

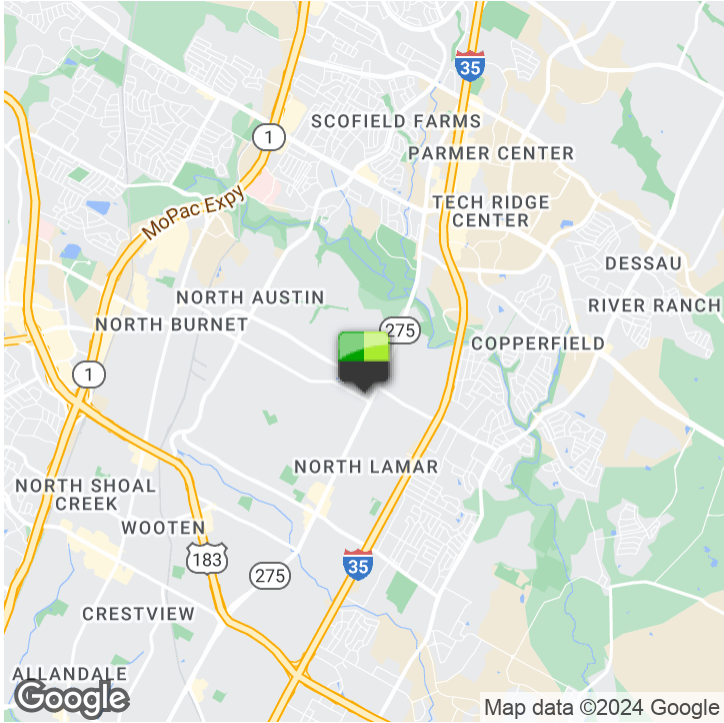


825-901 KRAMER LANE,
AUSTIN, TX 78758

PERFECT COVERED LAND PLAY < 2.364AC REDEV READY >

825-901 KRAMER LANE, AUSTIN, TX 78758

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker for Details
Building Size:	15,021 SF
Lot Size:	2.364 Acres
Year Built:	1974
Renovated:	1980
Zoning:	CS-NP

PROPERTY OVERVIEW

Prime Austin Property Ready for Redevelopment

Are you ready to capitalize on an extraordinary investment opportunity in the heart of North Austin? Right in the pathway of growth, we are pleased to present a property destined for greatness, located just one block down from the seminal intersection of N Lamar Blvd and W Braker Ln. 15.

Nestled in a vibrant location, this property is perched close to the bustling Chinatown Center, two esteemed elementary schools, and numerous auto repair businesses. Just three miles from the Domain and 20 minutes to downtown, it is perched in the middle of a thriving community, making it an attractive prospect for any potential investor.

An exciting advantage of this property is its boundless potential for redevelopment. Possessing the versatility and space conducive for a Multi-Tenant Flex Retail Center, this parcel of land can be transformed into a buzzing commercial hotspot. This development would cater to a diverse array of local businesses, contributing to Austin’s booming economy and eclectic nature whilst providing a steady return on investment.

Alternatively, given the high demand for housing in the Austin area, this property could be redeveloped into multi-family residential units. This redevelopment would maximize the use



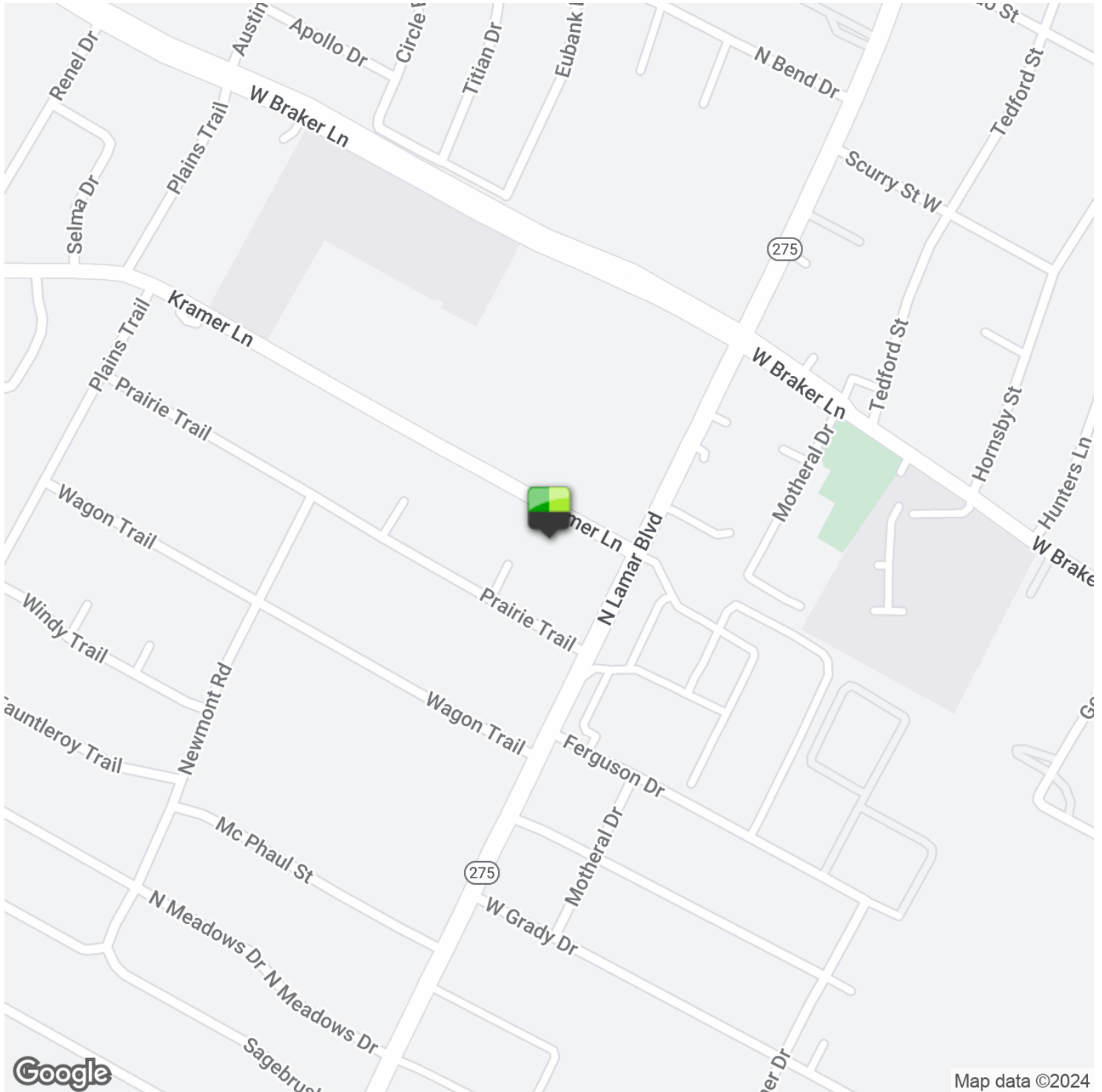
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ADDITIONAL PHOTOS



