



For Sale

19,074 SF  
on 1.25 Acres



3 BUILDINGS



54,450 SF LOT



1.25 ACRES



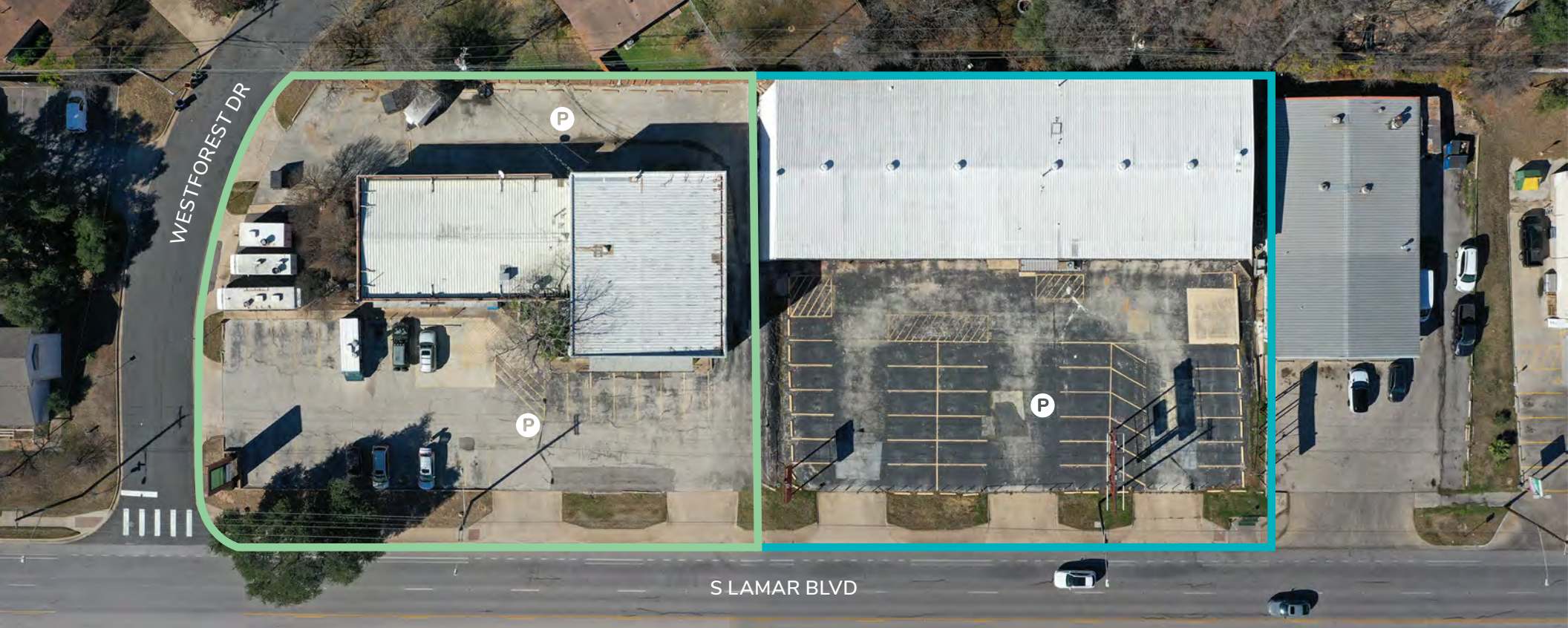
ZONING: GR-V

STREAM<sup>®</sup>

# 3000-3010 S Lamar Blvd

## Adaptive Reuse / Redevelopment Opportunity





# Property Highlights



## 3010 S Lamar Blvd

### LEVEL 1 RETAIL AND 2 STORY OFFICE BUILDING

<b>BLDG SF</b>	9,174 SF
<b>SITE AREA</b>	0.6438 AC (28,044 SF)
<b>YEAR BUILT</b>	1975
<b>PARKING</b>	43 SPACES
<b>TENANCY</b>	OFFICE: VACANT RETAIL: MTM

