

10345 1/2 LAKELINE BOULEVARD, AUSTIN, TX 78717



Land Size: 0.9445 Acres



LAKELINE BLVD

0.9445 ACRES

LYNDHURST ST



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Deal Room

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## PROPERTY DESCRIPTION

This site is the hard signalized corner of Lyndhurst St & Lakeline Boulevard located next to the Tisdale at Lakeline Station Mixed Use development and the MetroRail Lakeline Station. Utilities are available at the site and the entrance (via access easement) is already built. The zoning (PUD and TOD) offers many permitted retail land uses which are listed in this offering memorandum. This site is poised for destination retail.

Retail demand is exceptional because the retail trade area is unique and dynamic. Most retail sites have 1 source of traffic, which is usually based on drive times in Texas. This site has 3 major components that make up its complete retail trade area. It's walkable. There's approximately 9,372 people within a 10 minute walk time from this site. The Lakeline Station is next door and it's weekly ridership at this location is approximately 2,254 people. The last component of the retail trade area is the drive time. 145,000 people live within a 10 minute drive time from this site.

<b>Physical</b>	10345 ½ Lakeline Blvd, Austin TX 78717
<b>Pricing:</b>	\$900,000
<b>Land Size (AC):</b>	0.9445 acres
<b>Zoning:</b>	PUD & TOD
<b>Utilities:</b>	Onsite

## COMMERCIAL USES

- Art and Craft Studio
- Automobile Repair Services (c)
- Automobile Washing (not permitted in TOD)
- Business or Trade School
- Business Support Services
- Commercial Off-Street Parking\*
- Commercial Recreation (Indoor)
- Commercial Recreation (Outdoor)
- Financial Services
- Food Sales
- Funeral Services
- General Retail Sales - Convenience
- General Retail Sales - General
- Hotels - Motels (including extended stay inns)
- Liquor Sales
- Personal Improvement Services
- Personal Services
- Pet Services
- Research Assembly Services
- Restaurant (alcohol sales permitted)
- Theaters
- Veterinary Services
- Administrative and Business Offices
- Medical Offices
- Professional Office
- Accessory uses
- Customary home occupations\*
- Service Station as a part of a convenience store (not permitted in TOD)

## CIVIC USE

- Religious Assembly
- Club or Lodge
- Cultural Services
- College and University Facilities
- Park and Recreation Services
- Safety Services
- Public or Private Educational Facilities
- Day Care Services
- Local Utility Services
- Park-N-Ride
- Transportation Terminal (c)

(c) = Conditional

(pc) = Permitted in the district, but under some circumstances may be conditional.

Additional standards may apply. See Leander Rehabilitation PUD-2nd order (Williamson County Document No. 1998015646) and the table in LDC § 25-2-491, Zoning Land Use Summary Table, for Austin City Code references.

# HIGHLIGHTS

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## STRONG DAYTIME POPULATION

A 149,000+ daytime population, including 86,270 workers, fuels demand for food, services, and office space during the workweek.



## EMPLOYMENT DENSITY

More than 58,000 employees within the trade area, with top sectors in professional/tech (20%), healthcare (11%), and retail trade (10%).



## BUSINESS CONCENTRATION

Over 6,600 businesses within a 10-minute drive provide strong daytime traffic, with a concentration in tech, healthcare, and education, driving both office leasing and supporting services.



## HEALTHCARE SPENDING STRENGTH

Annual medical care spending exceeds \$194M today, projected to grow to \$235M by 2028, signaling strong demand for medical office tenants.



## YOUNG PROFESSIONAL DRAW

Median age of 36.7 years, with the largest concentration in the 25-44 age bracket, supporting demand for fitness, dining, and lifestyle retail.



## RETAIL SPENDING POWER

Residents spend nearly \$353M annually on restaurants and \$323M on food away from home, representing significant capture potential for new eateries and services.





