

COMMERCIAL FOR LEASE

1009 FOURTH ST, LAMPASAS, TX 76550

1009 FOURTH ST, LAMPASAS, TX 76550



FOR LEASE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

1009 FOURTH STREET



JEFFREY SLANKER

C: (512) 800-4886

jslanker@kw.com

617990, Texas

Property Summary	3
Aerial Shot	4
Exterior/Parking	5
Suite A & B	6
Suite C	7
Floor Plan	8
Location Maps	9
Points of Interest & Drive Times	10
Demographics	11
Disclaimer	12

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PROPERTY SUMMARY

1009 FOURTH STREET



Property Summary

Building SF:	+/- 15,000 SF
Lot Size:	0.497 AC
Suite A: (Leased)	1,480 SF
Suite B:	1,480 SF
Suite C:	3,272 SF

Property Overview

Welcome to 1009 E 4th St, a newly built retail center walking distance to downtown Lampasas. Prime frontage on high-traffic E 4th St offers visibility and convenience for retail, service providers, medical office, and FLEX businesses alike. Join a strong lineup of high performing tenants including anchor Anytime Fitness, Lotus Beauty Spa & Salon, as well as Blends Smoothie coming soon. Offering a strong Tenant Improvement allowance to help bring your vision to life!

Building Highlights:

- High Traffic: Located between downtown just blocks away & <1 mile to Walmart on US 190
- New Construction: Modern retail spaces ready for your custom build out
- Tenant Improvement Allowance: We'll help bring your vision to life with a healthy T.I. budget
- Strong Tenant Mix: Anytime Fitness, Lotus Spa, & Blends Smoothie drive consistent traffic
- Versatile Spaces: 16' ceilings, roll-up door, customizable suites offer a wide range of options
- Community Proximity: Close to residential areas, schools, and downtown
- Easy Accessibility: Quick access to major highways enhances customer reach

Location Overview

This prime commercial property stands as a cornerstone of the vibrant Lampasas community. Located in a central and accessible position, it is strategically positioned to attract attention. The property benefits from its proximity to key amenities and attractions. Nearby, you'll find a mix of residential neighborhoods, schools, parks, and recreational facilities, all contributing to the dynamic atmosphere of the area. With easy access to major thoroughfares and highways, including the bustling 4th Street, the property enjoys excellent visibility and connectivity, making it a focal point for commercial activity in the region. This accessibility ensures that businesses located here can easily attract foot traffic and cater to the diverse needs of the local community.