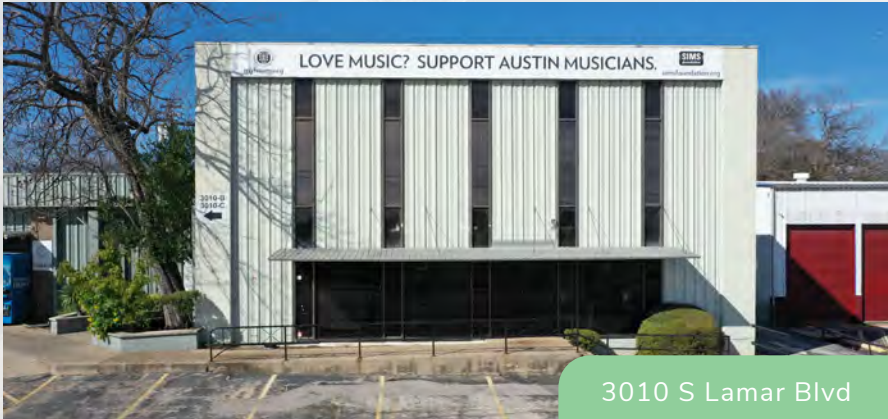
## 3000 S Lamar Blvd

### INDUSTRIAL WARHOUSE BUILDING

<b>BLDG SF</b>	9,900 SF
<b>SITE AREA</b>	0.6026 AC (26,249 SF)
<b>YEAR BUILT</b>	1974
<b>LOADING</b>	11 ROLL UP DOORS
<b>PARKING</b>	35 SPACES
<b>TENANCY</b>	VACANT



S LAMAR BLVD | 39,074 VPD



3010 S Lamar Blvd



3000 S Lamar Blvd



3010 S Lamar Blvd

## The Opportunity

Positioned along the highly trafficked and vibrant South Lamar Corridor, 3000 - 3010 South Lamar offers a compelling opportunity within one of Austin's most desirable and proven urban submarkets. The site features flexible mixed-use potential with existing restaurant infrastructure, ample on-site parking, office space suited for creative adaptive reuse, and a former auto body shop- all on a highly visible frontage.

With no long-term tenancy or encumbrances in place, the property is also primed for redevelopment, presenting a rare 1.25-acre clean assemblage with favorable Community Commercial – Vertical Mixed Use zoning in tow and additionally strong precedence and compatibility to upzone as needed for higher density design. This unique opportunity provides exceptional flexibility for immediate repositioning or long-term redevelopment, ideally suited for local or institutional developers seeking scale, visibility, and exposure in a high-growth corridor.

# Redevelopment Potential

## Zoning Overlays

### SB 840: State Legislative Authority

A Texas state law that supersedes local zoning regulations on commercially zoned properties statewide, establishing a higher legal framework than municipal codes and overlays. Under SB 840, multifamily residential development is permitted on eligible commercial sites, regardless of local zoning limitations, subject to compliance with the statute's requirements.



