



## OFFERING SUMMARY

<b>Building SqFt</b>	11,486 SqFt
<b>Year Built</b>	1956, 1983
<b>Lot Size (acres)</b>	0.68
<b>Parcel ID</b>	0401070327
<b>Zoning Type</b>	Commercial
<b>County</b>	Travis
<b>Frontage</b>	144.25 Ft
<b>Coordinates</b>	30.247634,-97.775764
<b>Year Renovated</b>	2023

## PROPERTY OVERVIEW

Evergreen is in a prime location on one of the most active retail corridors in the city of Austin. Surrounded by multiple affluent apartment communities and residential neighborhoods, Evergreen offers a prime opportunity. Units are 397-5,500 SF. The back building can easily be subdivided into 1,100 SF units. This is an ideal location for a restaurant, bar, retail store, retail wellness hub or any similar business. The 1100 SF patio with mister fans and outdoor speakers can be included as an exclusive space for a tenant taking space in the front building.

## PROPERTY HIGHLIGHTS

- Over 140 feet of direct frontage on one of Austin's busiest southern traffic corridors.
- The coveted 78704 (Zilker neighborhood) is one of the strongest and most desirable retail trade areas within Texas and currently is experiencing a shortage of retail options.
- Across the street from the soon to be delivered luxury 182-Unit Zilker Zephyr Condos.
- Evergreen has undergone extensive renovations including energy efficient glass, TPO roof overlays, HVAC systems and metal façade exteriors. Electrical is slated for upgrade through Austin Energy.



# RETAIL PROPERTY FOR LEASE

## Evergreen @ S Lamar

2324 S LAMAR BLVD  
AUSTIN, TX 78704

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#A1-A3	--	\$ 60.00 - 65.00 SF/Yr	NNN	397 - 4,348 SF	3 - 7 Yrs
#D	--	\$ 40.00 - 45.00 SF/Yr	NNN	1,056 - 5,399 SF	3 - 7 Yrs



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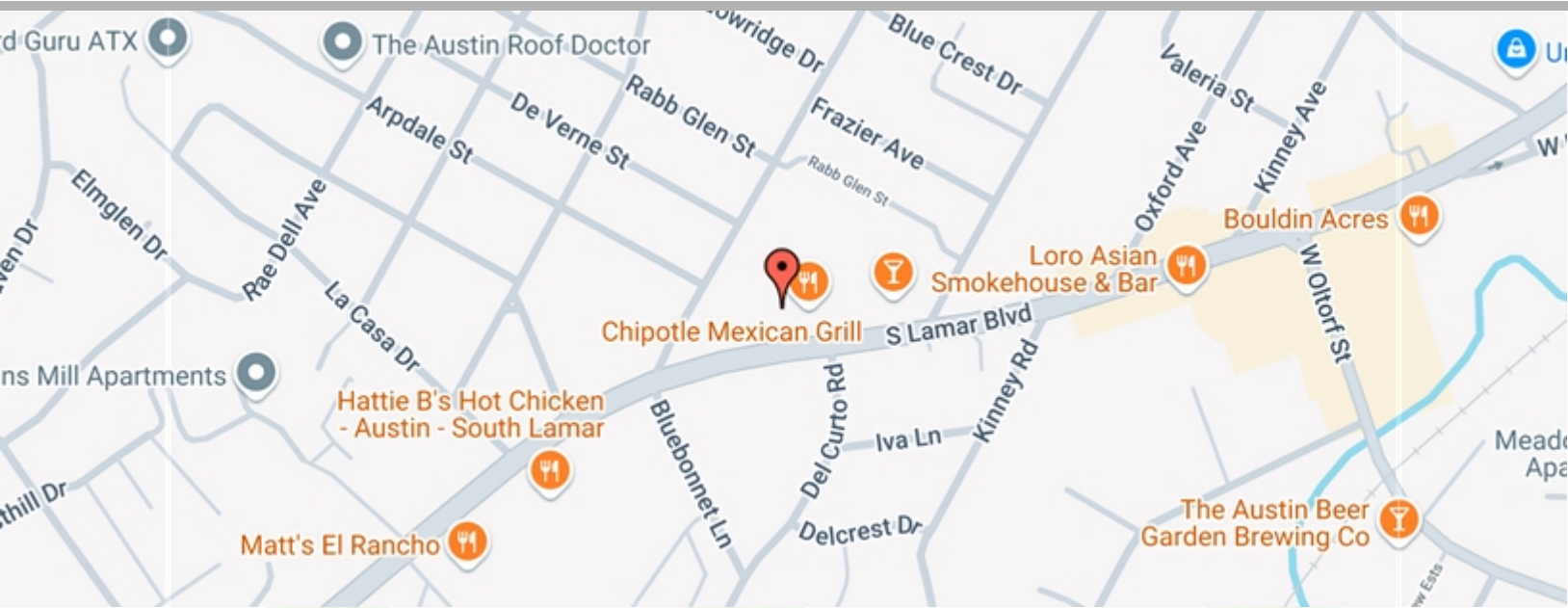