AERIAL SHOT

1009 FOURTH STREET



EXTERIOR/PARKING

1009 FOURTH STREET

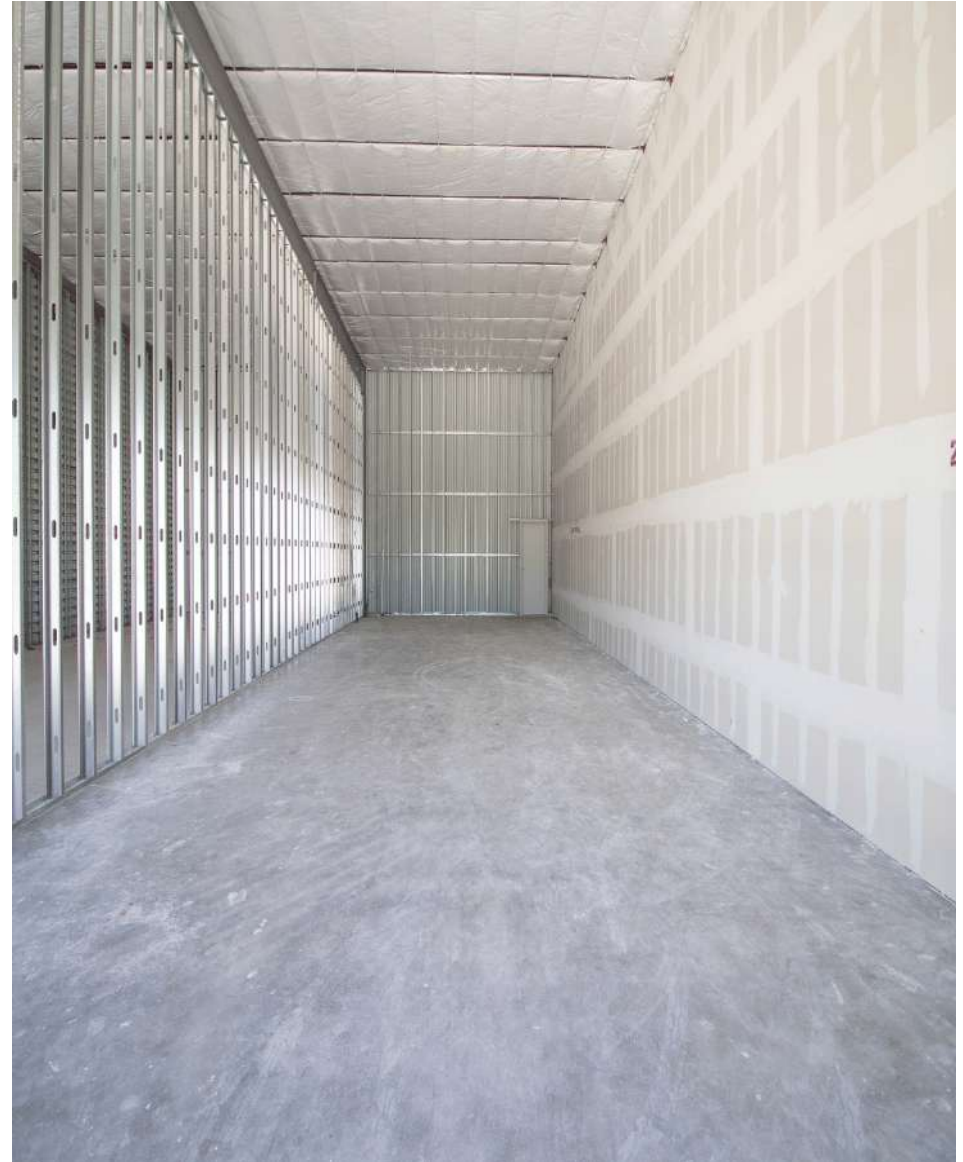


SUITE A & B

1009 FOURTH STREET



Suite A (Leased)



