

FOR SALE | 1011 Kramer Lane

Austin, TX 78758



Offering Summary

Sale Price:	\$850,000
Building Size:	2,006 SF
Available SF:	
Lot Size:	0.44 Acres
Price / SF:	\$423.73
Year Built:	1960
Zoning:	NO
Market:	North Austin
Submarket:	Domain

Property Overview

GREAT location, just minutes to Austin's new FC Q2 Soccer Stadium, the Domain, Arboretum, IH 35, downtown Austin, multiple businesses, restaurants, and more.

1011 Kramer Lane has a long history as a former neighborhood office with frontage signage. The property has two structures on it separated by private fencing. The front building is roughly 1,478 SF and the rear is +/- 528 SF. Rehab both buildings or demo and build 1 large office. Other income possibilities include small businesses with classrooms, daycare, rentals, bed & breakfast, etc. Possibilities in rezoning for multifamily or commercial, as well as more land availability.

Property Highlights

- Quick access to US 183, IH-35, MoPac (Loop 1), and SH 45
- Zoned NO (Neighborhood Office)
- Less than 2 Miles to the Domain
- Great Price for Booming North Austin Area
- 19,166 SF Lot

Robert Creamer

214.564.8909
robert.creamer@expcommercial.com

Eugene Batson

512.909.5080
eugene@7s.life

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1011 Kramer Lane

Austin, TX 78758



Robert Creamer

214.564.8909
robert.creamer@expcommercial.com

Eugene Batson

512.909.5080
eugene@7s.life

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1011 Kramer Lane

Austin, TX 78758



Robert Creamer

214.564.8909
robert.creamer@expcommercial.com

Eugene Batson

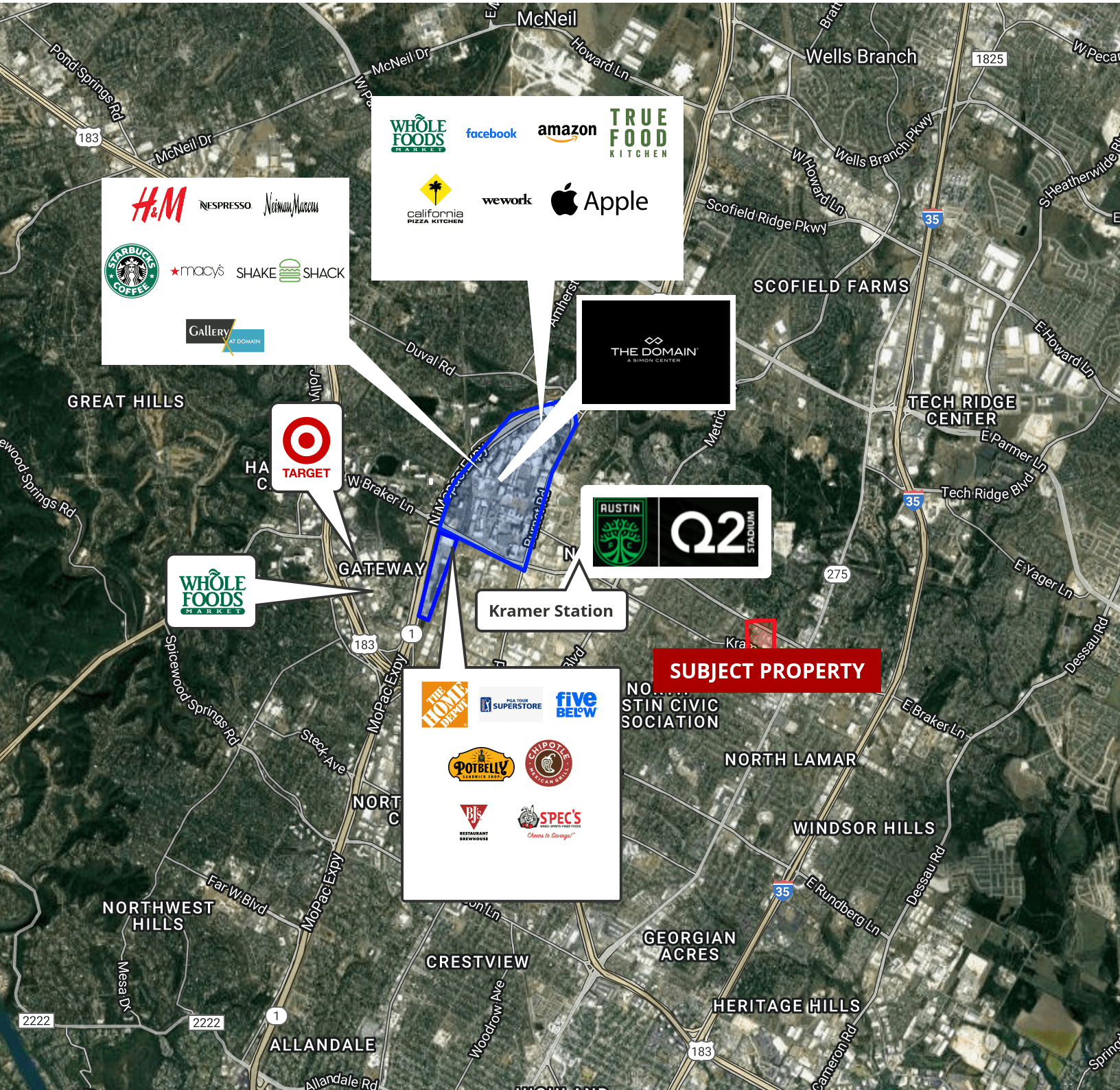
512.909.5080
eugene@7s.life



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1011 Kramer Lane

Austin, TX 78758



Map data © 2022 Imagery © 2022, CAPCOG, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