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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,312	106,640	284,824
2010 Population	16,119	106,685	300,981
2024 Population	20,140	130,903	354,507
2029 Population	20,028	136,848	361,591
2024-2029 Growth Rate	-0.11 %	0.89 %	0.4 %
2024 Daytime Population	15,579	254,741	549,655

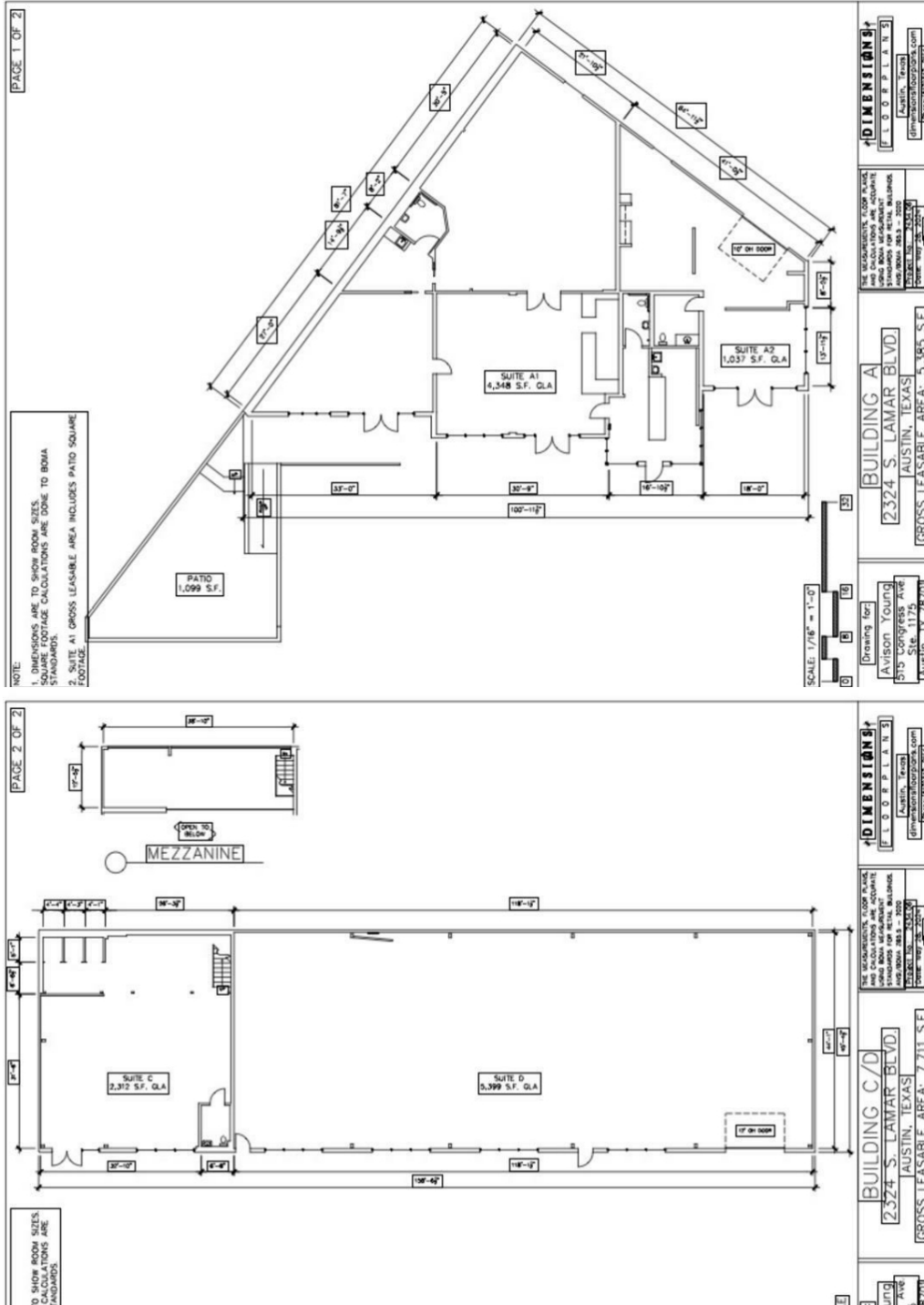
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	576	4,148	16,670
\$15000-24999	238	2,184	6,341
\$25000-34999	321	2,726	7,945
\$35000-49999	815	5,996	14,554
\$50000-74999	1,641	10,001	25,974
\$75000-99999	1,683	8,279	19,681
\$100000-149999	1,627	10,258	23,897
\$150000-199999	1,123	7,987	16,511
\$200000 or greater	2,877	17,440	32,286
Median HH Income	\$ 103,859	\$ 104,089	\$ 86,623
Average HH Income	\$ 168,809	\$ 161,716	\$ 138,435