### AFFLUENT MARKET

Median household income is \$118,223, well above the Austin metro average, supporting premium retail, restaurants, and boutique office space.



### HIGH-GROWTH MARKET

The Lakeline submarket benefits from Austin's northwest tech and employment corridor, with direct connectivity to Apple, Indeed, Visa, and other major employers (Domain/Uptown ATX).



### STRONG SURROUNDING DEVELOPMENT

Adjacent to the new 378-unit mixed-use development ("Tisdale at Lakeline Station"), plus nearby Presidio, Mansions at Lakeline, and other large-scale multifamily projects.



### INFRASTRUCTURE READY

Water and sewer utilities stubbed to site, with drive access already paid for and installed by the seller.



### STREAMLINED APPROVALS

Certain city permit submissions qualify for 10-day review periods, reducing entitlement risk and project timeline.



### DEVELOPMENT-FRIENDLY ENTITLEMENTS

The property benefits from grandfathered 1997 regulations, including tree mitigation fees at \$75/inch vs. \$200/inch today, and exemption from the Heritage Tree Ordinance.



### REGIONAL DETENTION IN PLACE

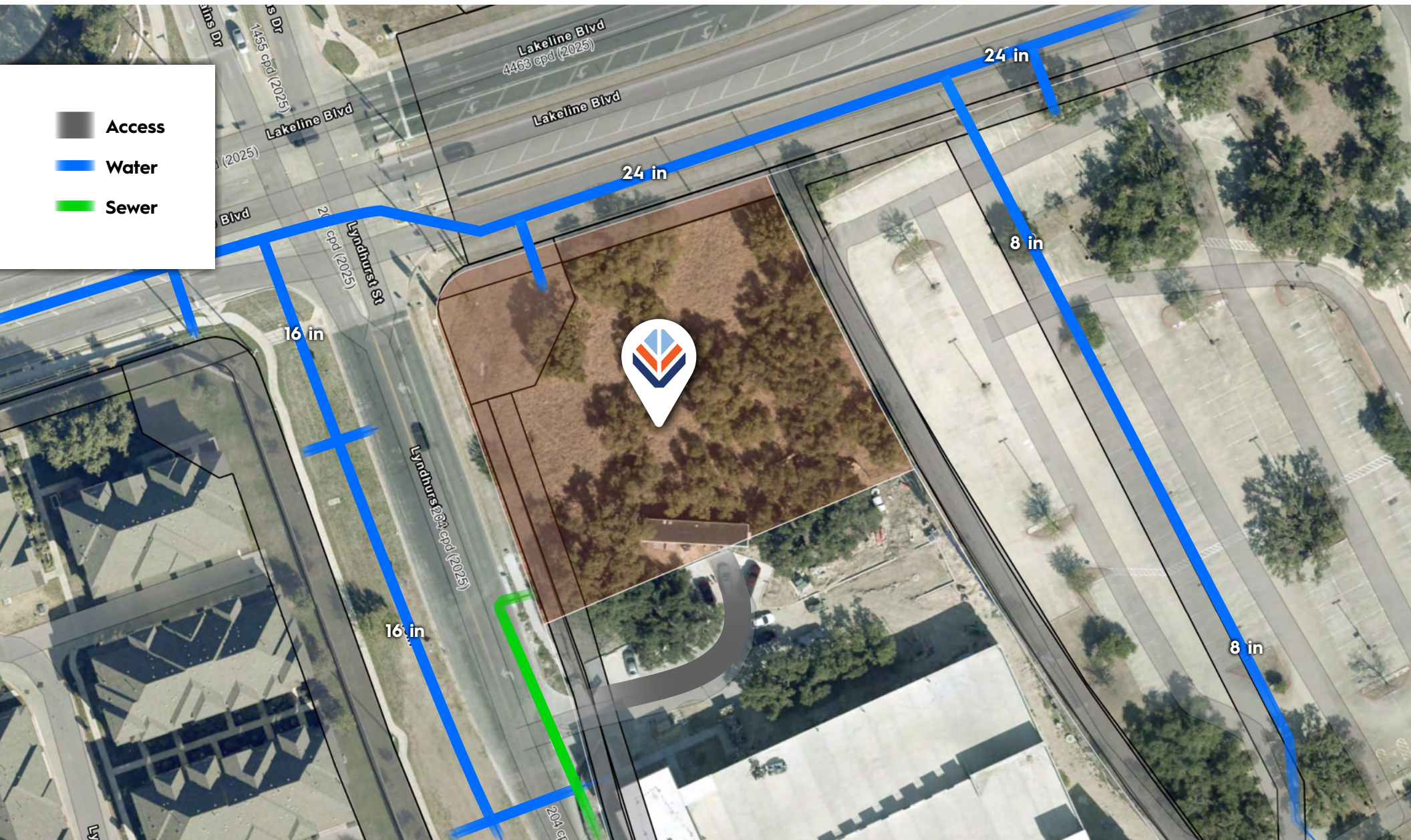
Shared infrastructure and regional stormwater detention already constructed, lowering development costs and increasing site efficiency.



