



**11,400 SF
PROPERTY FOR SALE**

(CURRENT SAZON RESTAURANT - 2,640 SF)

DOWNTOWN AUSTIN

Tacodeli

HETHER ST

SOUTH LAMAR BLVD

**1816
SOUTH
LAMAR**

CONTACT INFORMATION

HALE UMSTATT

512.314.3551 | hale.umstattd@transwestern.com

MAHAN MASSOUDI

512.314.3568 | mahan.massoudi@transwestern.com

 Transwestern

SUMMARY

Location: 1816 S Lamar Blvd Austin, TX 78704

Land Size: 11,400 SF

Building Size: 2,640 SF

Zoning: CS-General Commercial Services

Parking: 14 Spaces (5/1,000 SF)

Pricing: Contact Broker



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PRIME SOUTH LAMAR LOCATION

Positioned in one of South Austin's most vibrant corridors, surrounded by top restaurants, boutiques, and cultural hotspots.

HIGH- DEMAND SUBMARKET

South Lamar continues to be one of Austin's most desirable and proven retail corridors.

COMPELLING INVESTMENT UPSIDE

Ideal for investors or operators seeking long-term value in a high-growth urban location.

IMMEDIATE DOWNTOWN ACCESS

Minutes from downtown Austin, offering unmatched connectivity and visibility.

RARE REDEVELOPMENT OPPORTUNITY

A truly scarce chance to redevelop retail or restaurant space in the heart of South Austin.

BUILT-IN CUSTOMER BASE

Located within an extremely dense residential area, ensuring strong daily traffic and demand.