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,077	49,236	115,926
2010 Total Households	8,002	51,836	125,752
2024 Total Households	10,900	69,020	163,859
2029 Total Households	11,192	75,090	173,787
2024 Average Household Size	1.83	1.8	2.03
2024 Owner Occupied Housing	3,995	23,957	57,137
2029 Owner Occupied Housing	4,078	24,609	58,529
2024 Renter Occupied Housing	6,905	45,063	106,722
2029 Renter Occupied Housing	7,113	50,481	115,258
2024 Vacant Housing	1,121	8,767	18,521
2024 Total Housing	12,021	77,787	182,380



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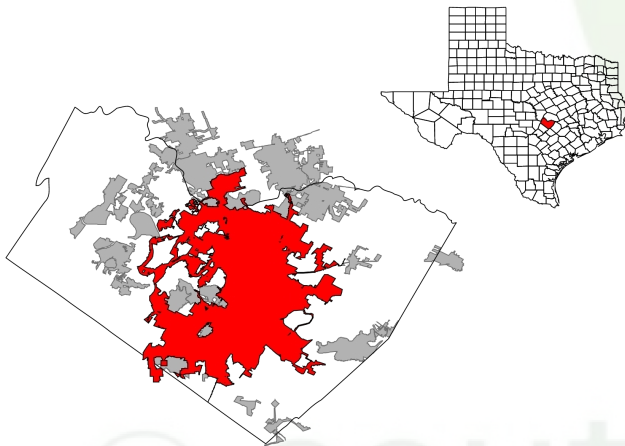
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### ABOUT AUSTIN

Austin ( AW-stin) is the capital of the U.S. state of Texas and the county seat and most populous city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it is the 24th-largest metropolitan area in the United States, the 11th-most populous city in the United States, the fourth-most populous city in the state after Dallas, San Antonio, and Houston, and the second-most populous state capital city after Phoenix, the capital of Arizona. It has been one of the fastest growing large cities in the United ...



#### CITY OF AUSTIN

County	Travis
Incorporated	12/26/1839

#### AREA

City	326.5 sq mi
Land	319.9 sq mi
Water	6.6 sq mi
Elevation	289 ft

#### POPULATION

Population	974447 {{increase}}
Rank	32
Density	3,006.36 sq mi
Urban	1,809,888



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