



TEXANA
Commercial

**Prime North Austin Package
4,512 SF Warehouse + 0.7 Acres**

907 Prairie Trail, Austin, TX 78758



Get in Touch with



mhouston@texanacommercial.com
www.texanacommercial.com

Matt Houston

737.867.0000

ABOUT THE **PROPERTY**

This versatile owner-occupier or investor property offers excellent access to I-35 and Parmer Lane, making it ideal for contractors, wholesalers, landscapers, distribution, or flex use. The substantial paved yard provides ample space for truck maneuvering, outdoor storage, and parking. Take advantage of a solid asset in one of Austin's established commercial corridors.

- Zoned: CS-NP
- Buildings Built: 1968
- Parking: 30+ Surface
- Office/Warehouse
- 0.7 Acres
- 4,512 Square Feet
- Percent Leased: 0%
- Prime Location

SALES PRICE: \$1,995,000



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PHOTOS



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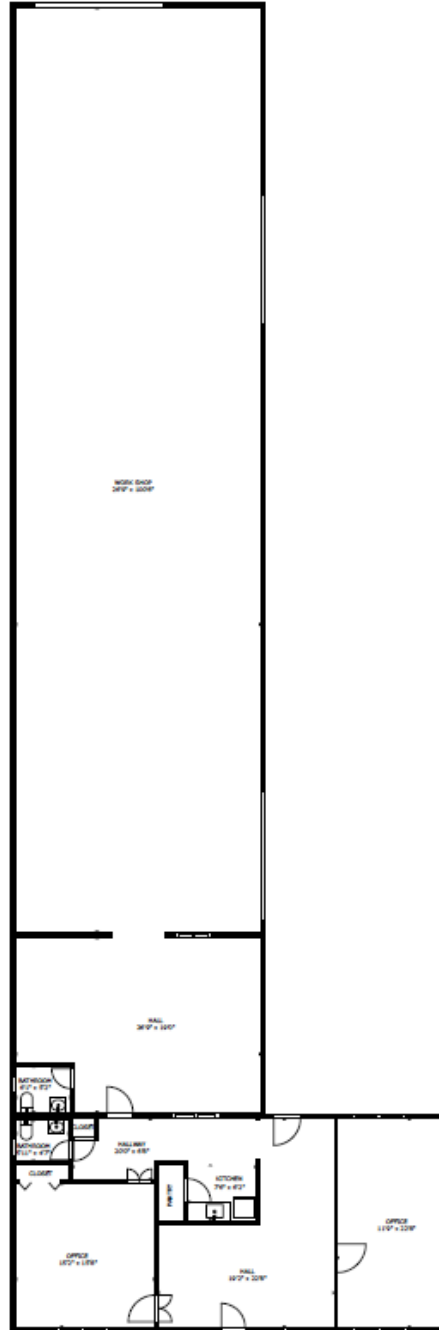


