

For Sale or Lease
Retail/Flex Warehouse

8,440 Square Feet
Shell Finish-Out

408 South Main Street,
Lampasas, Texas 76550



408 S Main Street
8,440 Sq.Ft

E 3rd Street

S Main Street

*Conceptual Renderings



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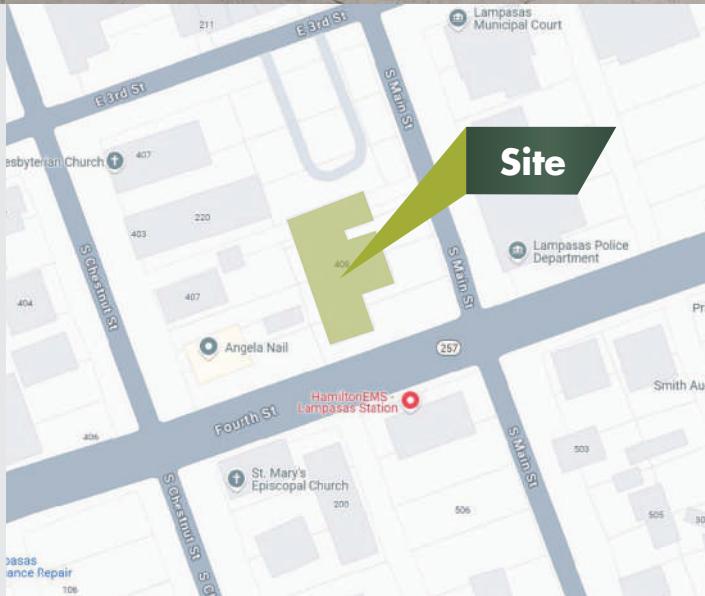


More Info

Site Summary: 408 South Main Street, Lampasas, Texas 76550



8,440 square foot with 8 bays industrial flex space. Located in downtown Lampasas on Main St and just across the street from Lampasas Police Department. The building features new roll up door with automatic openers and can be finished out for the tenant's desires. Property is perfect for a variety of businesses, including, but not limited to: automotive, roofing, HVAC, plumbing, or retail (skating rink, etc.). Just 2 blocks from the historic downtown square and steps from the intersections of Highway 183, 281, and 190.



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Property size

8,440 Square Feet Metal Building on 0.38 acres

Proximity

Downtown Lampasas, 1 Block East of US Highway 183

Utilities

Electric: City of Lampasas

Water: City of Lampasas

Gas: Atmos

Zoning

City of Lampasas Retail, see page 6

Access

Located near the cross section of US Highway 183, 281 and 190

Visibility

- Highly trafficked corner lot, approximately 6,000 vehicles per day
- Population within 3 mile radius - 14,800

