

# FOR LEASE

# FREESTANDING OFFICE/RETAIL



**1105 CLERMONT  
AUSTIN, TX 78702**



**Evan Bole, CCIM**  
Senior Associate  
evan@cipaustin.com  
512 277 0078

**Phil Morris**  
Director of Retail  
phil@cipaustin.com  
512 680 1547

**512 682 1000**

9130 Jollyville Rd.  
Suite 300  
Austin, TX 78759  
ciptexas.com

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# SUMMARY

1105 Clermont Rd | Austin, TX 78702



Position your business for long-term visibility and growth at 1105 Clermont Ave, a 1,135 SF freestanding building just off Interstate 35 in East Austin. Currently tucked just one parcel off the frontage road, this property is set to become direct I-35 frontage as part of TXDOT's upcoming I-35 expansion—offering future high-traffic exposure and strategic positioning in the heart of Central Austin.

Ideal for boutique retail, wellness, salon, or creative office use, the building features a welcoming front porch, private rooms, fenced yard, and on-site parking. Located minutes from Downtown, Mueller, and Airport Blvd, it offers excellent accessibility in a rapidly redeveloping corridor.

## PROPERTY HIGHLIGHTS:

- ±1,135 SF freestanding office/retail building
- Future I-35 frontage with significant exposure upside
- Private offices, open space, kitchen/breakroom
- Gated yard, covered porch, and on-site parking
- Great for retail, salon, wellness, or professional office use
- Excellent access to Downtown, Mueller, and Central Austin
- Located in a high-growth, high-visibility redevelopment area