### NO RECOGNIZED ENVIRONMENTAL CONCERNS

A clean Phase I ESA (2022) confirms no environmental conditions or restrictions.

# SUBJECT PROPERTY & UTILITIES

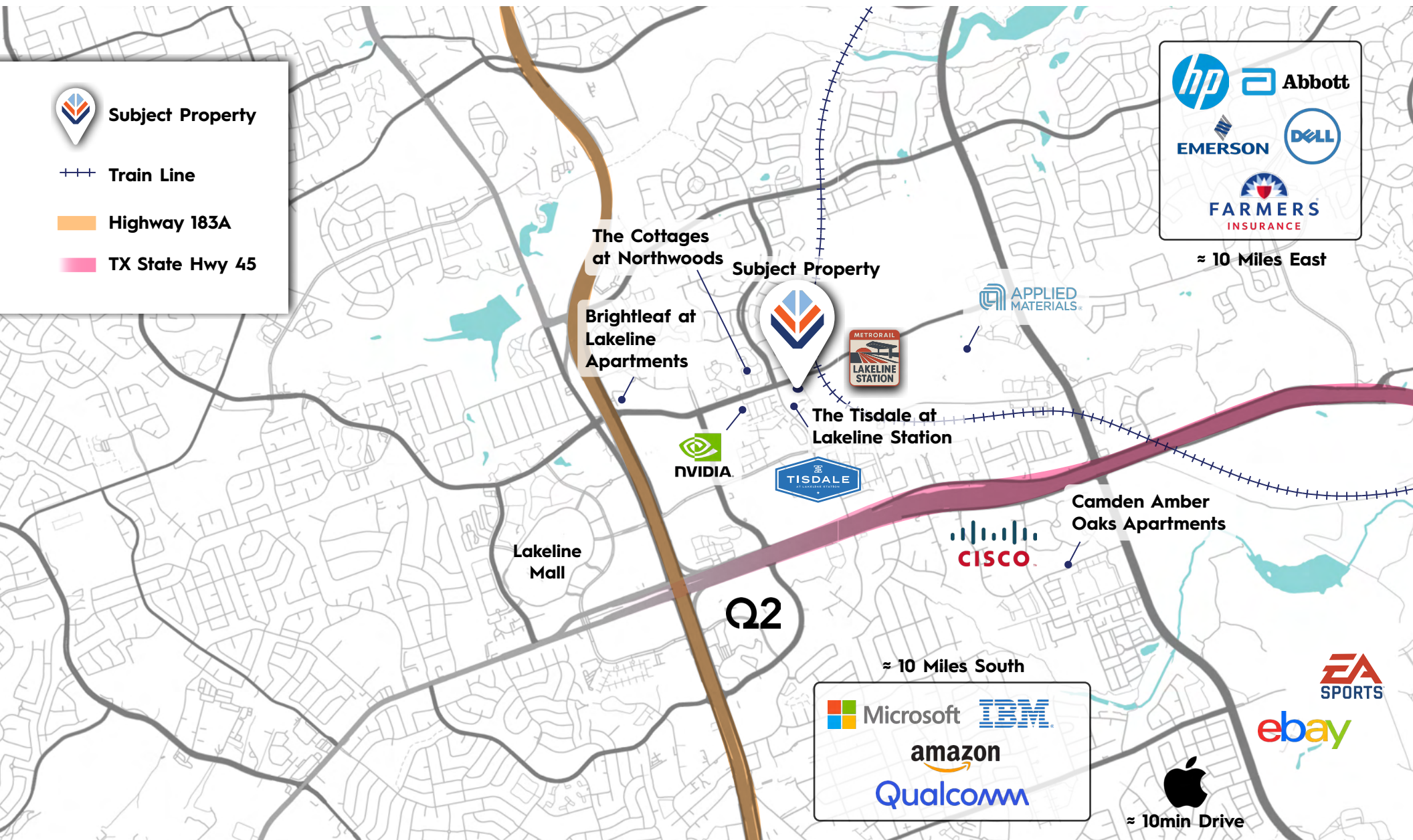


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Dashboard









**\$194,601,36**  
2023 Medical Care



**\$234,821,965**  
2028 Medical Care



**\$352,892,617**  
2023 Restaurant Potential



**149,274**  
2023 Daytime Population



**\$118,223**  
2023 Median Household Income



**\$322,916,146**  
Food Away from Home



**65,012**  
Take-Out



**11.2%**  
Population 5yr Chg



**58,441**  
2023 Households (Esri)



**58,407**  
2023 Employees



**128**  
2023 Retail Trade & Food/Drink (Index)



**62.62%**  
Bachelors, Graduate or Prof. Degree



**36.7**  
Median Age



**104**  
2023 Ordered Item by Internet Last 6 Mo (Index)



**25,391**  
2023 Vehicle Serviced by Auto repair Chain Store Last 12 Mo



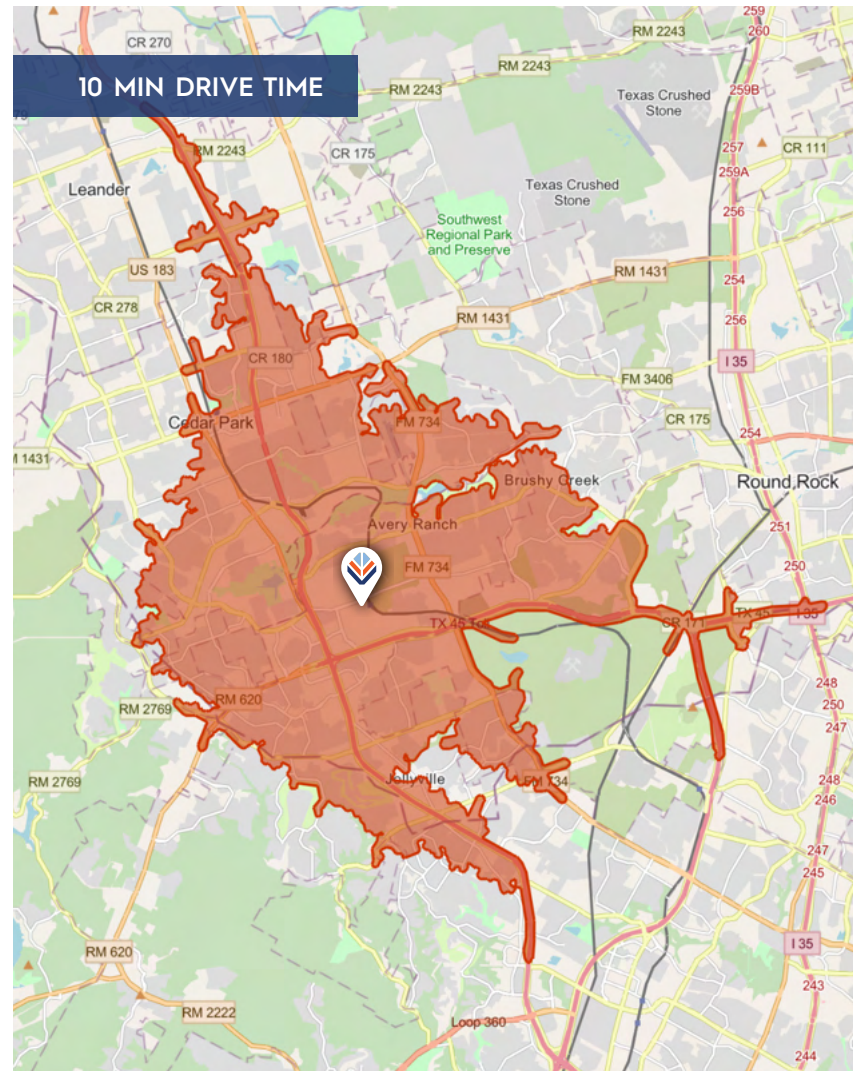
**6.4%**  
Over 65



**89,569**  
2023 Visited Doctor Last 12 Mo



**6,689**  
2023 Total (NAICS 11-99) Businesses



[View Interactive](#)

[Dashboard](#)