Suite B

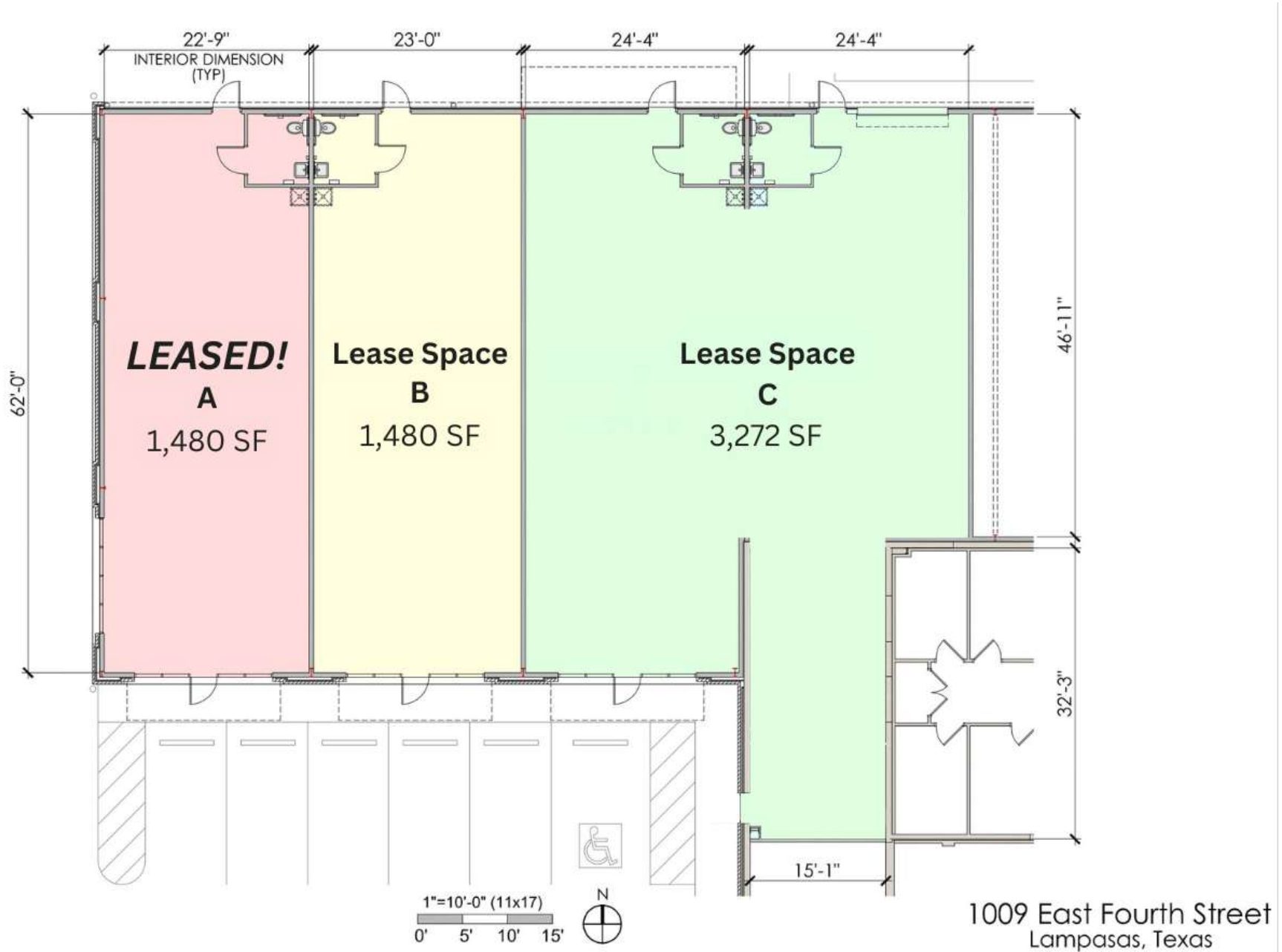
SUITE C

1009 FOURTH STREET



FLOOR PLAN

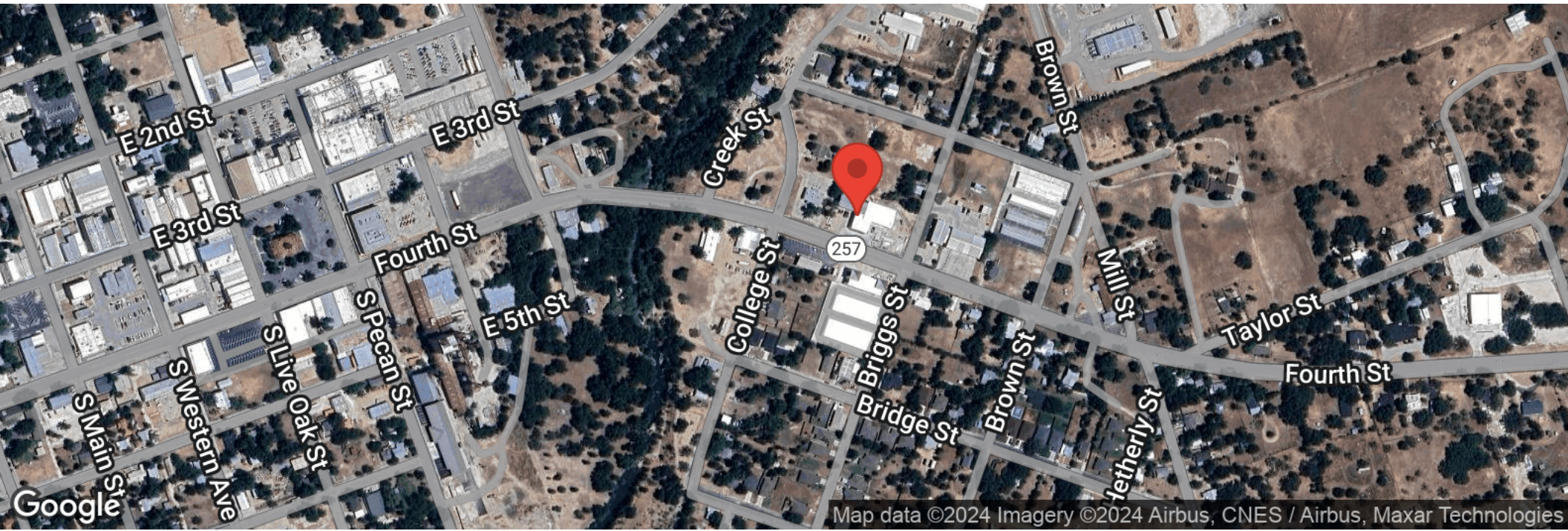
1009 FOURTH STREET



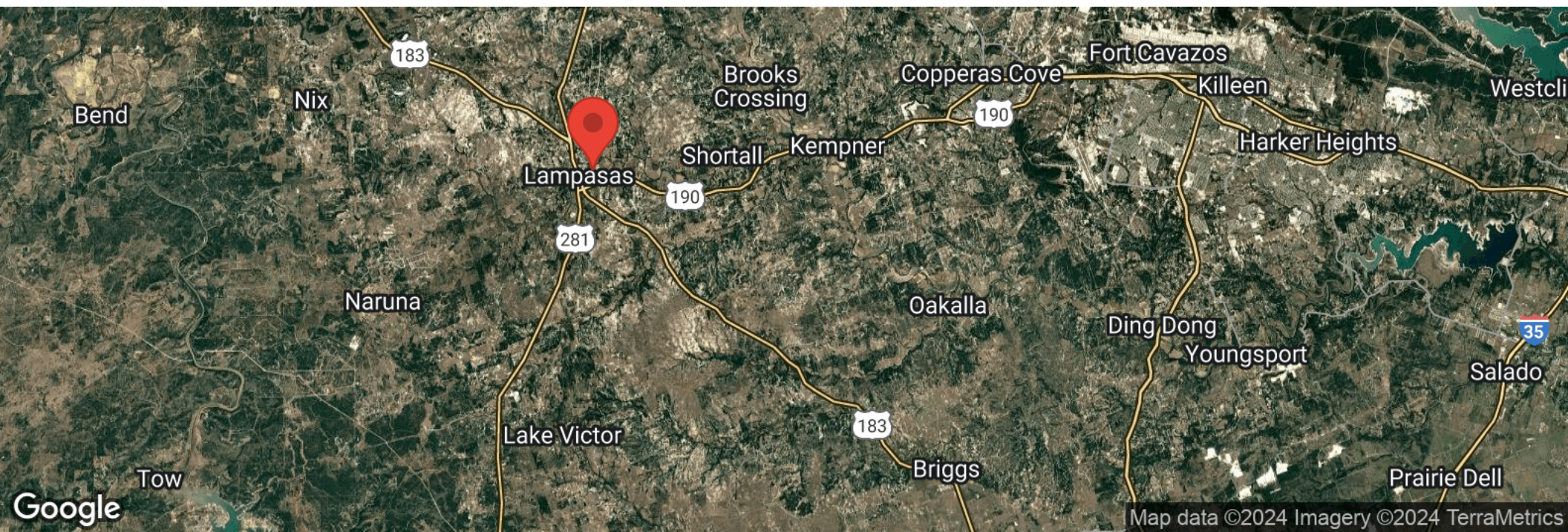
1009 East Fourth Street
Lampasas, Texas

LOCATION MAPS

1009 FOURTH STREET



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2024 Imagery ©2024 TerraMetrics

