

SIGNALIZED TOD CORNER NEXT TO NEW MIXED-USE AND CAPMETRO RAIL

DealVision

0.9445 AC

10345 1/2 Lakeline Blvd | Austin, TX 78717

GO TO DEAL ROOM



NICK NELSON, CCIM
512.906.6757 | nick@dealvision.com

JACKSON STEINLE
512.762.7569 | jackson@dealvision.com



PROPERTY INFORMATION

Physical Address:	10345 1/2 Lakeline Blvd, Austin, TX 78717
Pricing:	\$1,200,000
Land Size (AC):	0.9445 ac
Zoning:	PUD & TOD
Utilities:	Onsite

PROPERTY DESCRIPTION

This site is located at the SEC of Lyndhurst St & Lakeline Boulevard next to the Tisdale at Lakeline Station Mixed Use development and the MetroRail Lakeline Station.

Utilities are available at the site and the entrance (via access easement) is already built which saves the buyer a lot of money.

The zoning (PUD and TOD) offers many permitted land uses which are listed in the offering memorandum. 6 stories is the estimated building envelope maximum height.

PROPERTY HIGHLIGHTS

MULTIFACETED DEMAND GENERATORS

This site has 3 major components that make up its complete retail trade area. It's walkable. There's approximately 9,372 people within a 10 minute walk time from this site. The Lakeline Station is next door and it's weekly ridership at this location is approximately 2,254 people. The last component of the retail trade area is the drive time. 145,000 people live within a 10 minute drive time from this site.

TRANSIT AND COMMUTER DEMAND

The property is not merely "near transit." It is beside an established rail, bus and park-and-ride node, with the entrance drive and multimodal connectivity improved in FY2025.

REGIONAL EMPLOYMENT AND MEDICAL DEMAND

Northwest Austin has major employment anchors, including Apple's large Austin campus, which was designed initially for 5,000 employees with capacity for 15,000. The nearby Texas Children's Hospital Austin campus opened in 2024 as a \$485 million, 365,000-square-foot hospital.



CONCEPTUAL
SITE PLAN

BUILDING INFO:

3 Stories
21 Total Units
1540 SF Avg.







COMMERCIAL USES

- Art and Craft Studio
- Automobile Repair Services (c)
- Automobile Washing (not permitted in TOD)
- Business or Trade School
- Business Support Services
- Commercial Off-Street Parking*
- Commercial Recreation (Indoor)
- Commercial Recreation (Outdoor)
- Financial Services
- Food Sales
- Funeral Services
- General Retail Sales – Convenience
- General Retail Sales – General
- Hotels – Motels (including extended stay inns)
- Liquor Sales
- Personal Improvement Services
- Personal Services
- Pet Services
- Research Assembly Services
- Restaurant (alcohol sales permitted)
- Theaters
- Veterinary Services
- Administrative and Business Offices
- Medical Offices
- Professional Office
- Accessory uses
- Customary home occupations*
- Service Station as a part of a convenience store (not permitted in TOD)

