

11108-11118 N LAMAR BLVD, AUSTIN, TX 78753

11116 N LAMAR BLVD

**SMALL-BAY INDUSTRIAL / FLEX
INVESTMENT**



SIX BUILDINGS TOTALING ±38,980 SF | 100% OCCUPIED | ±2.337 ACRES | FOR SALE

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& ASSOCIATES**
REAL ESTATE SERVICES

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± 38,980 sf of LEASED Small-Bay Industrial

100% OCCUPIED
Small-Bay Industrial / Flex Property

BELOW-MARKET RENTS
±\$8.73/SF Average In-Place Base Rent

STRONG IN-PLACE INCOME
±\$550,279 Annualized Total Collections*

±2.337 ACRES
Along the North Lamar Corridor

NEAR-TERM LEASE CONTROL
±56% Controllable by Early 2027*

INFILL NORTH AUSTIN LOCATION
Minutes from IH-35, US-183 & The Domain

11116 N Lamar Blvd presents a compelling value-add industrial/flex opportunity in North Austin, featuring six small-bay warehouse buildings on approximately 2.337 acres.

The property is 100% occupied with in-place base rents averaging approximately \$8.73/SF. Approximately 56% of the property is already expired or scheduled to come under leasing control by early 2027, creating significant near-term rent-reset potential.

Located between Braker and Kramer Lane, the property offers excellent visibility, convenient access to IH-35, US-183 and The Domain, and long-term redevelopment potential.

*Based on the August 2026 rent roll. Lease terms, amendments, options and holdover rights to be independently verified by purchaser.

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Investment Highlights

100% OCCUPIED

The property is fully occupied by a diversified mix of small-bay industrial, service and flex users, providing immediate in-place income without relying on speculative lease-up.

SIGNIFICANT MARK-TO-MARKET POTENTIAL

Current in-place base rents average approximately \$8.73/SF annually, creating meaningful potential to increase NOI as leases are renewed, replaced or restructured.

±56% NEAR-TERM LEASE CONTROL

Approximately 21,800 SF, or 56% of the property, is currently expired or scheduled to come under leasing control by early 2027, subject to verification of lease amendments, options and holdover rights.

STRONG EXISTING COLLECTIONS

The August 2026 rent roll reflects approximately \$340,176 in annual base rent and \$550,279 in annualized total collections, including tax, insurance and CAM reimbursements.

COVERED LAND OPTIONALITY

The ±2.337-acre North Lamar site provides investors with current income while preserving long-term flexibility for repositioning, redevelopment or higher-and-better-use opportunities, subject to zoning and site constraints.

Rent Roll

TENANT	SF	BASE RENT/SF	LEASE EXPIRATION
Vara Automotive	6,400	\$10.56	Expired 7/31/2025
KC Millwork	13,000	\$8.76	6/30/2028
Brother Window Tint / Tai Ly	2,600	\$11.28	2/28/2027
Princess Auto	4,980	±\$8.63	2,580 SF Expired / 2,400 SF through 2/28/2028
Brandt Precision Machinery	4,000	\$7.20	1/31/2027
Progressive Stone	8,000	\$7.20	Expired 4/30/2025

±56% OF RENTABLE AREA CONTROLLABLE BY EARLY 2027*

Approximately 15,200 SF is shown on the August 2026 rent roll with lease terms that have already expired, with an additional 6,600 SF scheduled to expire by February 2027.

*Subject to verification of all leases, amendments, renewal options, holdover provisions and other occupancy agreements.

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Efficient Access to Roadways

Strategically positioned between Braker Lane and Kramer Lane, 11116 N Lamar Boulevard offers excellent connectivity within the North Austin market. The property is approximately 0.8 miles from IH-35 and provides convenient access to US-183, US-290, SH-130 and Loop 1 (MoPac).

The central infill location places the property minutes from The Domain, Q2 Stadium, Tech Ridge and major North Austin employment and residential centers, while North Lamar frontage provides strong visibility and access for the property's service, industrial and flex users.



