

FOR SALE

PREMIER 2± AC MIXED-USE DEVELOPMENT SITE

LOCATED IN HIGH-GROWTH MIDTOWN SUBMARKET

5916 NORTH LAMAR BOULEVARD, AUSTIN, TX

HIGHLIGHTS

- Potential for 326-unit mixeduse building with commercial on the ground floor
- Fully entitled site plan & building permits
- Qualifies for Corridor Overlay Ordinance
- Ideal for affordable housing development within Austin's Midtown submarket
- High visibility & easy access along N. Lamar (25,000 VPD)
- Convenient access to all major roadways
- Just 3.5 miles north of University of Texas at Austin campus

SIZE 2.05± AC

FUTURE Vertical Mixed-LAND USE Use/General

Use/General Commercial

ZONING CS-MU-V-CO-NP

TAXES (2022) \$137,745

PARCEL ID# 230006 & 230004

DETAILS

Just five miles north of downtown Austin, three and a half miles north of the University of Texas at Austin and mere blocks from Austin Community College Highland campus, this premier 2± acre development site is located in an area of high growth within the Midtown Austin submarket.

The site is fully entitled with its site plan and building permits and will boast seven stories of multifamily units situated above ground floor commercial space. Adjacent to Austin-based burger stand, P. Terry's, and directly across the street from the Texas Department of Public Safety, this property benefits from high visibility along the heavily traveled Lamar Boulevard.

Not only does the development site have excellent access to major area thoroughfares, including I-35, MoPac Expressway and more, it will also have convenient access to Austin's approved future light rail project. Future residents will benefit from intermodal transit connecting them to the greater Austin area.

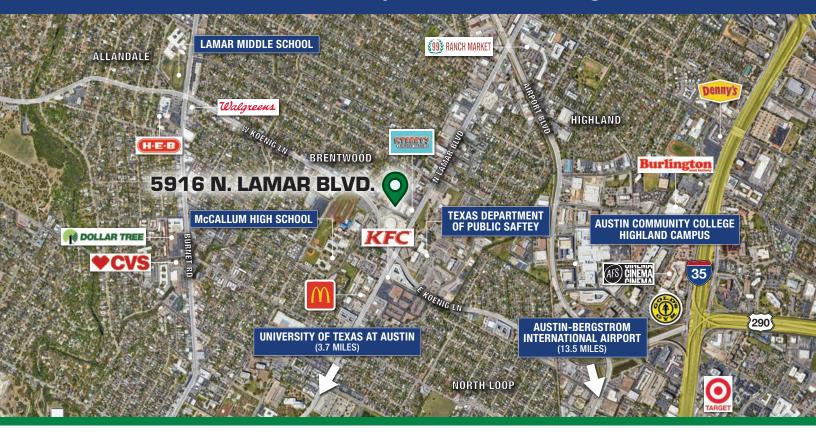
ALSO AVAILABLE FOR SALE:

1129-1135 Gunter Street, Austin, TX 3.4± AC Mixed-Use Development Site

7800 Burleson Rd., Austin, TX 16± AC Multifamily Development Site

1806 Clubview Ave. (Unit B), Austin, TX 1.65± AC Mixed-Use Development Site





5916 NORTH LAMAR BOULEVARD, AUSTIN, TX

LOCAL INFORMATION

Austin ranks as the 10th largest city in the United States and is experiencing unprecedented growth. For people looking to enjoy the dynamic growth but want a more relaxed atmosphere at home, Midtown is the epitome of relaxed urban living. Nestled in the heart of the city limits, it offers the perfect balance between a tranquil suburban atmosphere and easy access to Austin's vibrant downtown scene. With tree-lined streets, excellent schools and charming homes, it's a haven for those seeking an excellent quality of life. Plus, its proximity to local parks, trendy coffee shops and diverse dining options make it an ideal place for those who value a close-knit community with all the perks of city life.

AREA DEMOGRAPHICS					
	1-Mile	3-Mile	5-Mile		
Population (2023)	19,931	175,927	381,995		
Pop. Growth (2023-28)	1.4%	1.0%	1.1%		
Average HHI (2023-28)	\$112,911	\$100,781	\$109,346		

SALE INFORMATION

TERMS OF SALE This sale is being conducted subject to the

Terms of Sale, available for download from the Hilco Real Estate (HRE) website at

www.HilcoRealEstate.com.

BID SUBMISSION All Bids should be submitted using a Letter of

Intent (LOI). Those deemed as Qualified Bidders will be invited to participate in a second round. All

second round final bids must be made on the approved Purchase & Sale Agreement available on the HRE website.

Bids must be submitted to Steve Madura at

smadura@hilcoglobal.com.

DATA ROOM A Virtual Data Room has been assembled and

contains important due diligence documents on the property. To gain access to these documents, buyers will need to execute the Non-Disclosure Agreement (NDA) available on the HRE website. Once received and processed, you will be provided access to the Virtual Data Room containing property and sale information.

CONTACT

STEVE MADURA

847.504.2478

smadura@hilcoglobal.com

MICHAEL KNEIFEL

(3) 847.201.2322

mkneifel@hilcoglobal.com

ADAM ZIMMERMAN, MAI

847.917.9323

azimmerman@hilcoglobal.com



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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

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.

Paul A. Lynn & Assoc., LLC	9000489	paullynnccim@gmail.com	713-825-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul A. Lynn	0244902	paullynnccim@gmail.com	713-825-1771
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	ant/Seller/Landlo	ord Initials Date	