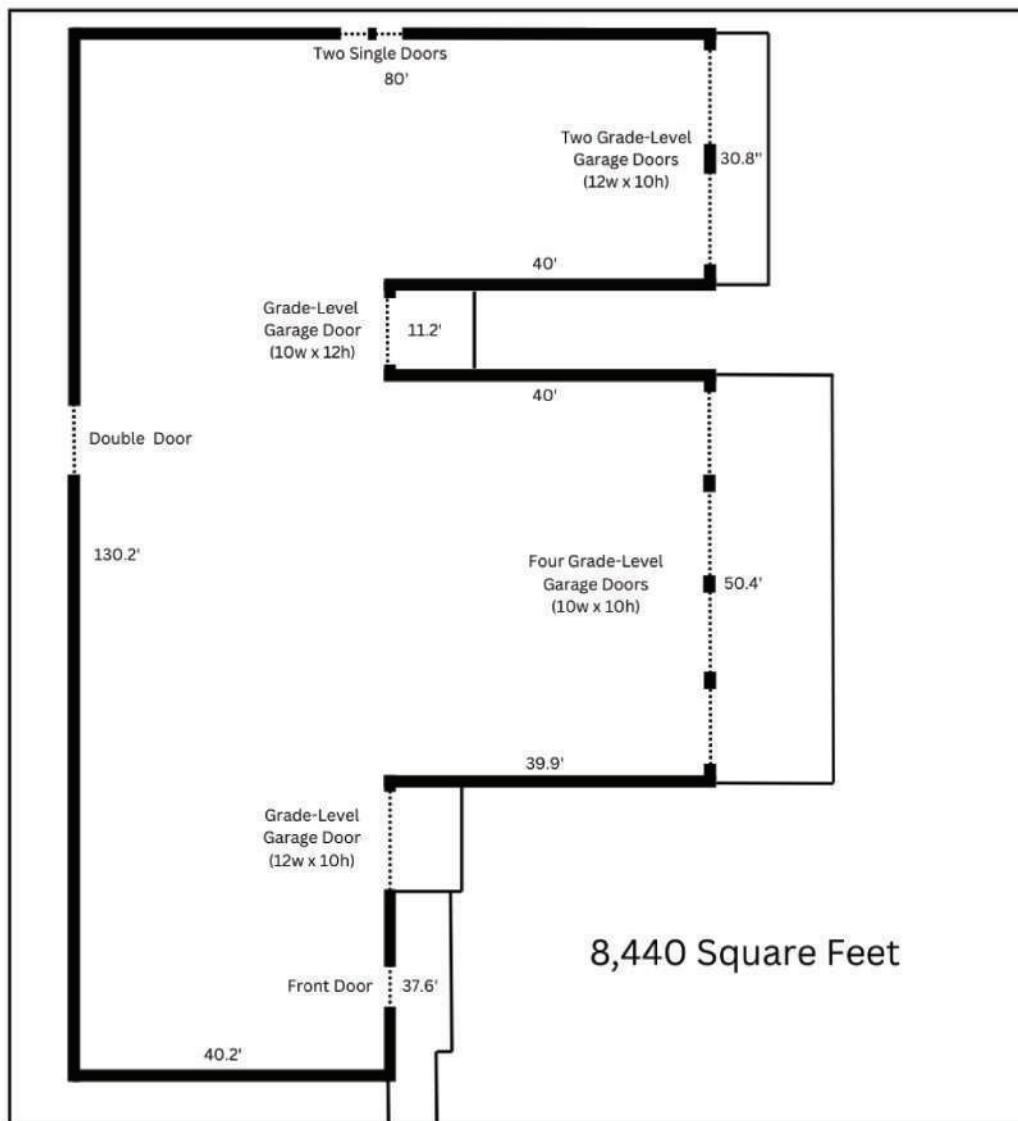
Estimated Delivery Date

December 1st, 2024 (shell condition)

Pricing

Call or text broker for pricing

Site Floor Plan: 408 South Main Street, Lampasas, Texas 76550



Photos: 408 South Main Street, Lampasas, Texas 76550



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More Info

Property Details: 408 South Main Street, Lampasas, Texas 76550

Property Details

- Single Tenant Retail with Warehouse
- Number of Buildings – 1
- Total Square Feet – 8,440
- Finish – Ready for tenant build out
- Layout – See architectural test fit
- Year Build – 1976
- Lot Size – 0.38 Acres
- Use – Retail, Automotive, Mechanical, HVAC or Roofing

Parking

- Parking Spaces – 5
- Parking Surface – Asphalt

Specifications

- Warehouse Clear Height – Varies from 12' - 15'
- Grade Level Roll Up Doors (12' x 10'), – 3
- Grade Level Roll Up Doors (10' x 12'), – 1
- Grade Level Roll Up Doors (10' x 10'), – 4
- Sprinklers – No
- Construction – Metal

Features

- Power – 3 Phase – 200-Amp
- Lighting – High Bay LED
- Flooring – Concrete
- Lockable Cage Storage – 10' x 20'
- Plumbing – Plumbed to exterior wall
- Electrical – City of Lampasas
- Water Source – City of Lampasas
- Waste – City of Lampasas
- Gas – Atmos

Building Condition

- Roof Type – Metal with Fiberglass Skylights
- Roofs – Serviced and repaired 2024
- Gutters – Front of building
- HVAC Unit – 3-Ton, not installed

Tenant Details

- Tenancy – Vacant Single Tenant
- Building Class – C
- Market – Lampasas
- Current Insurance – \$3,615
- Current Taxes – \$5,065
- Tenant Improvements – Negotiable