0.8 Miles / 3 Minutes

IH-35

3.5 Miles / 7 Minutes

US -183

4.9 Miles / 9 Minutes

US-290

10.5 Miles / 14 Minutes

SH-130 Toll Road

3.0 Miles / 9 Minutes

The Domain

3.0 Miles / 10 Minutes

Tech Ridge Center

9.5 Miles / 14 Minutes

Downtown Austin

15.4 Miles / 16 Minutes

**Austin-Bergstrom
International Airport**

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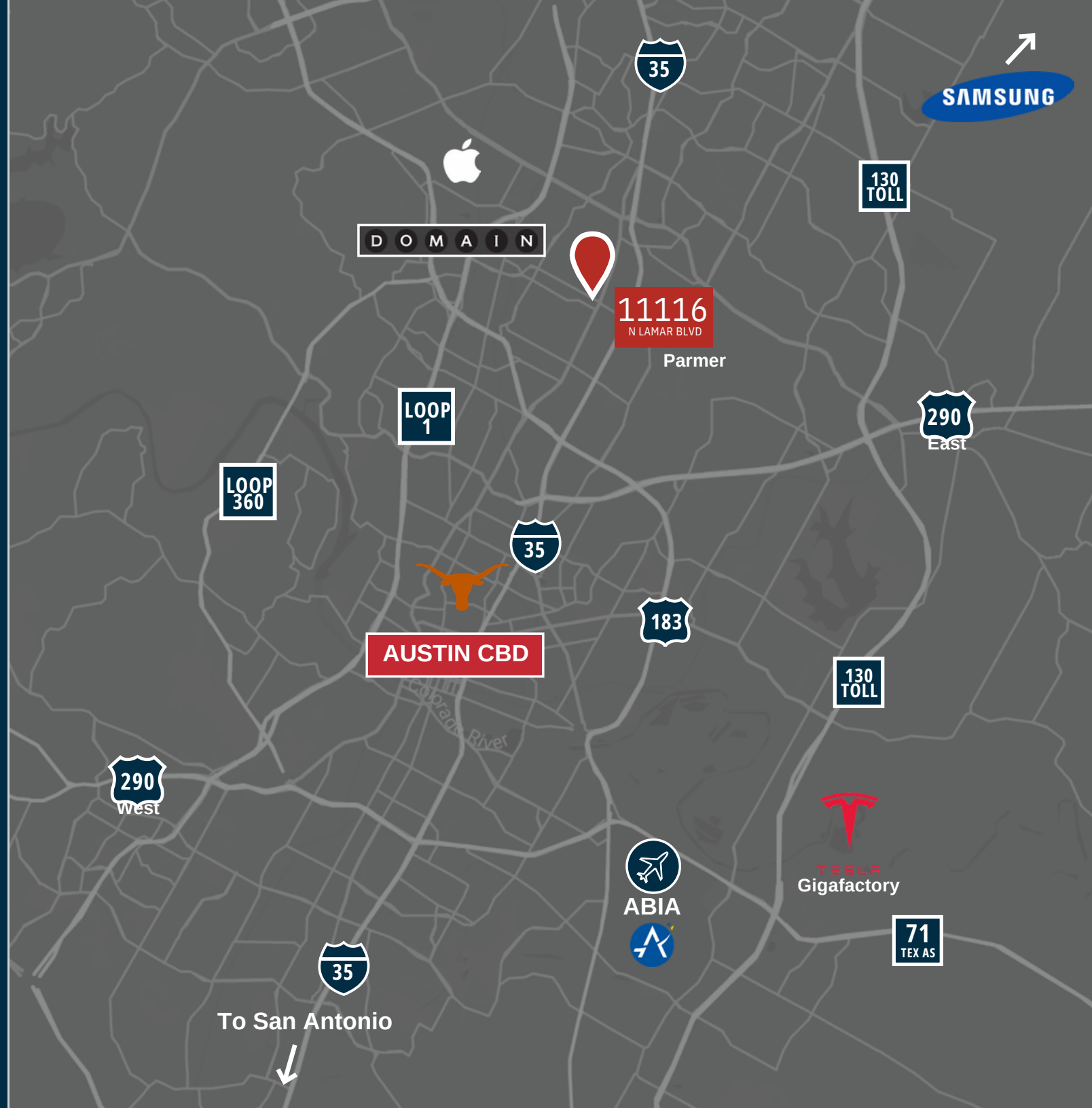


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NORTH AUSTIN INFILL LOCATION

11116 N Lamar Boulevard is positioned within an established North Austin infill corridor surrounded by a diverse mix of residential neighborhoods, commercial services, industrial users and major employment centers. The property sits between Braker Lane and Kramer Lane with convenient connectivity to IH-35, US-183 and Loop 1 (MoPac), placing it minutes from The Domain, Q2 Stadium, Tech Ridge and Austin's broader technology and employment corridor. Its North Lamar frontage, existing income-producing improvements and substantial land area provide both near-term operating utility and long-term investment optionality in a supply-constrained infill location.

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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.

2-10-2025



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.

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. **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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	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 1-1

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