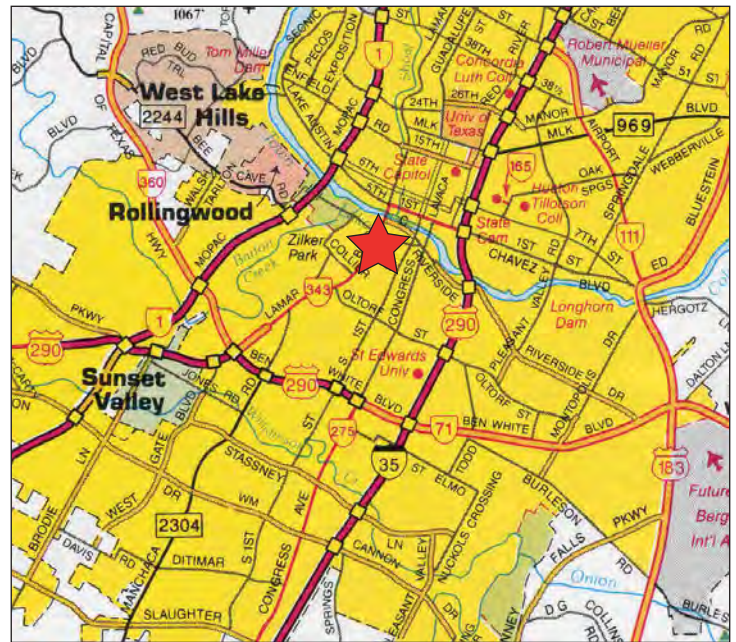




## 1201 SOUTH LAMAR AUSTIN, TEXAS

- Prime commercial site for sale in south central Austin, minutes from the CBD
- 1.82± acres
- Located on the southeast corner of South Lamar Boulevard and West Gibson Street
- Zoning classification, per City of Austin, is CS-MU-CO (Commercial Services with a Mixed-Use designation)
- 200± lf frontage on South Lamar  
395± lf frontage on West Gibson

- Located in the West Bouldin Creek Urban Watershed, which is in the Desired Development Zone
- City of Austin serves the site with water, wastewater and electric; a variety of sources are available for cable and communications networks.
- Per a traffic count done by the COA:  
South Lamar Boulevard, south of Barton Springs Road  
18,628 vehicles per day, northbound  
17,714 vehicles per day, southbound
- Please call for pricing



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