

11104 N LAMAR BLVD, AUSTIN, TX 78753

# 11104

N LAMAR BLVD

RETAIL/SHOWROOM/WAREHOUSE



± 17,000 SF Building on ± 1.02 Acres | FOR SALE OR FOR LEASE

For More Information:

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**& ASSOCIATES**  
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## **± 17,000sf Available for Immediate Occupancy**

CS Zoning

High Traffic Counts

Ample On-Site Parking

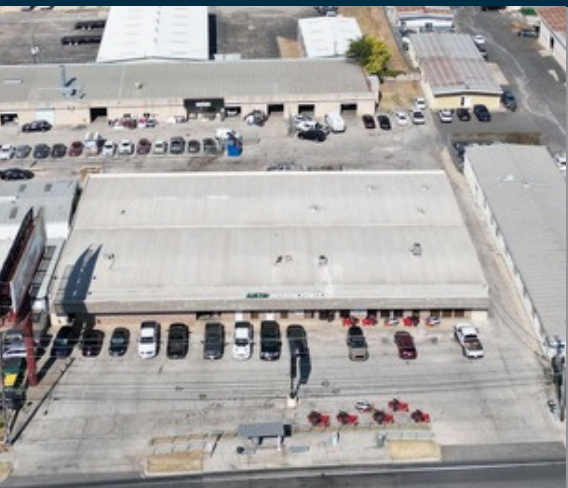
Excellent Visibility and Exposure

Accommodates a Wide Range of Commercial Uses

Surrounded by Dense Residential Neighborhoods

**11104 N Lamar Blvd** offers a rare covered land opportunity in North Austin, featuring approximately 17,000 SF of warehouse and showroom/retail space on 1.02 acres along one of the city's busiest commercial corridors. The property is functional for warehouse, retail, or flex use while offering excellent long-term redevelopment potential. Centrally located between Braker Lane and Kramer Lane, the site provides outstanding visibility and quick access to IH-35, US-183, and The Domain. With strong demographics, high traffic counts, and flexible positioning options, it stands out as a prime opportunity for investors or owner-users in one of Austin's most dynamic trade areas.





## Property Highlights

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Move-In Ready Building with  
Finished Retail/Showroom Space

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6 Roll-Up Doors: 2 dock-high, 1 truck-  
high, 1 grade-level, and 2 ramped

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2nd-Level Storage Deck for  
Additional Out-of-Sight Storage

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Illuminated Pylon Sign For  
Maximum Visibility

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Driveway Access from both  
N Lamar Blvd and Kramer Ln

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Retail showroom with 8'10" drop  
ceiling; warehouse with 14' clear height

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Dedicated Office Areas for  
Showroom/Retail and Warehouse  
Operations

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## Efficient Access to Roadways

11104 N Lamar Blvd is strategically positioned along one of Austin's key north-south commercial corridors, offering exceptional visibility and accessibility in a core North Austin location. The property sits between Braker Lane and Kramer Lane, just minutes from IH-35, US-183, and The Domain, providing direct connectivity to Downtown Austin, Q2 Stadium, and surrounding employment centers. Its high-traffic frontage, strong surrounding demographics, and proximity to major transit routes make it an ideal candidate for redevelopment or repositioning to serve a wide range of commercial, flex, or mixed-use 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