City of Lampasas Retail Approved Uses (Link)

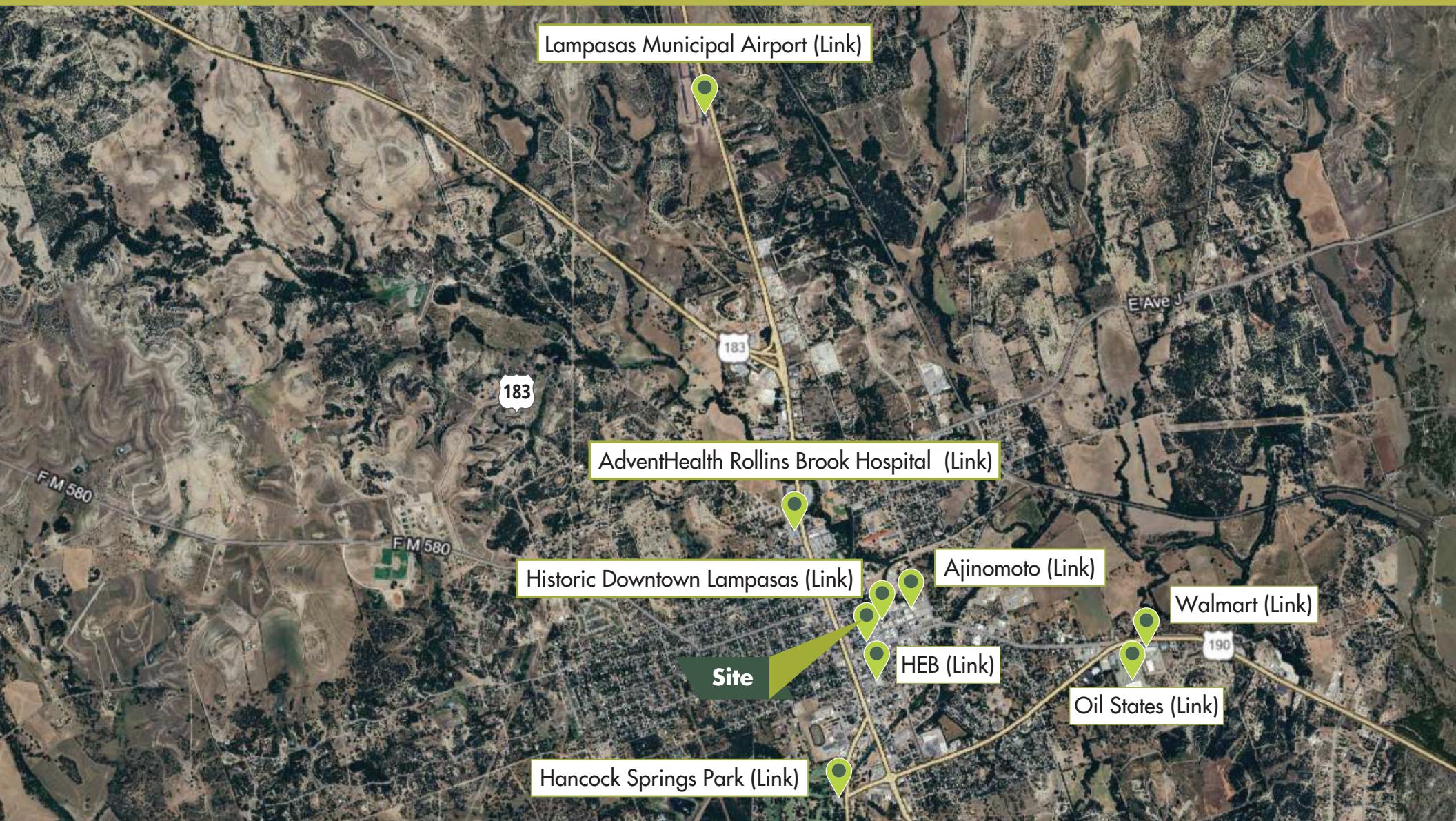
- Accessory building-non-residential (business or industry)
- Accountant or bookkeeping office
- Antenna (non commercial)
- Antique shop, sales indoors
- Appliance rental
- Architect's office
- Armed services recruiting center
- Art gallery or museum
- Art supply store
- Auto financing and leasing (no outdoor lot or display)
- Auto laundry or car wash
- Auto parts and accessory sales (indoor)
- Auto rental
- Auto repair, minor
- Automotive gasoline or motor fuel service station
- Bakery or confectionery shop (retail)
- Bank, savings & loan or credit union
- Banking, automatic teller only
- Bed and breakfast inn or facility
- Book or stationery shop or newsstand
- Building materials, hardware or home improvement center (indoor)
- Cellular phone/pager sales (indoor)
- Church, rectory or temple
- Cleaning shop or laundry pick-up and self-service (small shop)
- Computer sales
- Consignment store
- Continuing care retirement community
- Convent or monastery
- Copy shop
- Country club (private)
- Custom personal service shop
- Dental clinic, laboratory or office
- Discount or department store
- Donut shop
- Drapery, needlework or weaving shop
- Drug store or pharmacy
- Farm, ranch, garden, crops, or orchard
- Fire, police or municipal buildings
- Florist shop

