

**5916 N. LAMAR BLVD.**



OLD KOENIG LN  
N LAMAR BLVD

**EST. DEVELOPMENT STATISTICS**

TOTAL RESIDENTIAL UNITS	326
RESIDENTIAL GROSS FLOOR AREA	277,206± SF
RESIDENTIAL RENTABLE AREA	229,133± SF
PARKING SPACES	304
BUILDING HEIGHT	71'

**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 mixed-use 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

<b>SIZE</b>	2.05± AC
<b>FUTURE LAND USE</b>	Vertical Mixed-Use/General Commercial
<b>ZONING</b>	CS-MU-V-CO-NP
<b>TAXES (2022)</b>	\$137,745
<b>PARCEL ID#</b>	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.

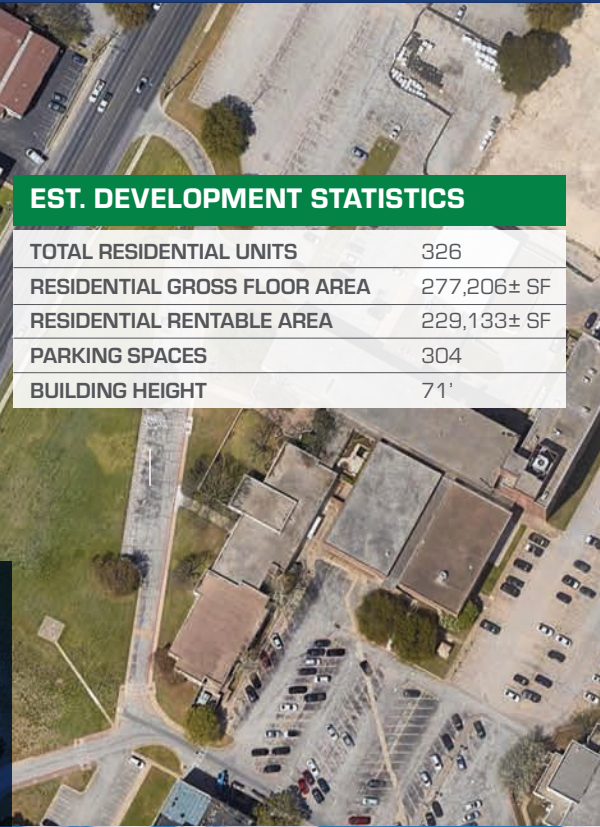
Not only does the development site have excellent access to major area thoroughfares, including I-35, MoPac Expressway and more, it will also have convenient access to Austin's approved future light rail project. Future residents will benefit from intermodal transit connecting them to the greater Austin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

**ALSO AVAILABLE FOR SALE:**

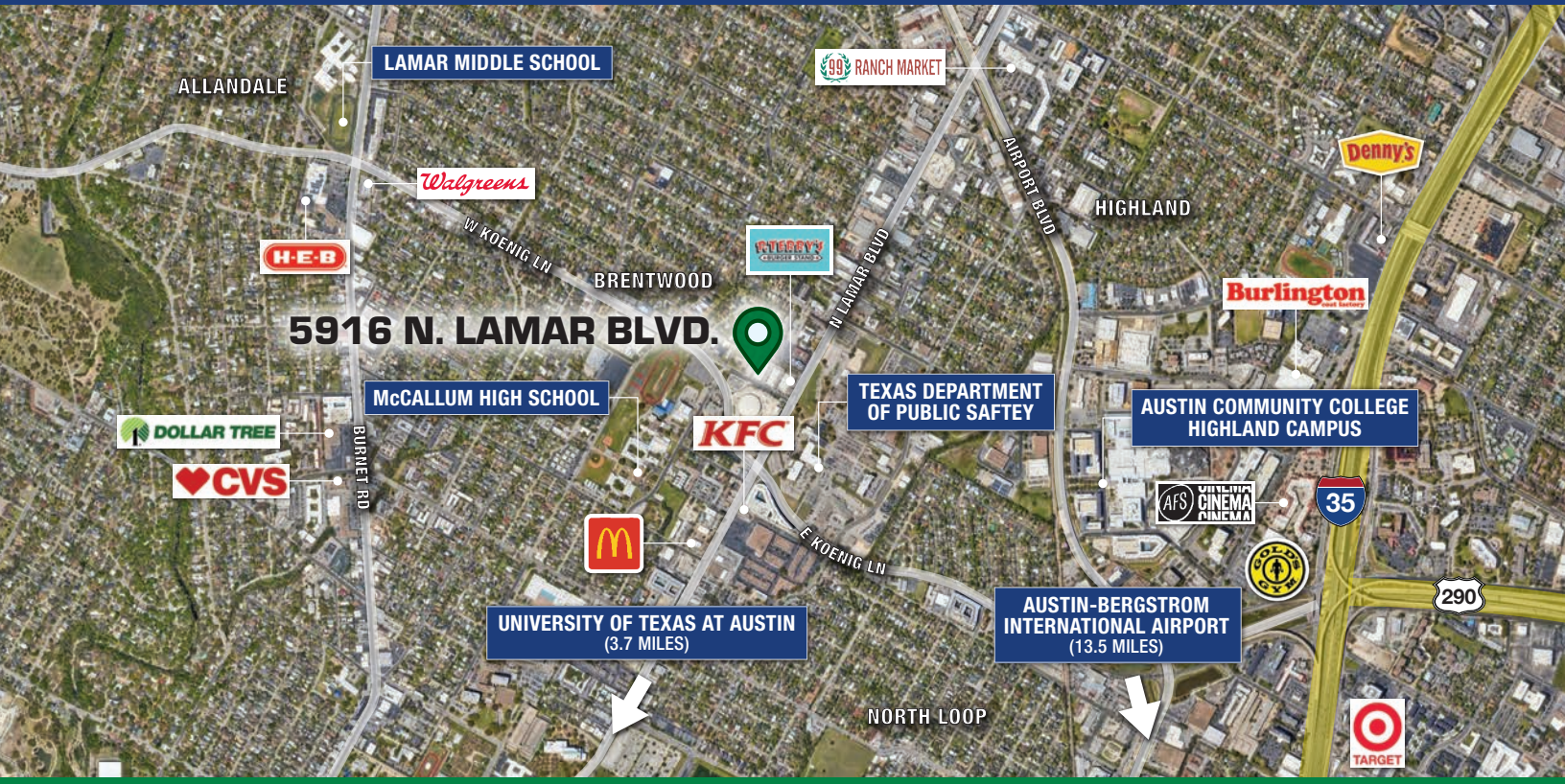
**1129-1135 Gunter Street, Austin, TX**  
3.4± AC Mixed-Use Development Site

**7800 Burluson 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

## CONTACT

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## 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](http://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](mailto: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.