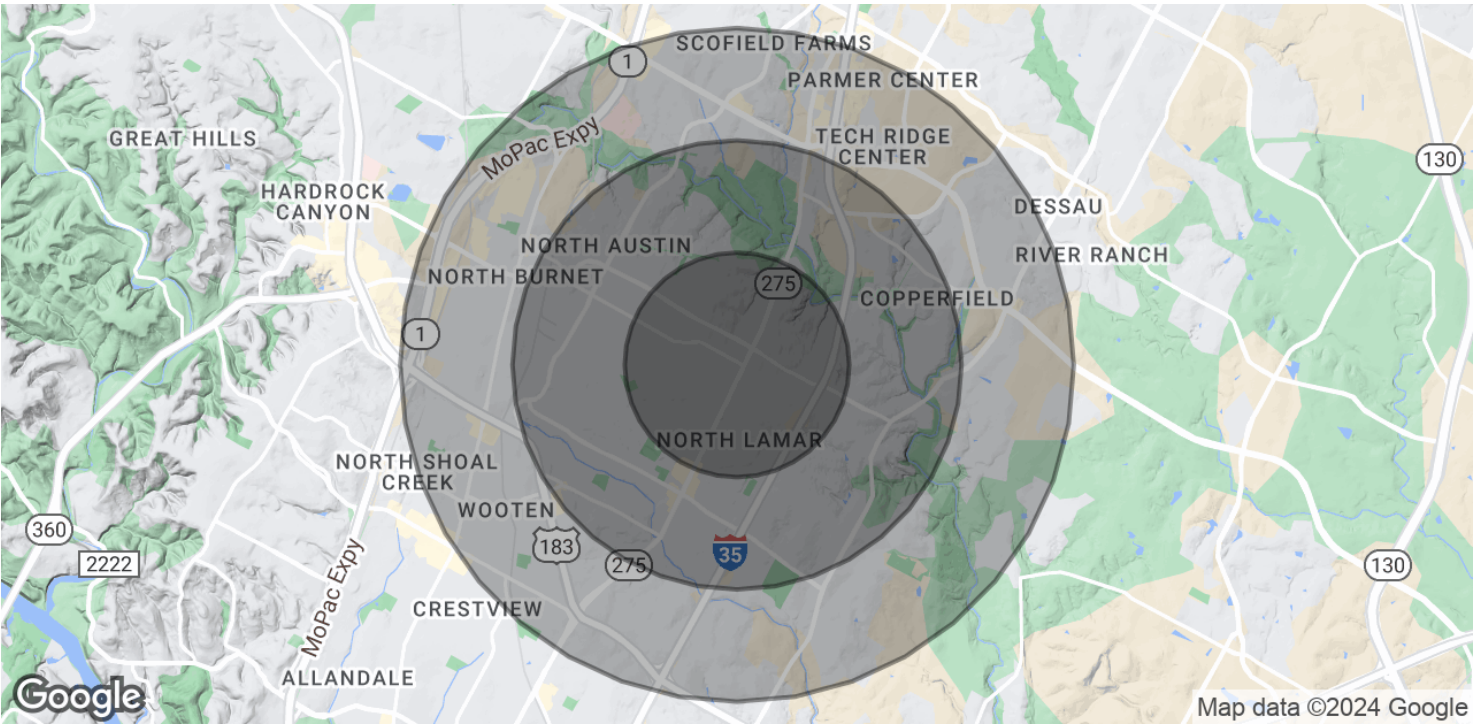
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,041	68,284	123,137
Average Age	29.8	29.6	29.6
Average Age (Male)	30.5	29.5	29.5
Average Age (Female)	29.5	30.4	30.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,518	25,179	48,373
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$51,265	\$50,898	\$52,481
Average House Value	\$159,913	\$146,020	\$151,076

* Demographic data derived from 2020 ACS - US Census