- Food and beverage sales store with gasoline sales (convenience store)
- Food and beverage sales store without gasoline sales (convenience store)
- Food store
- Fraternal, organization, lodge union hall, or civic club
- Funeral home or mortuary
- Furniture, home furnishings & appliance store
- Garden shop
- Greenhouse or plant nursery w/outside display of plants (retail sales)
- Group day care home
- Handcraft shop and art objects sales
- Hardware shop
- Hobby shop
- Household appliance service or repair
- Ice cream/yogurt sales
- Incidental or accessory retail or service uses
- Institution of religious, charitable, or philanthropic nature
- Kennel (indoor pens)
- Kindergarten or nursery school (private)
- Laundromat (or self-service washateria)
- Lithographic or print shop
- Local utility line
- Medical appliances, fitting, sales or rental
- Medical clinic or office
- Minor medical emergency clinic
- Mobile food court(s)/park(s)
- Mobile food vendor unit
- Mortgage & loan agency
- Motel or hotel (over 30 rooms)
- Municipal facility or use
- Non-profit activities by a church
- Offices, general business and professional
- Off-street parking incidental to main use
- Optician or optometrist
- Park or playground (public)
- Pawn shop
- Pet shop & grooming
- Radio or television broadcasting without tower

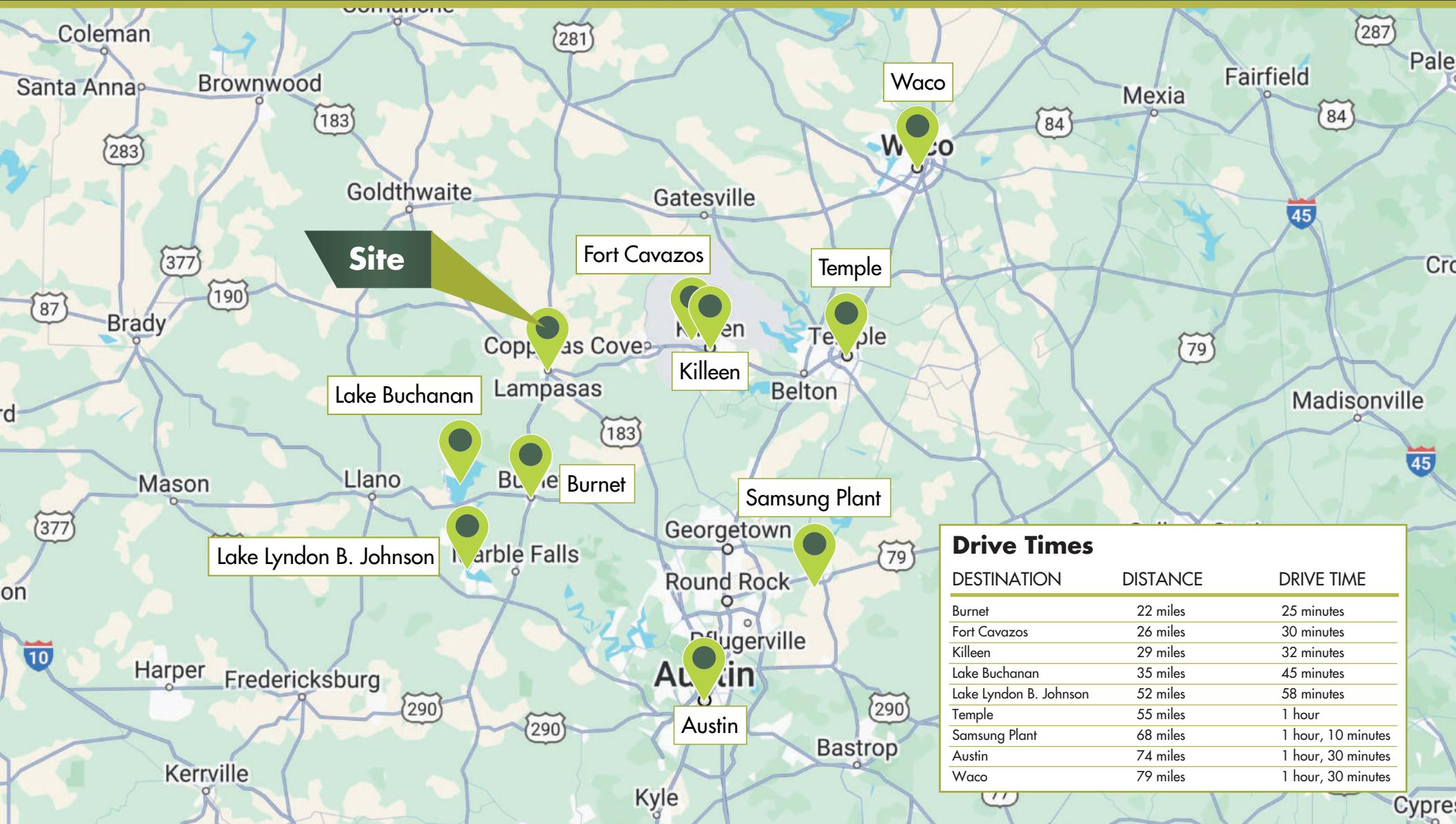
- Real estate office
- Restaurant or cafeteria (no drive-thru service)
- Restaurant or eating place (drive-in service)
- Restaurant with drive thru service
- Retail shop, apparel, gift, accessory and similar items
- School, driving/defensive driving
- School, private (primary or secondary)
- School, public or parochial
- Security systems installation company
- Sewage pumping station (public)
- Silk screening studio or tee shirt shop
- Single family dwelling loft (w/in/on upper floors)