Evan Bole, CCIM  
Phil Morris

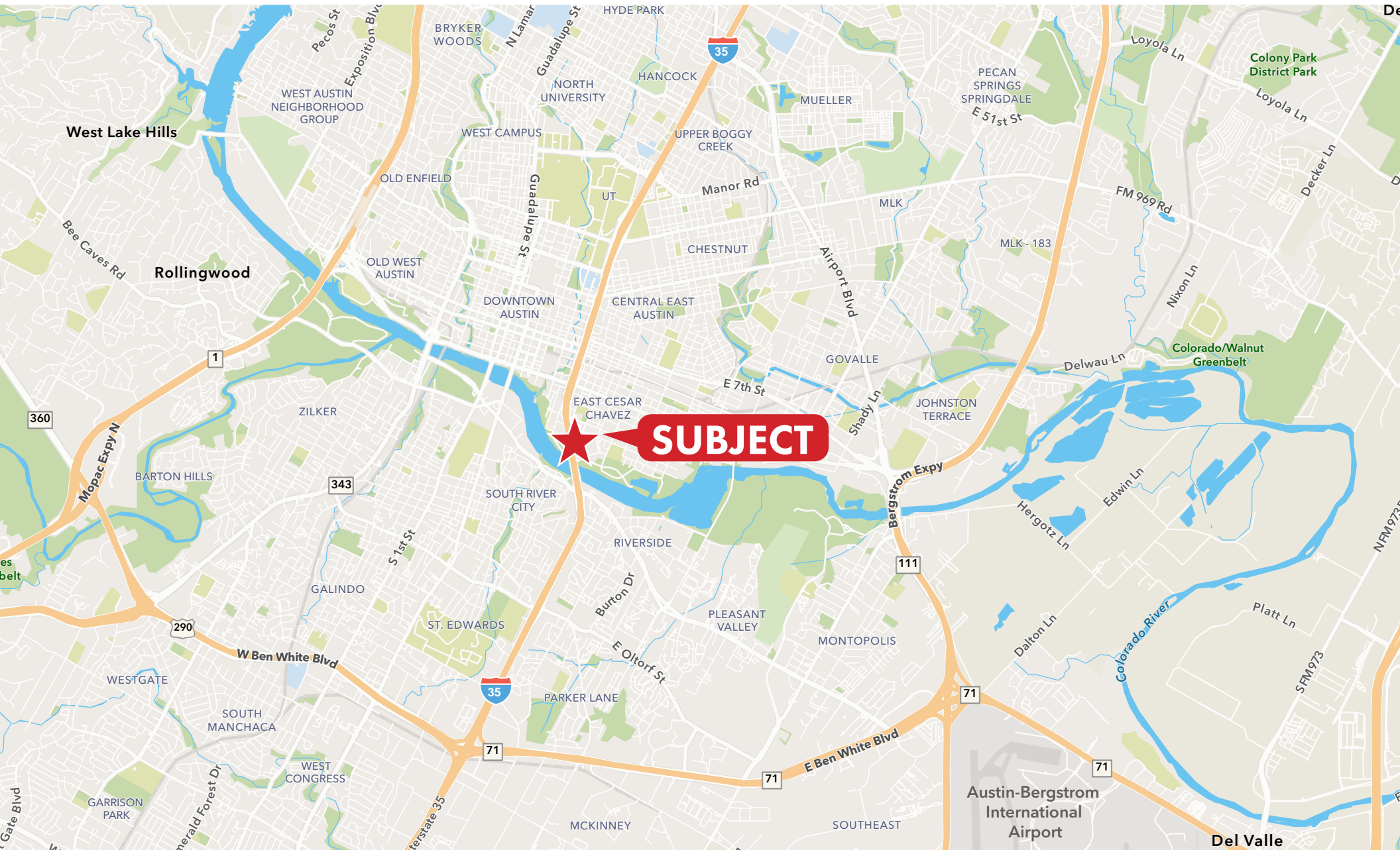
evan@cipaustin.com  
phil@cipaustin.com

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# AREA MAP

1105 Clermont Rd | Austin, TX 78702



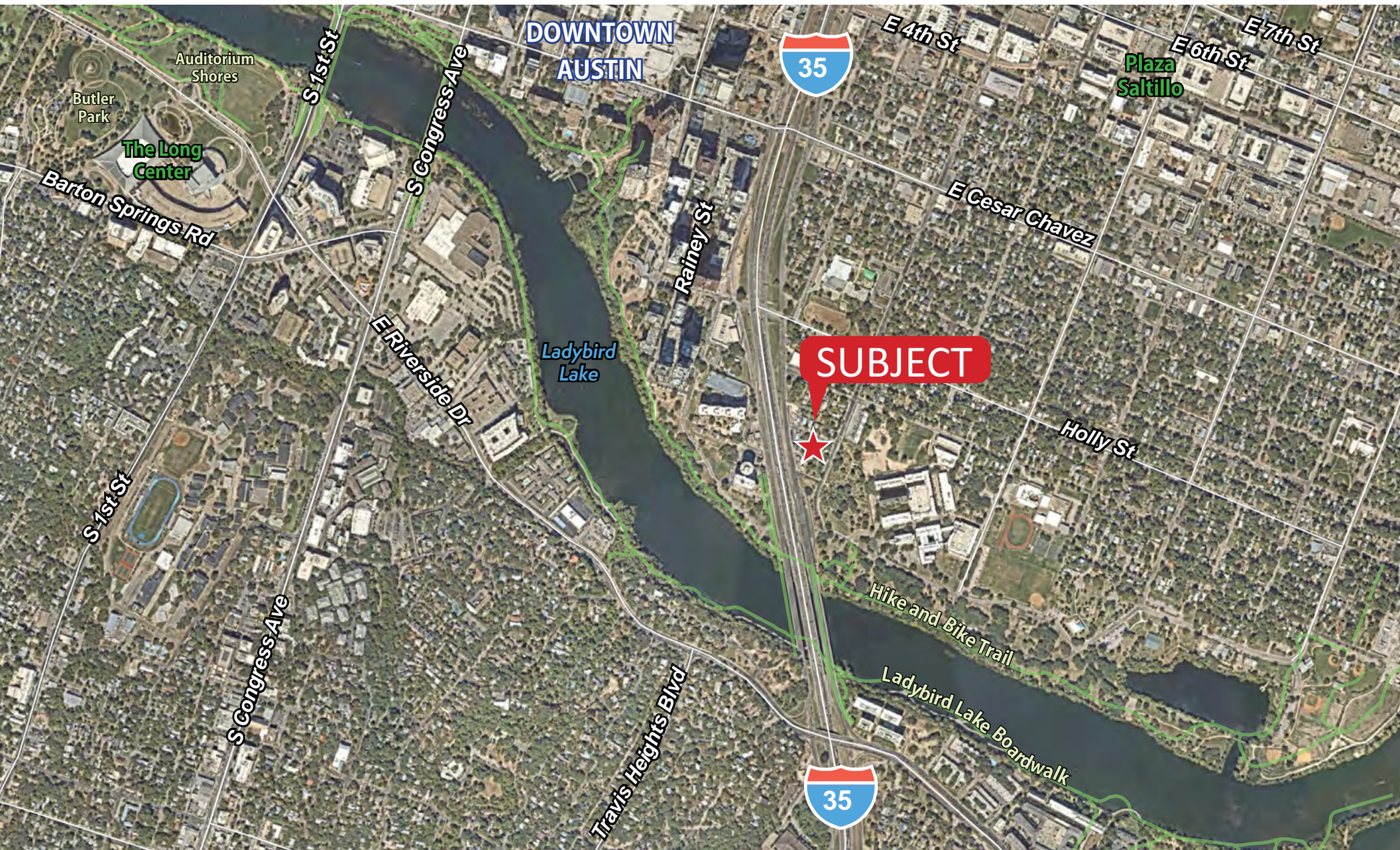
Evan Bole, CCIM [evan@cipaustin.com](mailto:evan@cipaustin.com)  
Phil Morris [phil@cipaustin.com](mailto:phil@cipaustin.com)