S Lamar Blvd

### GR-V: Community Commercial-Vertical Mixed Use

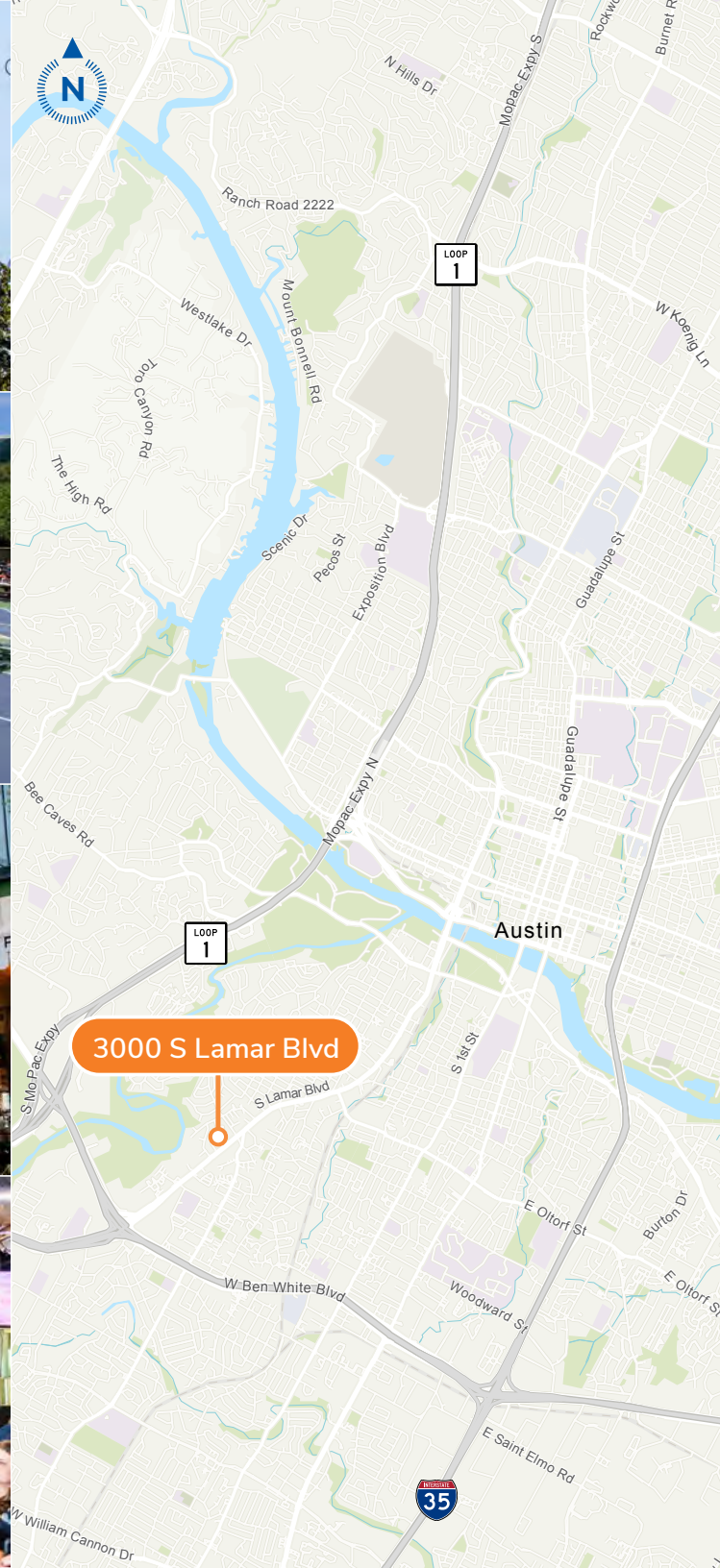
Locally adopted zoning framework designed to serve community- and regional-scale commercial activity, requiring active ground-floor commercial uses with residential units permitted only above the first floor. The code enables higher-intensity, corridor-oriented development—supporting walkability, transit use, and mixed-use density—while remaining subject to Austin-specific standards for compatibility, site design, and any applicable overlays.







# Unparalleled Location on South Lamar Austin, TX

3000 - 3010 South Lamar is ideally positioned in the heart of Austin's vibrant South Lamar corridor—one of the city's most dynamic and sought-after mixed-use districts.

This prime location offers immediate access to downtown Austin, Zilker Park, Barton Springs, and major employment hubs, while being surrounded by some of the city's most popular dining, retail, and entertainment destinations.

With direct frontage on South Lamar Boulevard and convenient connectivity to Loop 1 (MoPac), Highway 71, and downtown, the property provides exceptional regional access. The property benefits from walkable amenities, strong neighborhood character, and proximity to established residential communities.