Robert Creamer

214.564.8909
robert.creamer@expcommercial.com

Eugene Batson

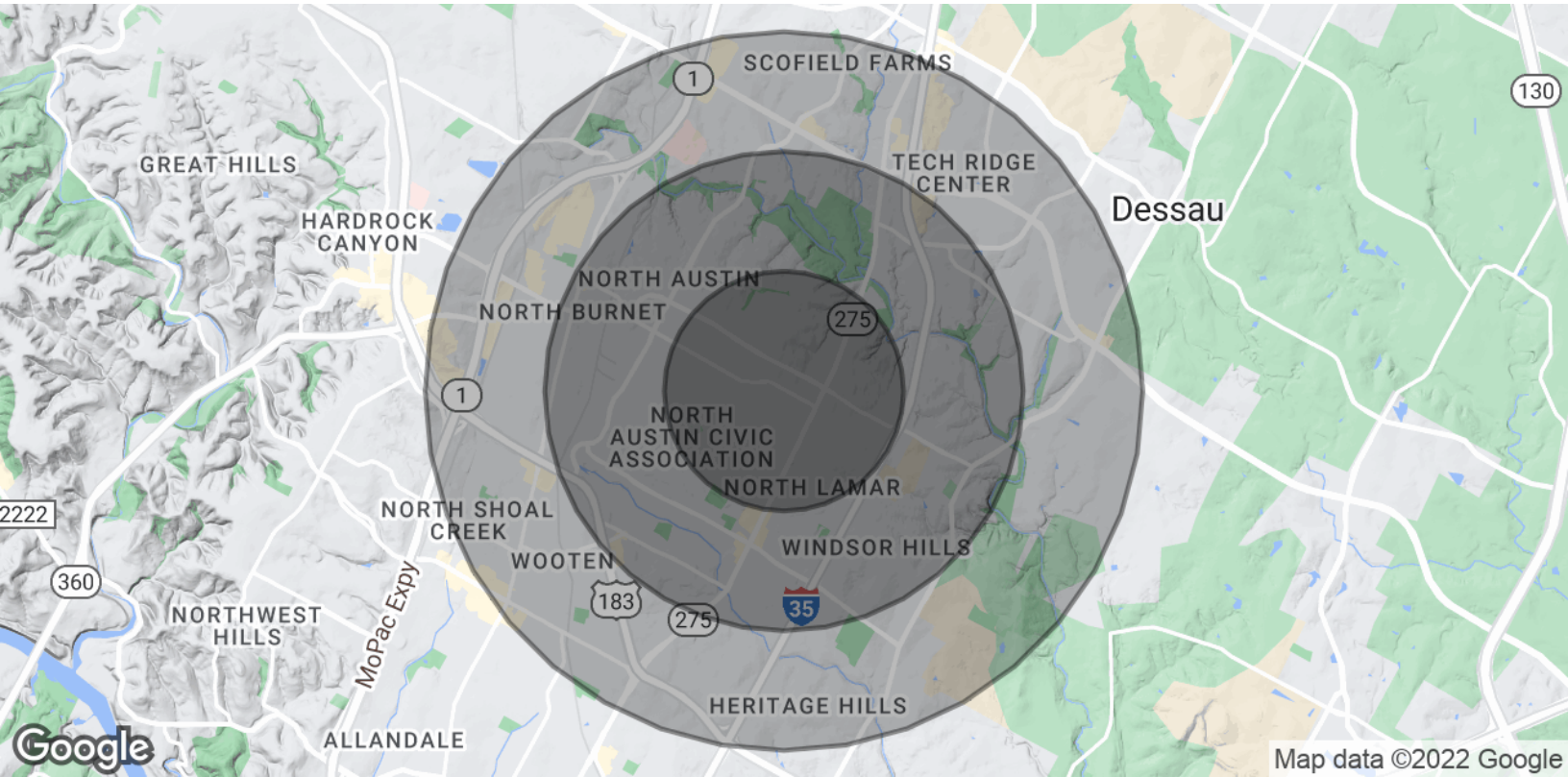
512.909.5080
eugene@7s.life



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | 1011 Kramer Lane

Austin, TX 78758



Population	1 Mile	2 Miles	3 Miles
Total Population	18,225	68,854	125,453
Average Age	30.0	29.5	29.7
Average Age (Male)	30.4	29.4	29.6
Average Age (Female)	29.5	30.1	30.3
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	6,632	25,670	49,769
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$53,157	\$50,562	\$52,841
Average House Value	\$157,331	\$147,861	\$152,123

* Demographic data derived from 2020 ACS - US Census

Robert Creamer

214.564.8909
robert.creamer@expcommercial.com

Eugene Batson

512.909.5080
eugene@7s.life



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.