POINTS OF INTEREST & DRIVE TIMES

1009 FOURTH STREET



1009 Fourth St,
Lampasas

01

U.S. Hwy 190

02

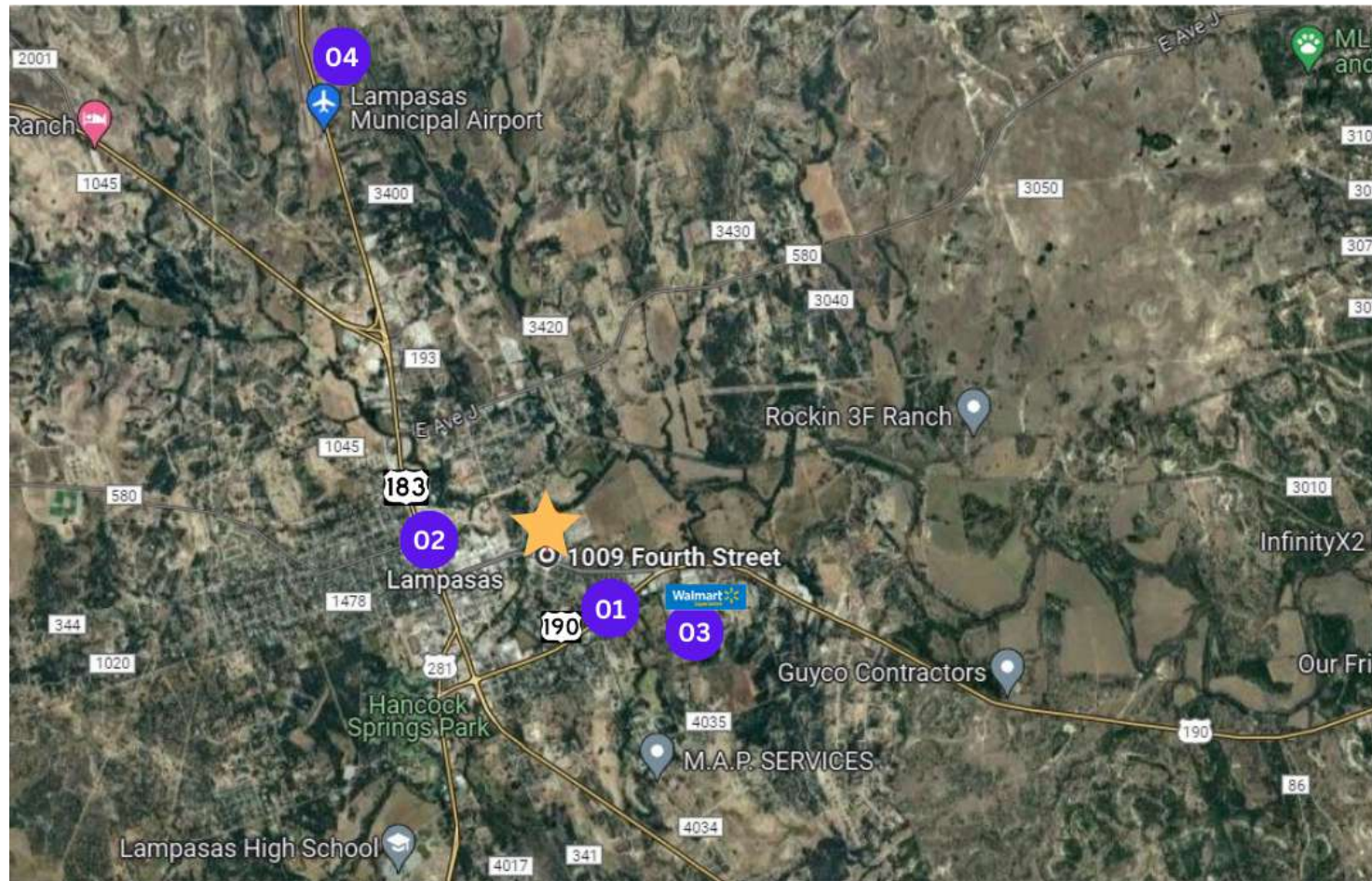
N US Hwy 183,
Lampasas

03

Walmart
Supercenter

04

Lampasas Municipal
Airport



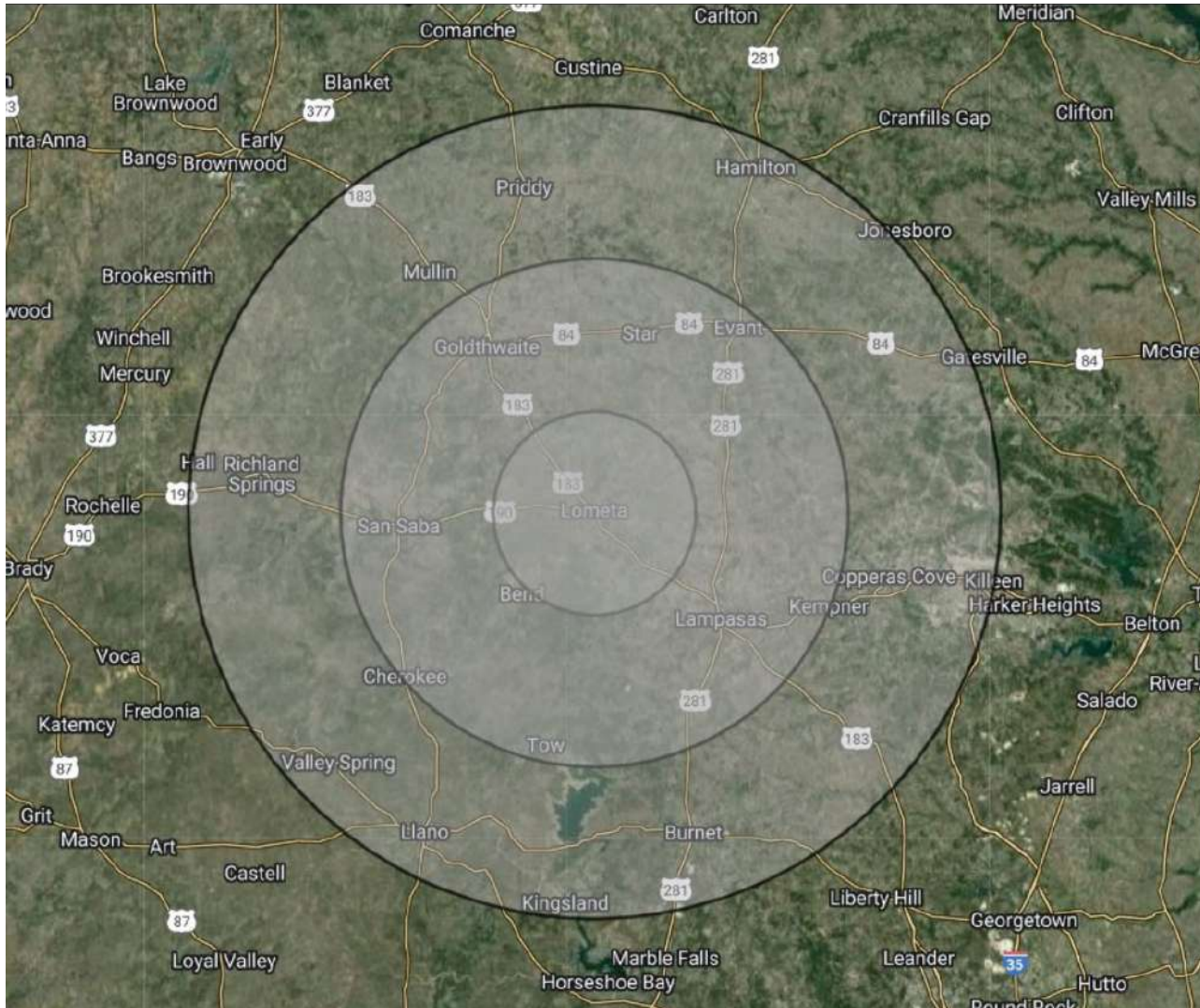
Drive Times



- 01** U.S. Hwy 190
1 min
- 02** N US Hwy 183, Lampasas
2 min
- 03** Walmart Supercenter
4 min
- 04** Lampasas Municipal
Airport
6 min

DEMOGRAPHICS

1009 FOURTH STREET



10 miles	43.67 MEDIAN AGE
\$64,133 MEDIAN HOUSEHOLD INCOME	13,859 INDIVIDUALS

25 miles	30.91 MEDIAN AGE
\$61,411 MEDIAN HOUSEHOLD INCOME	159,459 INDIVIDUALS

40 miles	35.53 MEDIAN AGE
\$66,981 MEDIAN HOUSEHOLD INCOME	525,106 INDIVIDUALS

*Source: census.gov

DISCLAIMER

1009 FOURTH STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
C: (512) 800-4886
jslanker@kw.com
617990, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.