-  **ABIA AIRPORT** · 10 Miles · 13 Minutes
-  **DOWNTOWN AUSTIN** · 2.6 miles · 7 minutes
-  **SOUTH CONGRESS** · 2.1 Miles · 8 Minutes
-  **SOUTH FIRST** · 1.7 Miles · 5 Minutes
-  **HWY 290** · 1.3 Miles · 3 Minutes
-  **UT CAMPUS** · 5.2 Miles · 17 Minutes

# AMENITIES





































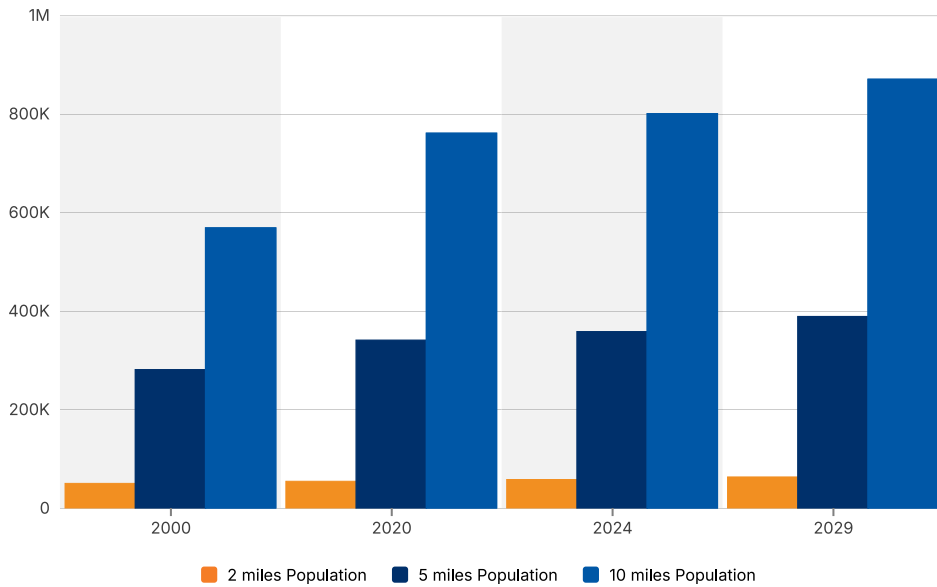




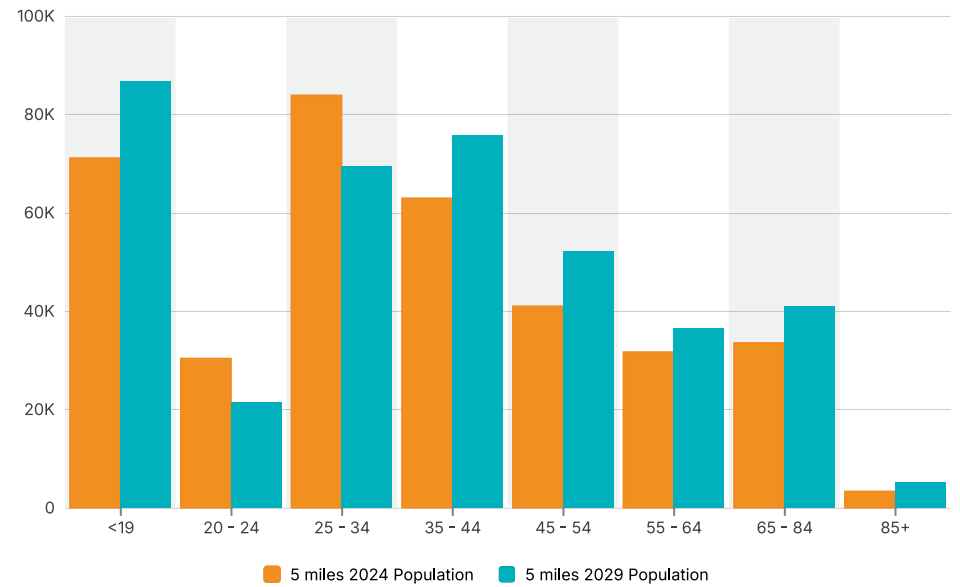


# DEMOGRAPHICS

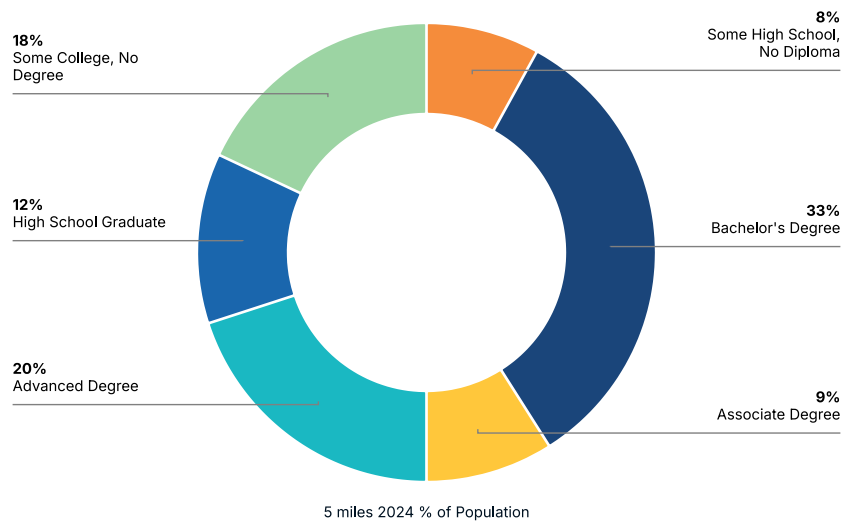
Population



Population By Age

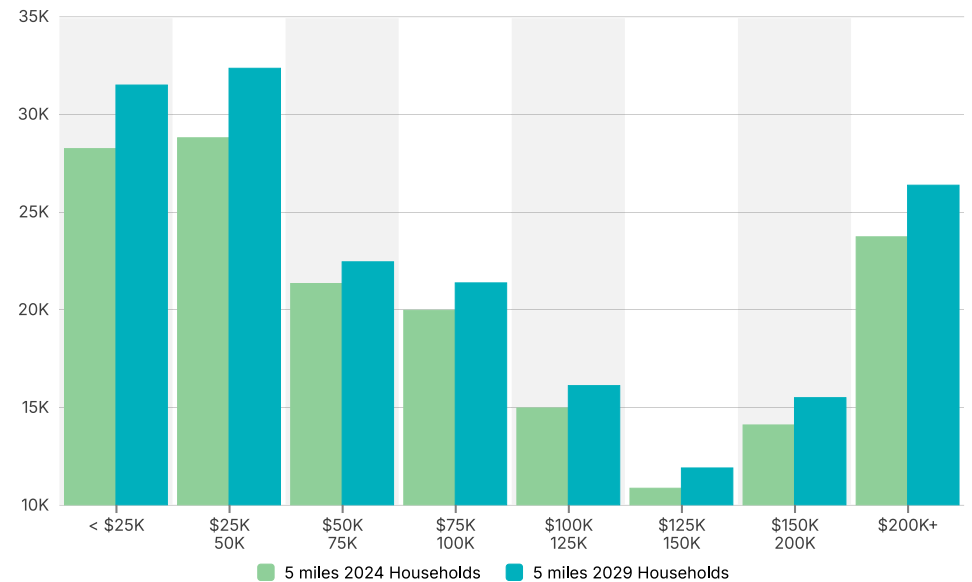


Educational Attainment



Household Income

Currency: USD (\$)



# Contacts



**Ralph Coppola**  
Vice President - Investment Sales  
914.403.6122  
ralph.coppola@streamrealty.com



**Cameron Grier**  
Senior Associate  
512.481.3006  
cameron.grier@streamrealty.com



**Bridger Gunderson**  
Associate  
224.632.0194  
bridger.gunderson@streamrealty.com



## Stream Locations:

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- Austin**
- Carolinas
- Chicago
- Dallas
- Denver
- Fort Worth
- Greater Los Angeles
- Houston
- South Florida
- Nashville
- Northern Virginia
- Phoenix
- San Antonio
- San Diego
- Washington, DC