## LAKELINE METRORAIL STATION AREA

Lakeline MetroRail Station, Austin's northernmost transit hub, sits on 20 acres owned by Capital Metro, featuring a park & ride and a stage-one center platform (with stage two planned to double its length). Conveniently located between Lakeline Boulevard and Lakeline Mall Drive, with primary access via Lyndhurst Street, the station is adjacent to Lakeline Mall and three major retail centers, establishing it as a vibrant activity hub. The introduction of reverse express buses and planned rail expansions will further enhance connectivity.

This historically high-growth corridor attracts both commerce and new residents, with nearby Round Rock and Leander ISDs serving the community, as well as neighborhoods like Avery Ranch and Anderson Mill. Designated a Regional Center by Imagine Austin, the area offers a mix of apartments, condominiums, townhomes, cottages, and detached single-family homes, spanning low to high price points. As part of a State PUD, entitlements support high-density transit-oriented development (TOD), creating opportunities for compact mixed-use infill projects. Pedestrian- and bicycle-friendly enhancements are ongoing, making the area highly accessible.

## STATION FEATURES

- 12 bus bays (6 active)
- Shelters, benches, lighting, and destination maps
- 485 parking spaces (+400 planned for 2017)
- Capital Metro MetroBike shelter with 24 spaces and air pumps
- Free bike racks (38 spaces)
- Transit Connections
- MetroRail Red Line: 15 trains weekdays, 6 Friday evenings, 12 Saturdays (March–September)
- Express Bus: 53 weekday connections (983, 985, 987)
- MetroBus lines 122, 214, 383
- CARTS and vanpool connections

## RIDERSHIP

Rail: 1,650 weekly  
Bus: 604 weekly



## ACCESS & NEARBY EMPLOYERS

Nvidia Corporation, PCM Logistics, Indigo Apartments, The Mansions at Lakeline  
Major employers: AT&T Corporate, Health Tronics Inc., E-MDs Inc., Applied Rigaku Tech Inc., Lakeline Mall, Home Depot, Provident American Life

## LOCAL ATTRACTIONS


- Lake Travis (1.5 miles)
- Lakeline Mall, hotels, Avery Ranch, regional retail centers, Texas Hill Country

This dynamic urban mixed-use redevelopment will serve as a unifying nexus of activity, perfectly positioned for residents, commuters, and businesses seeking connectivity, convenience, and growth in one of Austin's most promising corridors.



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