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FLOOR PLAN



FLOOR PLAN

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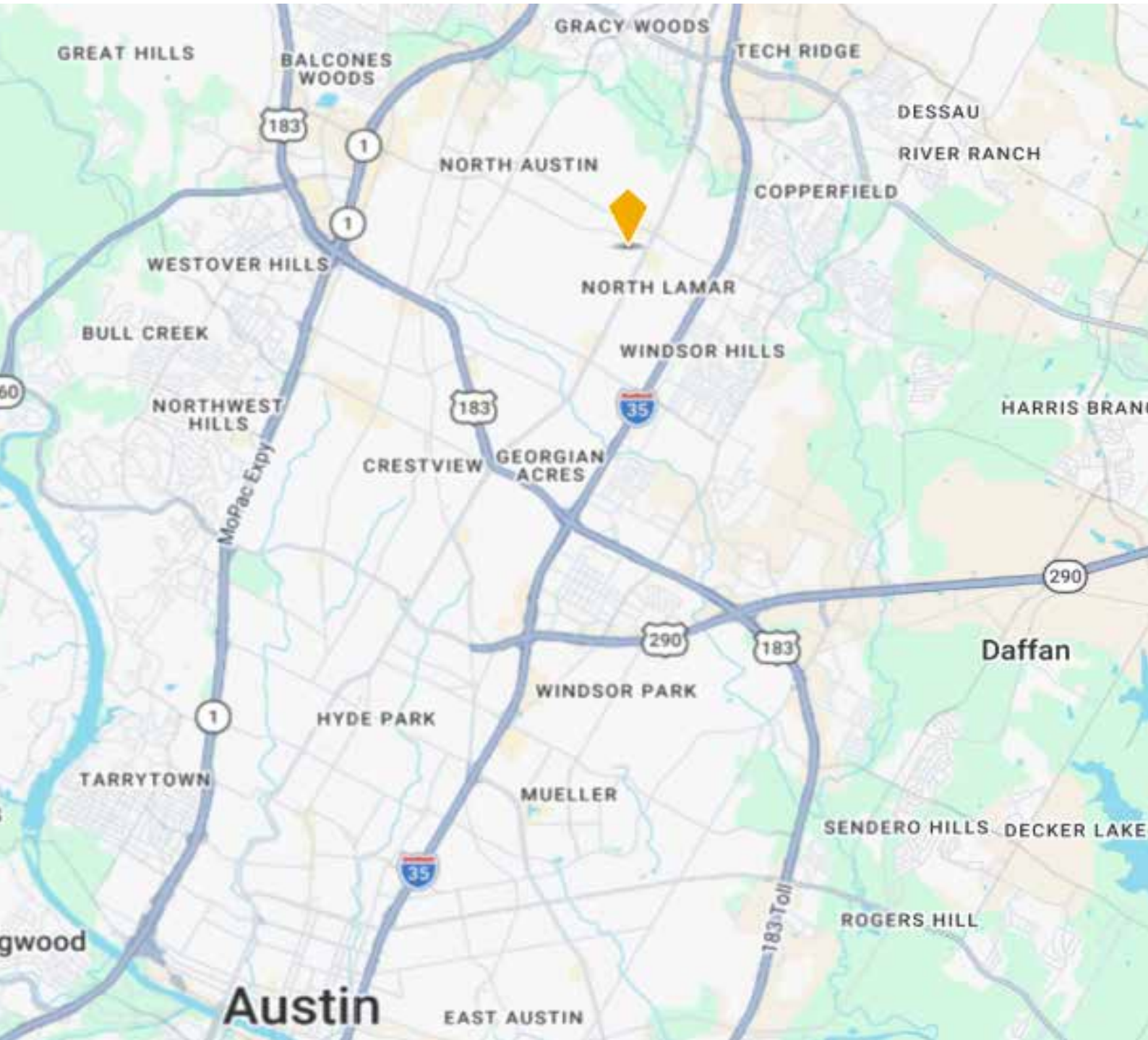


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DISTRICT MAP



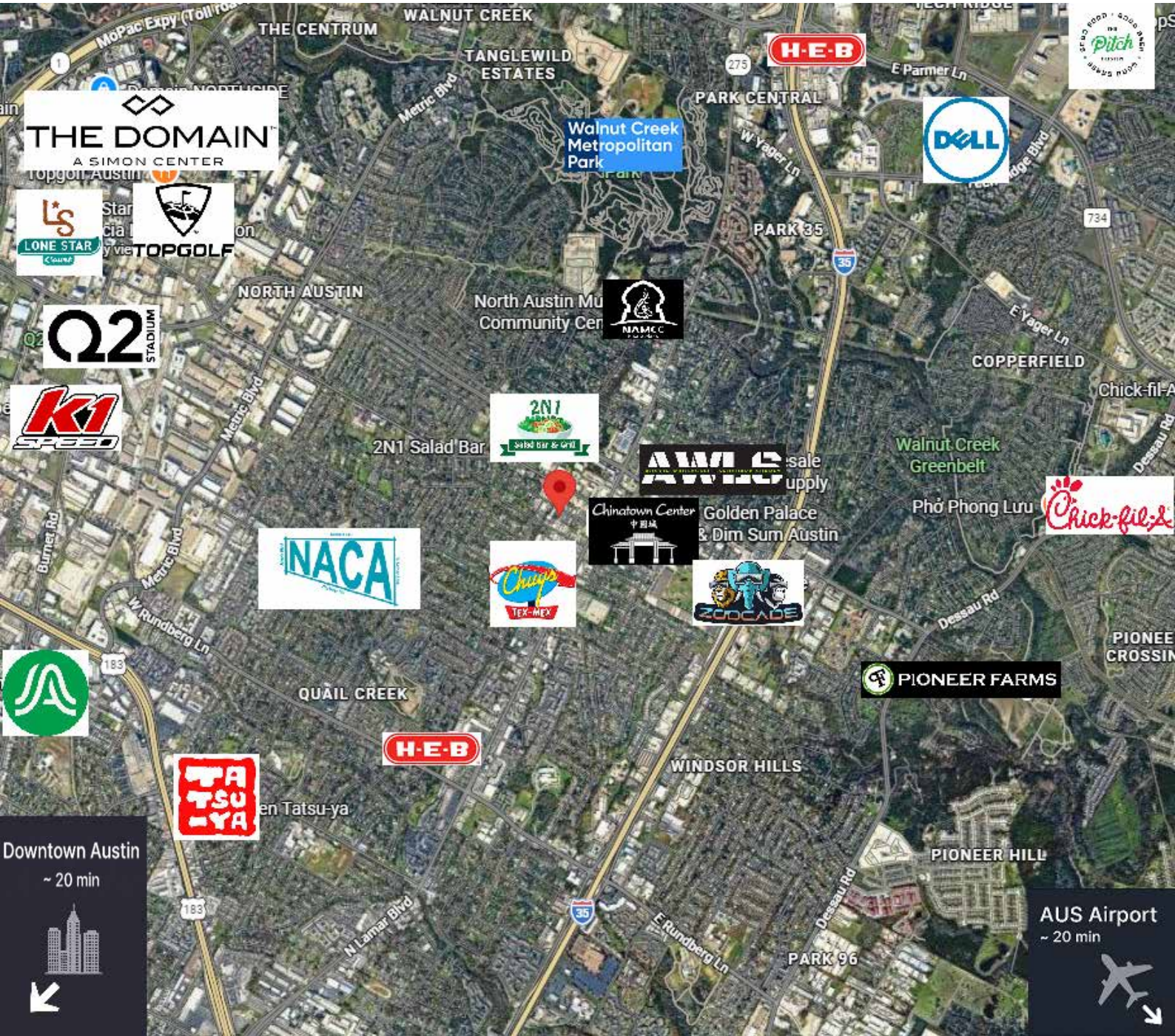
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LOCAL MAP