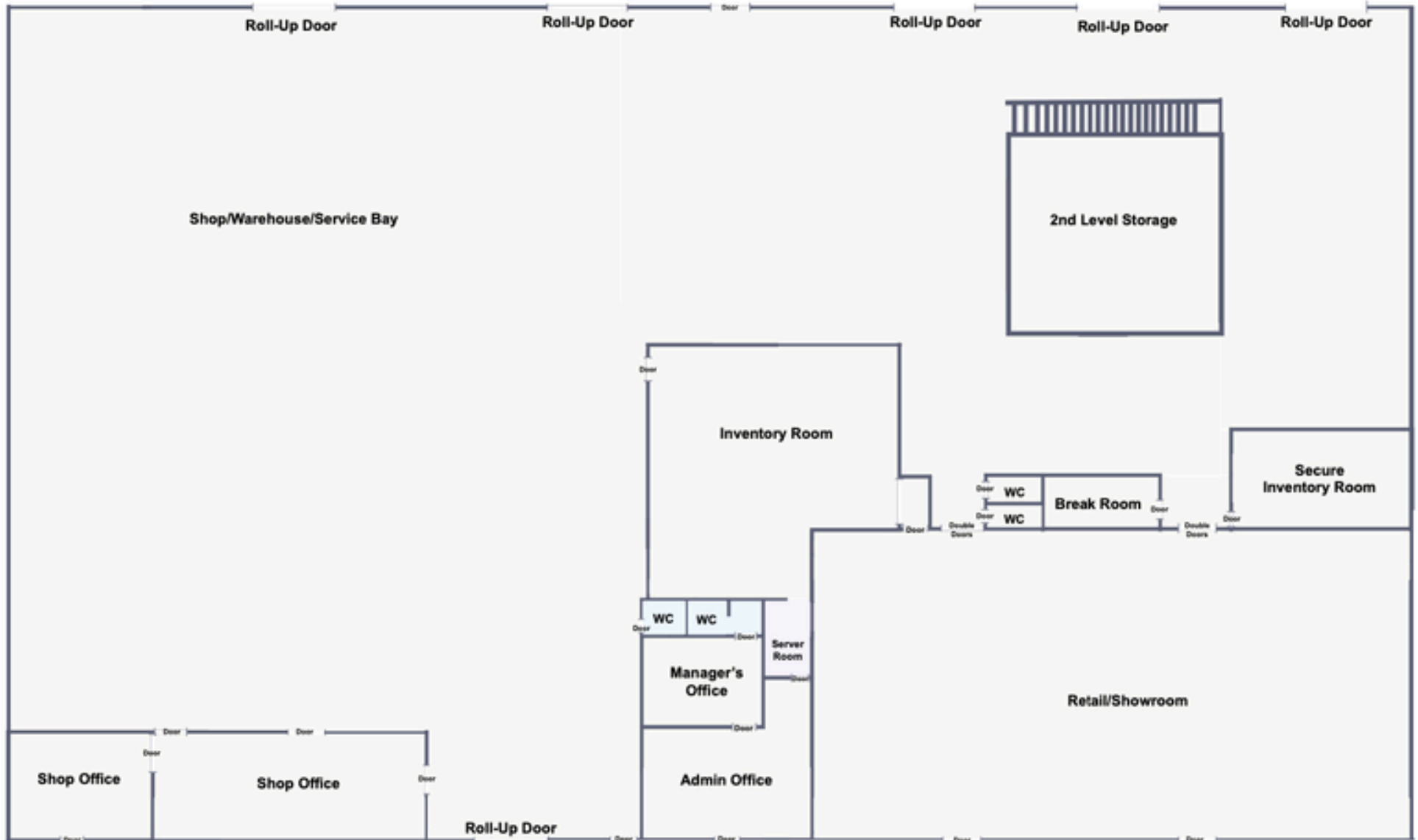
**Austin-Bergstrom  
International Airport**