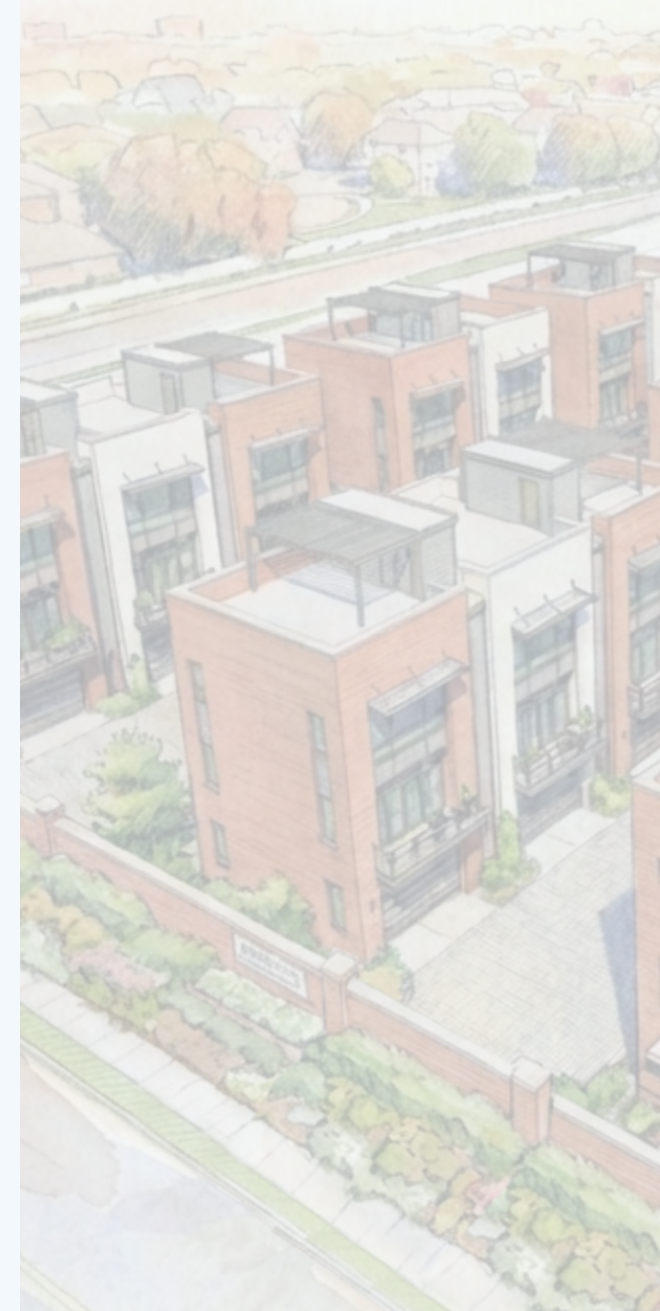
CIVIC USE

- Religious Assembly
- Club or Lodge
- Cultural Services
- College and University Facilities
- Park and Recreation Services
- Safety Services
- Public or Private Educational Facilities
- Day Care Services
- Local Utility Services
- Park-N-Ride
- Transportation Terminal (c)

(c) = Conditional

(pc) = Permitted in the district, but under some circumstances may be conditional.

Additional standards may apply. See Leander Rehabilitation PUD-2nd order (Williamson County Document No. 1998015646) and the table in LDC § 25-2-491, Zoning Land Use Summary Table, for Austin City Code references.





STRONG DAYTIME POPULATION

A 439,572+ daytime population, including 86,270 workers, fuels demand for food, services, and office space during the workweek.



HEALTHCARE SPENDING STRENGTH

Annual medical care spending exceeds \$194M today, projected to grow to \$235M by 2028, signaling strong demand for medical office tenants.



EMPLOYMENT DENSITY

More than 58,000 employees within the trade area, with top sectors in professional/tech (20%), healthcare (11%), and retail trade (10%).



YOUNG PROFESSIONAL DRAW

Median age of 36.7 years, with the largest concentration in the 25–44 age bracket, supporting demand for fitness, dining, and lifestyle retail.



BUSINESS CONCENTRATION

Over 6,600 businesses within a 10-minute drive provide strong daytime traffic, with a concentration in tech, healthcare, and education, driving both office leasing and supporting services.



RETAIL SPENDING POWER

Residents spend nearly \$353M annually on restaurants and \$323M on food away from home, representing significant capture potential for new eateries and services.



AFFLUENT MARKET

Median household income is \$118,223, well above the Austin metro average, supporting premium retail, restaurants, and boutique office space.



HIGH GROWTH MARKET

The Lakeline submarket benefits from Austin's northwest tech and employment corridor, with direct connectivity to Apple, Indeed, Visa, and other major employers (Domain/Uptown ATX).



STRONG SURROUNDING DEVELOPMENT

Adjacent to the new 378-unit mixed-use development ("Tisdale at Lakeline Station"), plus nearby Presidio, Mansions at Lakeline, and other large-scale multifamily projects.



INFRASTRUCTURE READY

Water and sewer utilities stubbed to site, with drive access already paid for and installed by the seller.



STREAMLINED APPROVALS

Certain city permit submissions qualify for 10-day review periods, reducing entitlement risk and project timeline.



DEVELOPMENT FRIENDLY ENTITLEMENTS

The property benefits from grandfathered 1997 regulations, including tree mitigation fees at \$75/inch vs. \$200/inch today, and exemption from the Heritage Tree Ordinance.



REGIONAL DETENTION IN PLACE

Shared infrastructure and regional stormwater detention already constructed, lowering development costs and increasing site efficiency.



NO RECOGNIZED ENVIRONMENTAL CONCERNS

A clean Phase I ESA (2022) confirms no environmental conditions or restrictions.







Lakeline Storage

A modern, 117,000-square-foot multi-story self-storage complex.



