Owner/User Building for Sale

10700 N Lamar Blvd., Austin, TX 78753

JLL SEE A BRIGHTER WAY



PROPERTY OVERVIEW



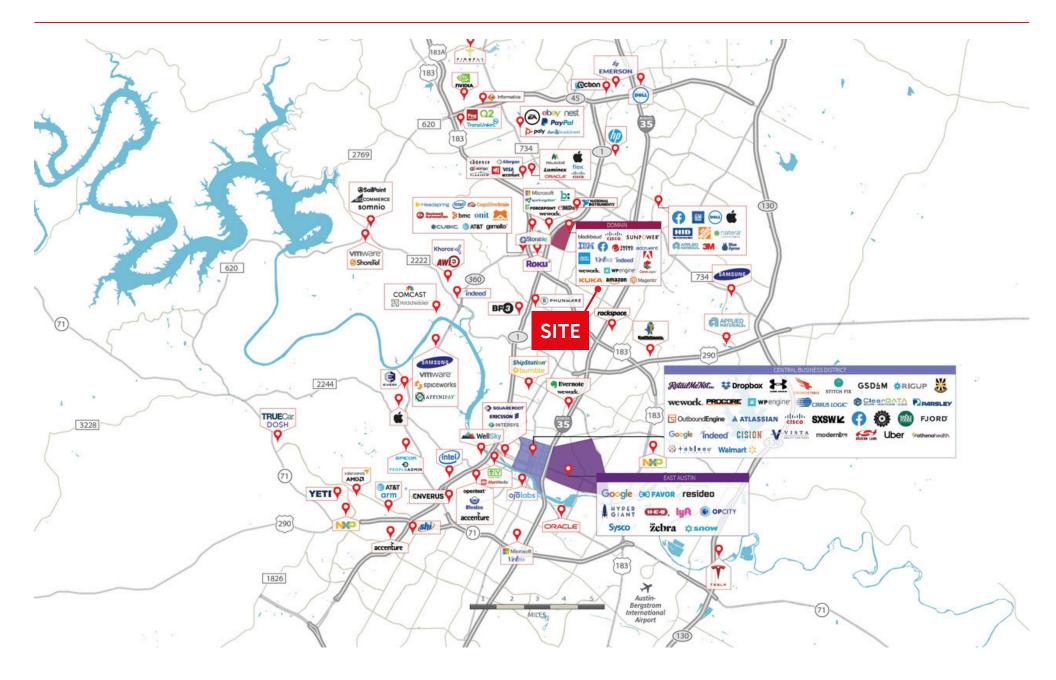
- Excellent Visibility from N Lamar 35,430 cars per day
- Full access to N Lamar by way of a lighted intersection
- Easy access to I-35, US-183, MoPac Expressway
- 6-minute drive to The Domain
- Grade level loading options
- Vast parking field on-site

Location:	10700 N Lamar Blvd, Austin, Texas 78753
Land Size:	4.79 AC
Building Size:	18,274 SF
Year Built:	2006
Zoning:	CS-NP, General Commercial Services
Clear Heights	15'0"
Access:	Full, lighted access to N Lamar

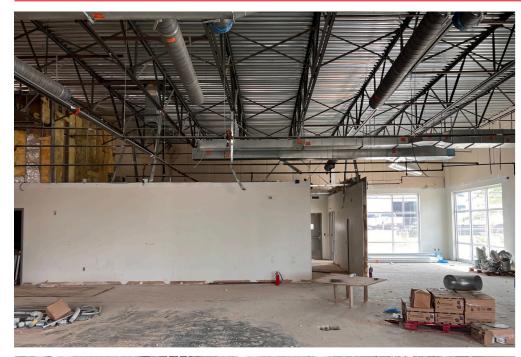


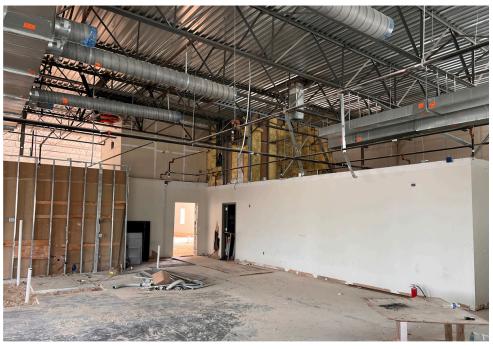
Demographics	1 mile	3 miles	5 miles
2025 Estimated Population	19,167	140,817	338,692
2025 Estimated Households	7,204	62,772	152,550
2025 Average Household Income	\$93,540	\$102,382	\$117,204
2025 Daytime Population	17,049	167,703	407,425