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## Floor Plan





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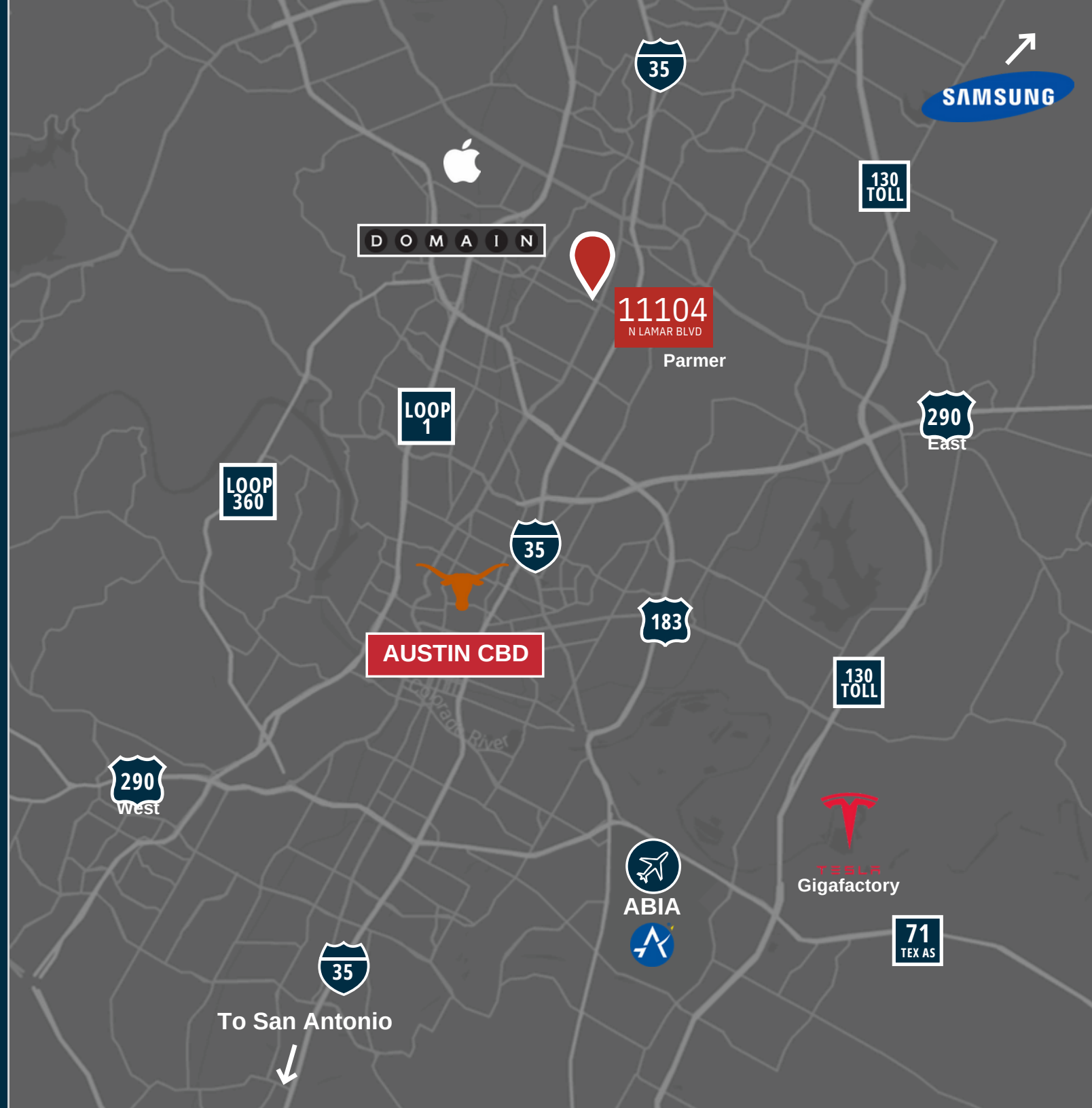
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## Premier Infill Location

11104 N Lamar Blvd is strategically positioned between Braker Lane and Kramer Lane in the heart of North Austin, offering seamless access to IH-35, US-183, and Loop 1 (MoPac). This highly connected infill location places the property minutes from The Domain, Q2 Stadium, and Austin's major employment and residential centers. Its position along N Lamar provides outstanding visibility and accessibility to both local and regional traffic corridors, making it ideal for redevelopment or long-term investment.





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