The Crossings at Lakeline

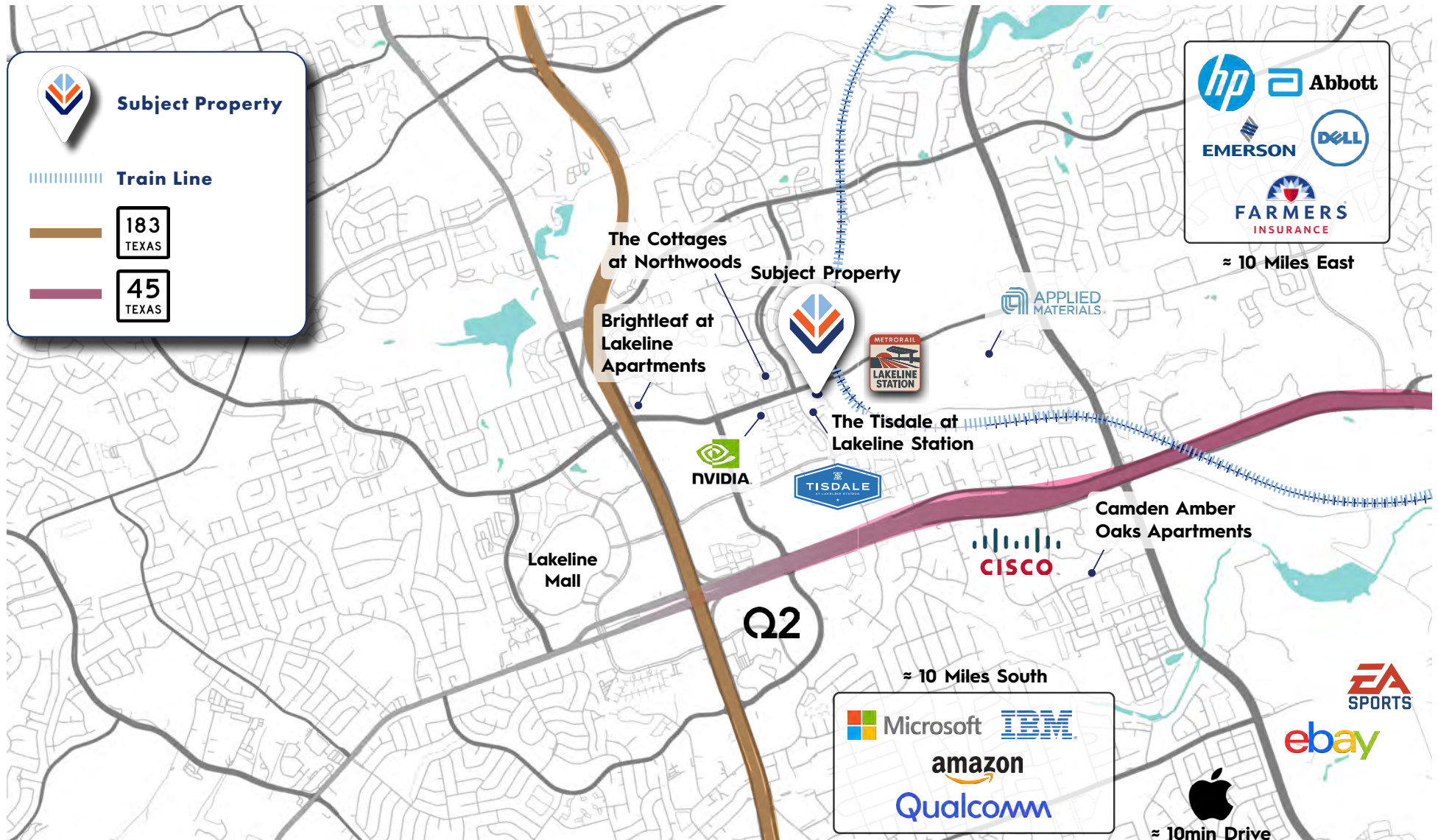
70-acre master-planned mixed-use development featuring three-story office buildings, trail connections, and retail/apartment sites.



The Tisdale at Lakeline Station

A flagship modern residential project adjacent to the CapMetro Lakeline Rail Hub.





LAKELINE METRORAIL STATION AREA

Lakeline MetroRail Station, Austin's northernmost transit hub, sits on 20 acres owned by Capital Metro, featuring a park & ride and a stage-one center platform (with stage two planned to double its length). Conveniently located between Lakeline Boulevard and Lakeline Mall Drive, with primary access via Lyndhurst Street, the station is adjacent to Lakeline Mall and three major retail centers, establishing it as a vibrant activity hub. The introduction of reverse express buses and planned rail expansions will further enhance connectivity. This historically high-growth corridor attracts both commerce and new residents, with nearby Round Rock and Leander ISDs serving the community, as well as neighborhoods like Avery Ranch and Anderson Mill. Designated a Regional Center by Imagine Austin, the area offers a mix of apartments, condominiums, townhomes, cottages, and detached single-family homes, spanning low to high price points. As part of a State PUD, entitlements support high-density transit-oriented development (TOD), creating opportunities for compact mixed-use infill projects. Pedestrian- and bicycle-friendly enhancements are ongoing, making the area highly accessible.