512 682 1000  
[ciptexas.com](http://ciptexas.com)

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# AERIAL MAP

1105 Clermont Rd | Austin, TX 78702



Evan Bole, CCIM  
Phil Morris

evan@cipaustin.com  
phil@cipaustin.com

512 682 1000  
ciptexas.com

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Phil Morris

evan@cipaustin.com  
phil@cipaustin.com

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# AERIAL

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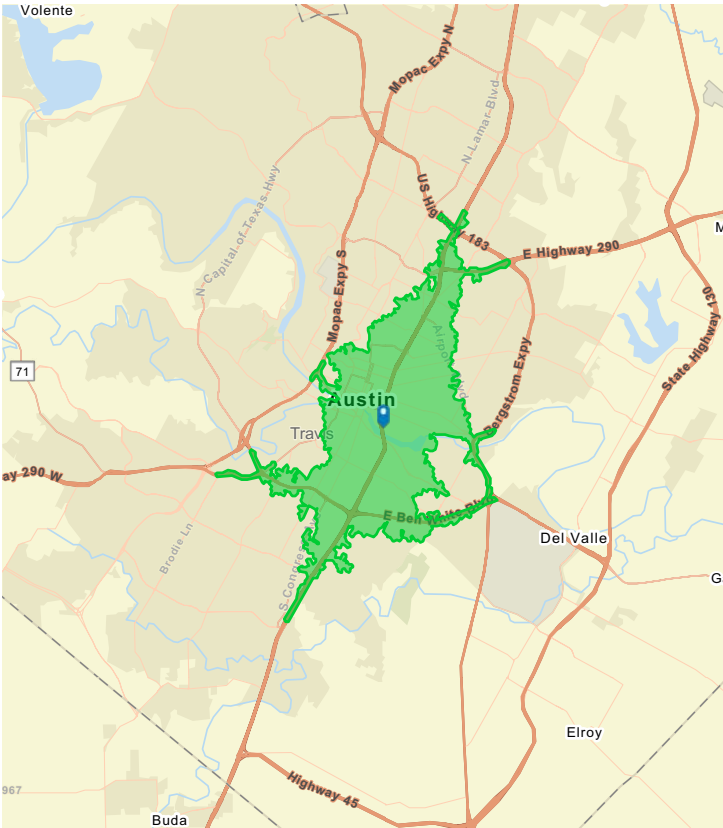
INFOGRAPHICS