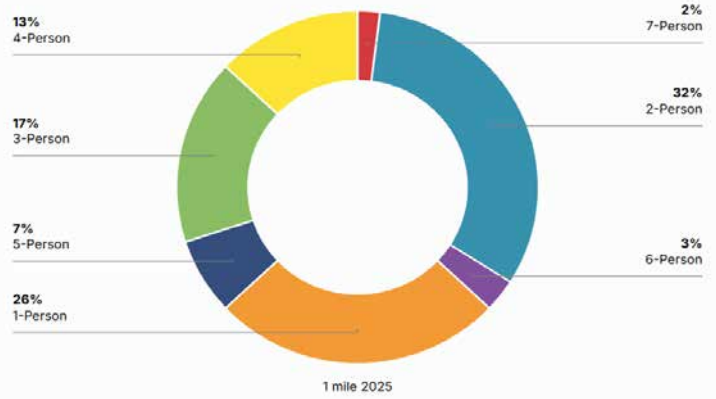
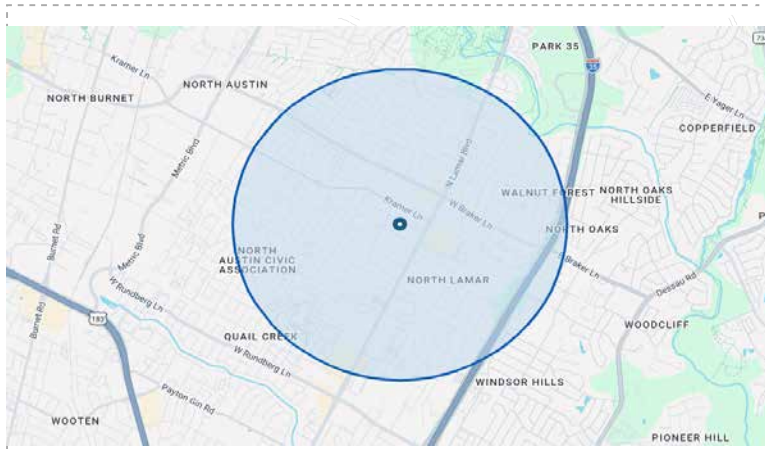


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INFOGRAPHIC 1 MILE RADIUS



KEY FACTS

19,195

Population



7,068

Households

37.1

Median Age

\$101,101

Average Household Income

EDUCATION

17%

No High School Diploma



24%

High School Graduate



30%
Some College



29%
Bachelor's/Grad /Prof Degree

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Kramer Ln	N Lamar Blvd SE	8,048	2025	0.13 mi
Newmont Rd	Windy Trl SW	949	2025	0.15 mi
N Lamar Blvd	Kramer Ln NE	28,063	2023	0.17 mi
North Lamar Boulevard	Kramer Ln NE	28,116	2025	0.17 mi
Newmont Rd	Fauntleroy Trl SW	1,128	2025	0.20 mi
North Lamar Boulevard	Kramer Ln SW	27,679	2025	0.20 mi
N Lamar Blvd	Kramer Ln SW	27,612	2023	0.20 mi
Prairie Trl	Plains Trl NW	810	2025	0.23 mi
Windy Trl	Windy Trl Cir NW	504	2025	0.23 mi
Grady Dr W	N Lamar Blvd NW	2,713	2025	0.26 mi

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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:
 - 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Houston	687890	mhouston@texanacommercial.com	737.867.0000
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