STATION FEATURES

- 12 bus bays (6 active)
- Shelters, benches, lighting, and destination maps
- 485 parking spaces (+400 planned for 2017)
- Capital Metro MetroBike shelter with 24 spaces and air pumps
- Free bike racks (38 spaces)
- Transit Connections
- MetroRail Red Line: 15 trains weekdays, 6 Friday evenings, 12 Saturdays (March–September)
- Express Bus: 53 weekday connections (983, 985, 987)
- MetroBus lines 122, 214, 383
- CARTS and vanpool connections



ACCESS & NEARBY EMPLOYERS

Nvidia Corporation, PCM Logistics, Indigo Apartments, The Mansions at Lakeline Major employers: AT&T Corporate, Health Tronics Inc., E-MDs Inc., Applied Rigaku Tech Inc., Lakeline Mall, Home Depot, Provident American Life.

LOCAL ATTRACTIONS

- Lake Travis (1.5 miles)
- Lakeline Mall, hotels, Avery Ranch, regional retail centers, Texas Hill Country

This dynamic urban mixed-use redevelopment will serve as a unifying nexus of activity, perfectly positioned for residents, commuters, and businesses seeking connectivity, convenience, and growth in one of Austin's most promising corridors.



174,214
2026 Employees



180,960
2031 Households



\$159,404
2026 Median
Household Income



\$6,517,429,286
2026 Retail Expenditures



163,983
2026 Households



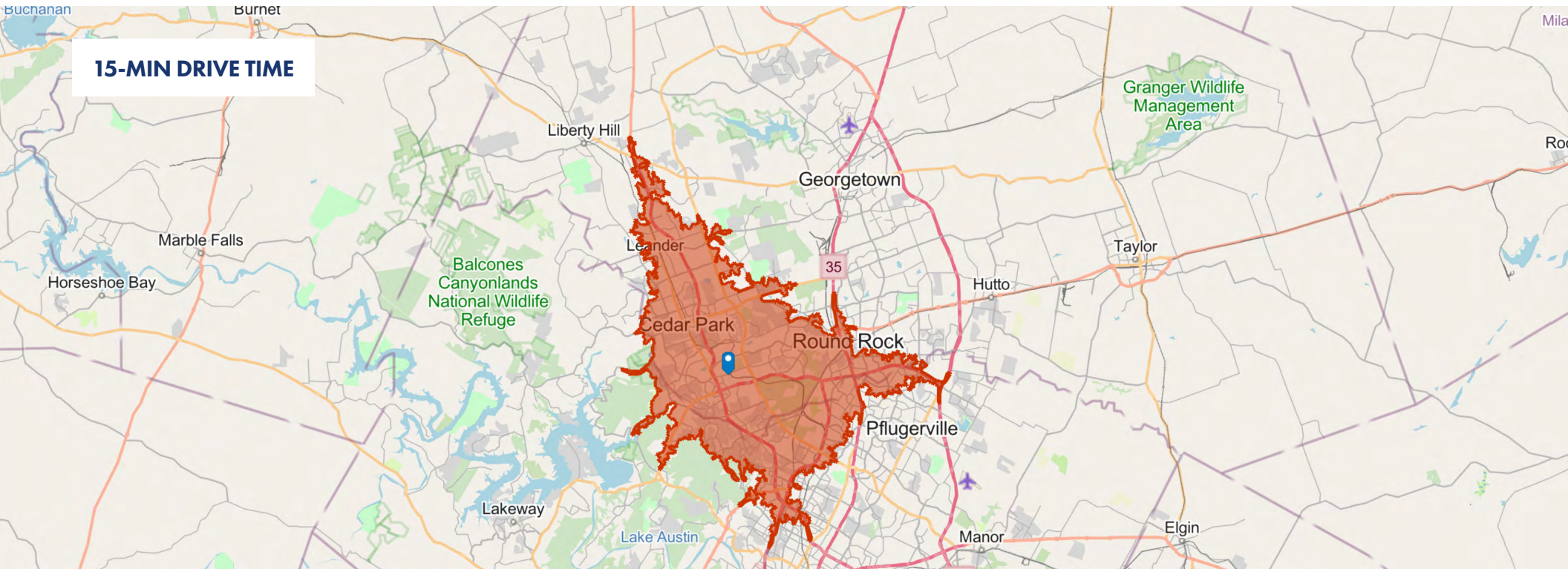
439,572
2026 Daytime
Population



64,083
2026 Graduate or
Professional Degree



\$556,691,410
2026 Medical Care



10345 1/2 LAKELINE BLVD | AUSTIN, TX 78717

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)



JACKSON STEINLE

Co Founder, Vice President

m: 512.762.7569

e: jackson@dealvision.com

License No. 783155 (TX)



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Deal Vision, LLC	9014392-BB	nick@dealvision.com	(512)906-6757
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Nick Nelson, CCIM	603416-B	nick@dealvision.com	(512)906-6757
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2