1105 Clermont Rd | Austin, TX 78702

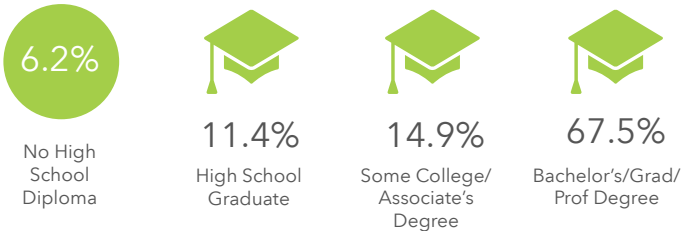
DEMOGRAPHIC PROFILE

1105 Clermont Ave, Austin, Texas, 78702

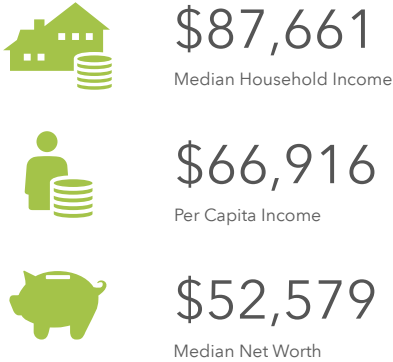
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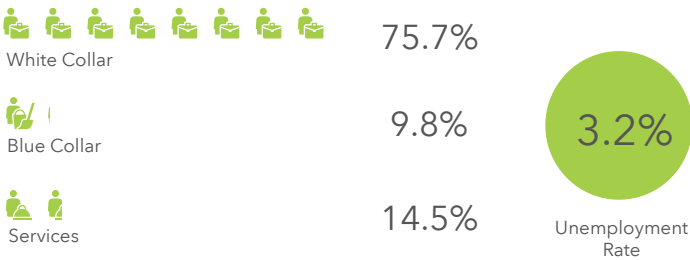
EDUCATION



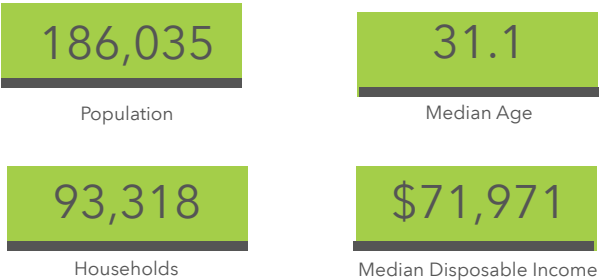
INCOME



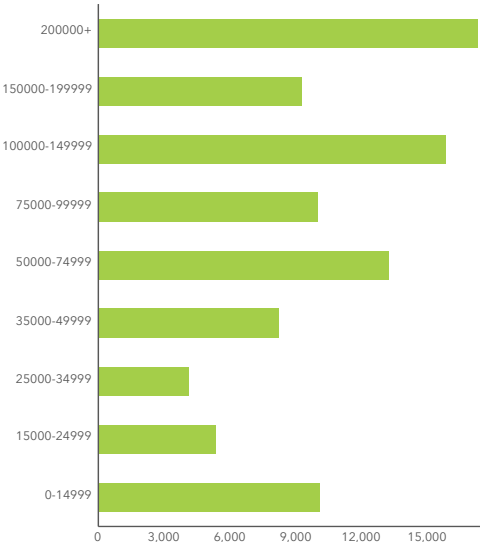
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2025, 2030).  
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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Evan Bole	631068/756417	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date