- Skilled nursing facility
- Studio, decorator, artist, photographer
- Studio, health/reducing/fitness or similar services/establishment
- Studio, music, dance or drama
- Swim, tennis or handball club
- Swimming pool (private)
- Taxidermist
- Telemarketing agency
- Telephone business office
- Telephone exchange, switching or relay or transmitting station
- Temporary outdoor retail sales / commercial promotion
- Tennis court (lighted) tennis court (private) (no lights)
- Theater or playhouse (indoor)
- Tool and light equipment rental (indoor)
- Travel bureau or travel consultant
- Trophy sales and engraving
- Used merchandise or second-hand thrift store
- Vacuum cleaner sales and repair
- Variety store and similar retail outlet
- Veterinarian hospital (inside animal pens only)
- Veterinarian office only (no animal hospital)
- Wallpaper, flooring and carpet store
- Water reservoir well or pumping station
- Water stand pipe or elevated water storage
- Water treatment plant
- Window tinting, auto



Local Map: 408 South Main Street, Lampasas, Texas 76550



Regional Map : 408 South Main Street, Lampasas, Texas 76550





Information About Brokerage Services

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

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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Olivos Group Licensed Broker /Broker Firm Name or Primary Assumed Business Name	567377 License No.	(512)887-1888 Email	(512)887-1888 Phone
Matthew Shaw Designated Broker of Firm	494926 License No.	Matt.Shaw@OlivosGroup.com Email	(512)887-1888 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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TXR-2501

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IABS 1-0 Date

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