11,400 SF LAND FOR SALE



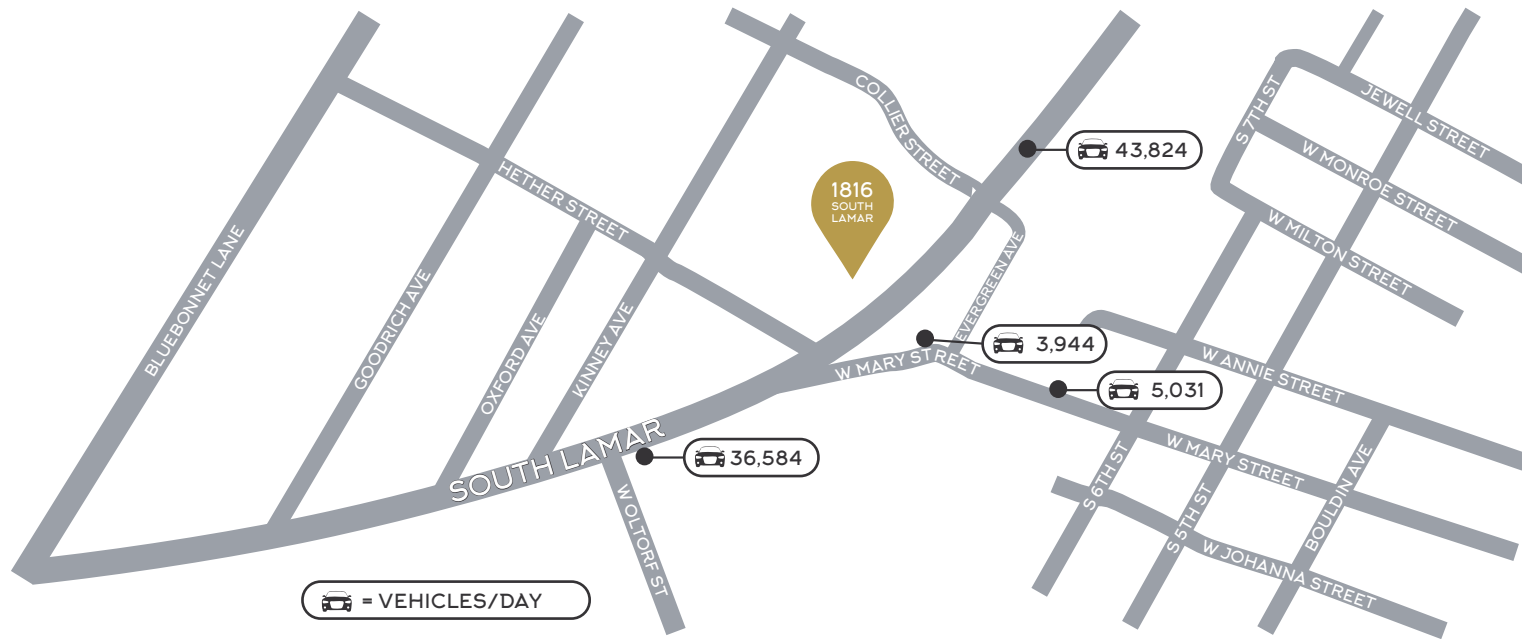
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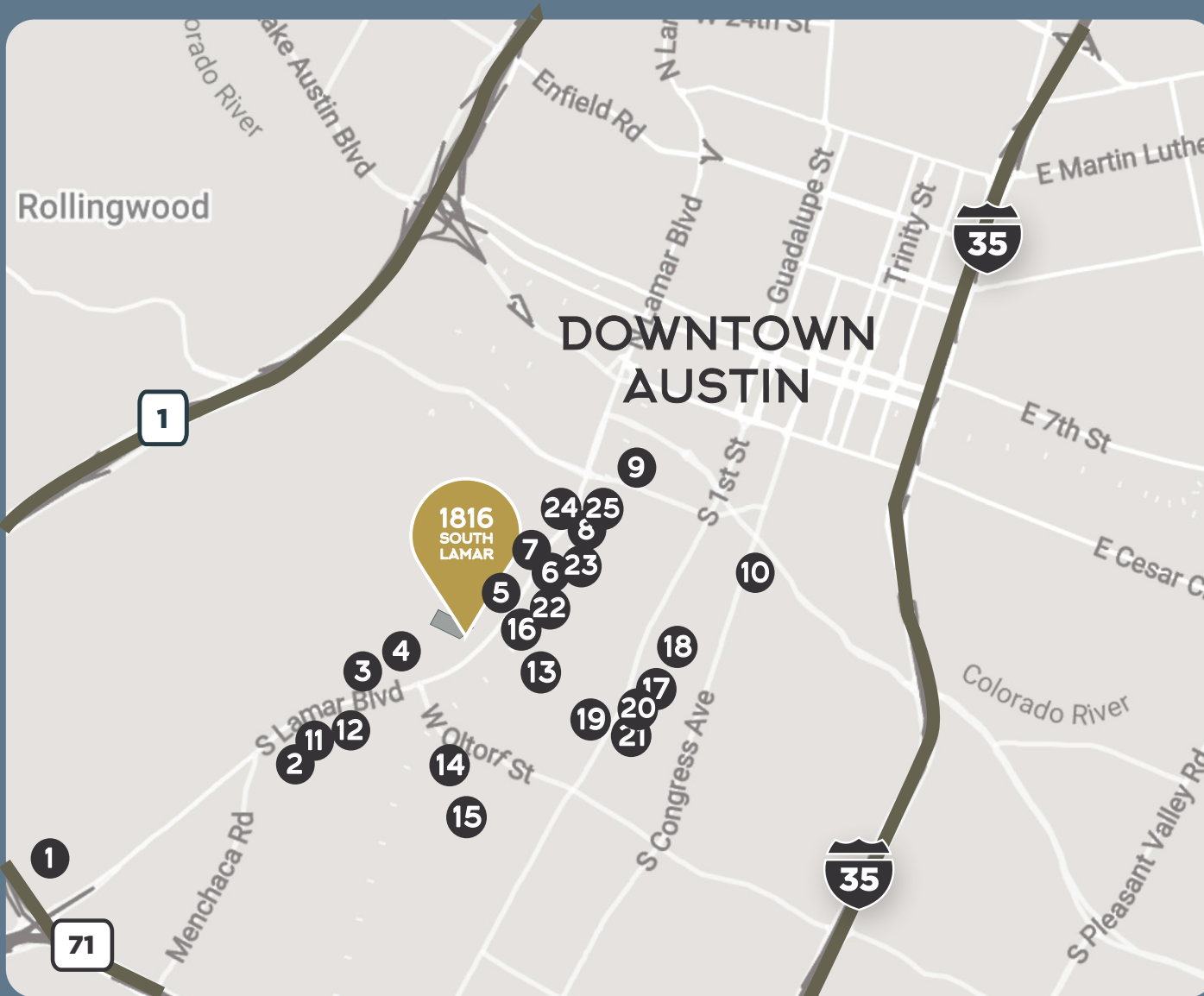
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DEMOGRAPHIC SUMMARY			
	1 MILE	3 MILE	5 MILE
POPULATION	22,723	166,397	370,568
DAYTIME POPULATION	8,121	184,252	293,269
HOUSEHOLDS	12,168	81,454	168,216
MEDIAN HOUSEHOLD INCOME	\$102,172	\$82,648	\$76,371
MEDIAN AGE	37.7	34.1	34.1
BUSINESSES	1,423	18,521	33,033



