital of the World

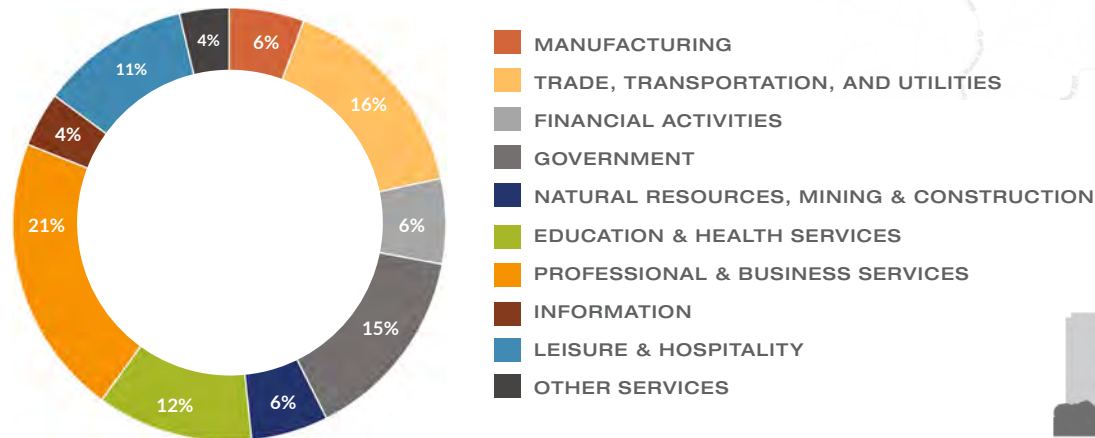
Austin is the state capitol of Texas and the fourth most populous city in the state with an estimated population of 2.41 million in the Austin MSA. The city is well known as the Live Music Capital of the World, home to hundreds of live music venues and cultural events including South by Southwest (SXSW), the Austin City Limits music festival, the Austin Film Festival, and others.

The mild climate, unique culture and abundant parks and recreation made this metro area *the fastest-growing city in the United States*, growing by roughly 35% since 2010. Two Fortune 500 companies, Oracle and Tesla, recently relocated their headquarters to the Austin metro, bringing massive 1 million SF+ construction projects and job growth to the region.

The city benefits from a highly educated and diverse labor force of over 1.3 million people, contributed in part by graduates of the University of Texas, Austin Community College and Saint Edward's University. The area is relatively young compared to other major metros, with an estimated 25% of the population between 20 and 34 years old.



**AUSTIN MSA EMPLOYMENT BREAKDOWN BY INDUSTRY**  
IN THOUSANDS, 2022



DOWNTOWN AUSTIN

sources: datausa.io, CoStar, visitaustin.com, and others



**VERTIQUE**  
PROPERTY GROUP

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