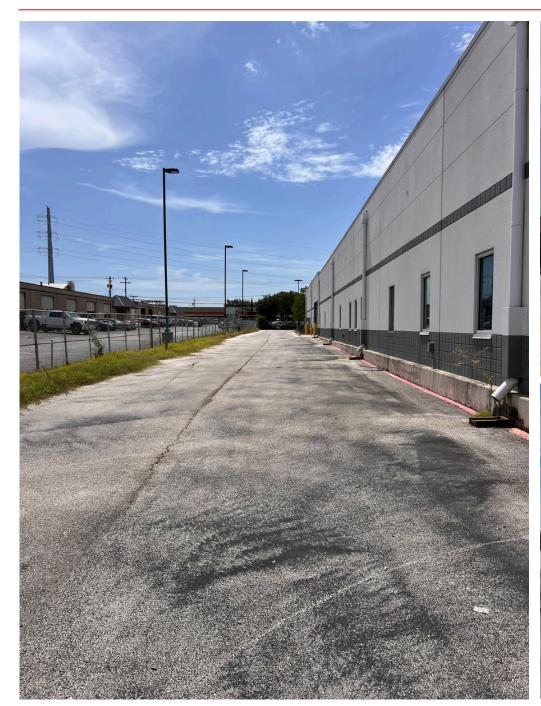








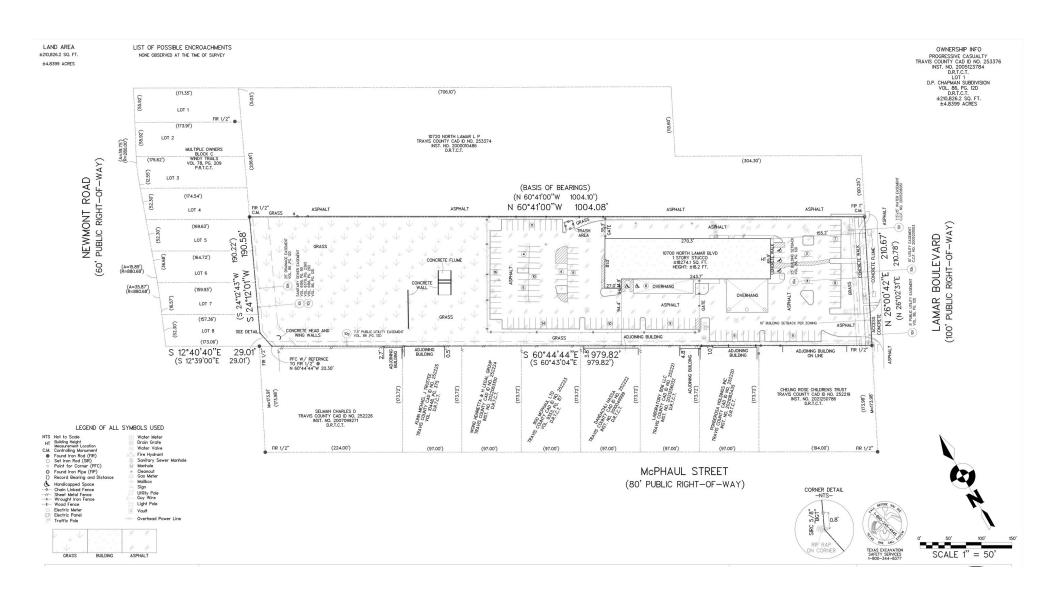


















Contacts



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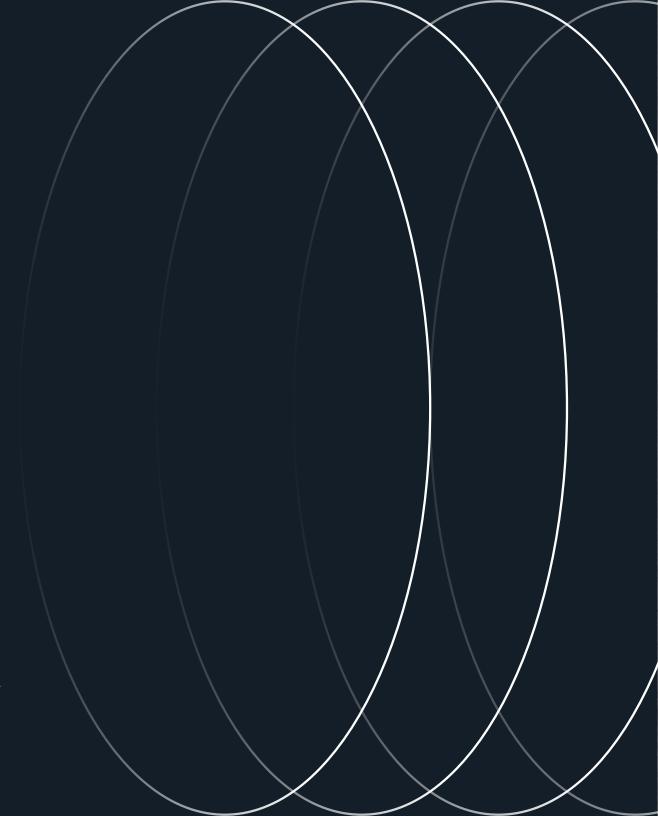


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Information About Brokerage Services



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

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:
 - 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.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
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Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Joshua Green	724787	joshua.green@jll.com	+1 (210) 289-7820
Designated Broker of Firm	License No.	Email	Phone	Sales Agenct / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials



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Jones Lang LaSalle Brokerage, Licensed Broker /Broker Firm Name or Primary Assumed Business Name	591725 License No.	Renda.Hampton@jll.com	+1 (214) 438-6100 Phone	N/A Licensed Supervisor of Sales Agent / Associate	N/A License No.	N/A Email	N/A Phone
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Matthew Underhill	779651	matthew.underhill@jll.com	+1 (512) 368-7381
Designated Broker of Firm	License No.	Email	Phone	Sales Agenct / Associate's Name	License No.	Email	Phone

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