RESTAURANTS

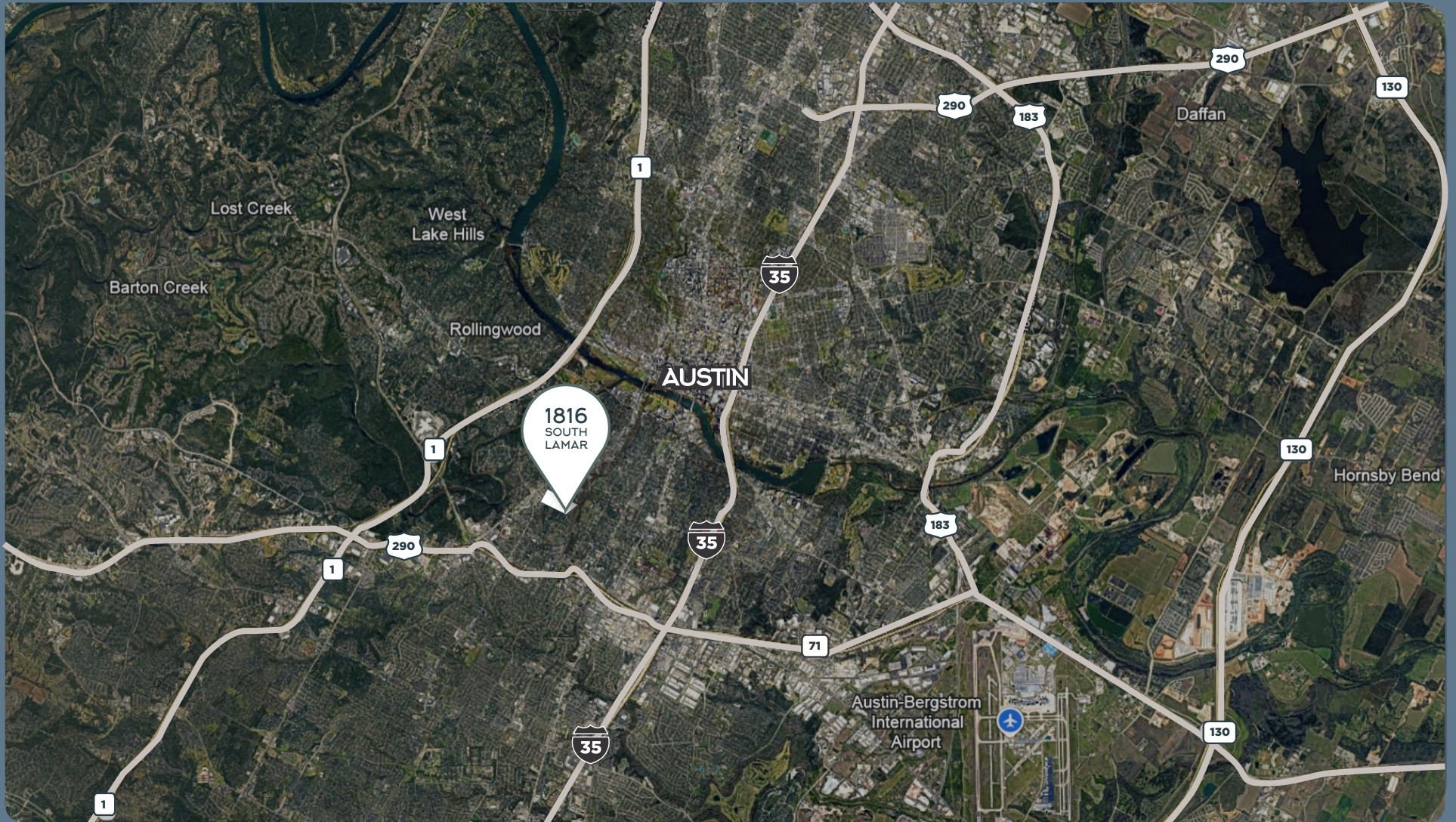
- 1 PINHOUSE PIZZA
- 2 MATT'S EL RACHO
- 3 BLACK SHEEP LODGE
- 4 SAN GINES AUSTIN
- 5 SNOOZE AM EATERY
- 6 POSTINO
- 7 TIKI TATSU-YA
- 8 ODD DUCK
- 9 TERRY BLACK'S BARBECUE
- 10 HOME SLICE PIZZA
- 11 LORO
- 12 PROUD MARY COFFEE
- 13 THAI FRESH
- 14 AUSTIN BEER GARDEN
- 15 MATTIE'S
- 16 MERIT COFFEE
- 17 FRESA'S
- 18 LENOIR
- 19 JUICELAND
- 20 GOURDOUGH'S DONUTS
- 21 ELIZABETH STREET CAFE
- 22 GIBSON STREET BAR
- 23 UCHI AUSTIN
- 24 SHAKE SHACK
- 25 EBERLY

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