

# FOR LEASE

# GROUND FLOOR RETAIL TISDALE AT LAKELINE STATION



## LAKELINE STATION, AUSTIN, TX 78717



**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



# FOR LEASE

# SUMMARY

13701 Lyndhurst St | Austin, TX 78717



Lakeline MetroRail Station directly serves approximately 1,000 daily commuters and features a dedicated Park & Ride facility with 935 public parking spaces, providing strong daily foot traffic and high visibility for adjacent retail businesses.

## AVAILABLE SPACE:

Suite A – ± 1,897 SF w/ 1,500 SF Outdoor Patio

Suite B – ± 2,375 SF w/ 750 SF Outdoor Patio

Suite C – 2,138 SF

**\*\*Ste A & B include grease trap and vent hood chase\*\***

**LEASE RATE:** Contact Broker

**ZONING:** PUD-TOD-C-1

**DELIVERY DATE:** Retail delivered. MF delivered and in lease up.

**PARKING RATIO:** Storefront parking ratio: 5:1,000 SF. Additional retail parking in parking garage.

## PROPERTY HIGHLIGHTS:

- Mixed-Use Development with 378 MF Units
- Integrated with Lakeline MetroRail Station
- 3 miles from the Newly-Announced \$1B Apple Campus
- 1 mile from Texas Children's Hospital, opened 2024
- **2,900 multifamily units within a .5 mile radius**
- **6,200 multifamily units within a 1 mile radius**
- 800 gallon grease trap in Suites A & B





FOR LEASE

# PROPERTY SNAPSHOT

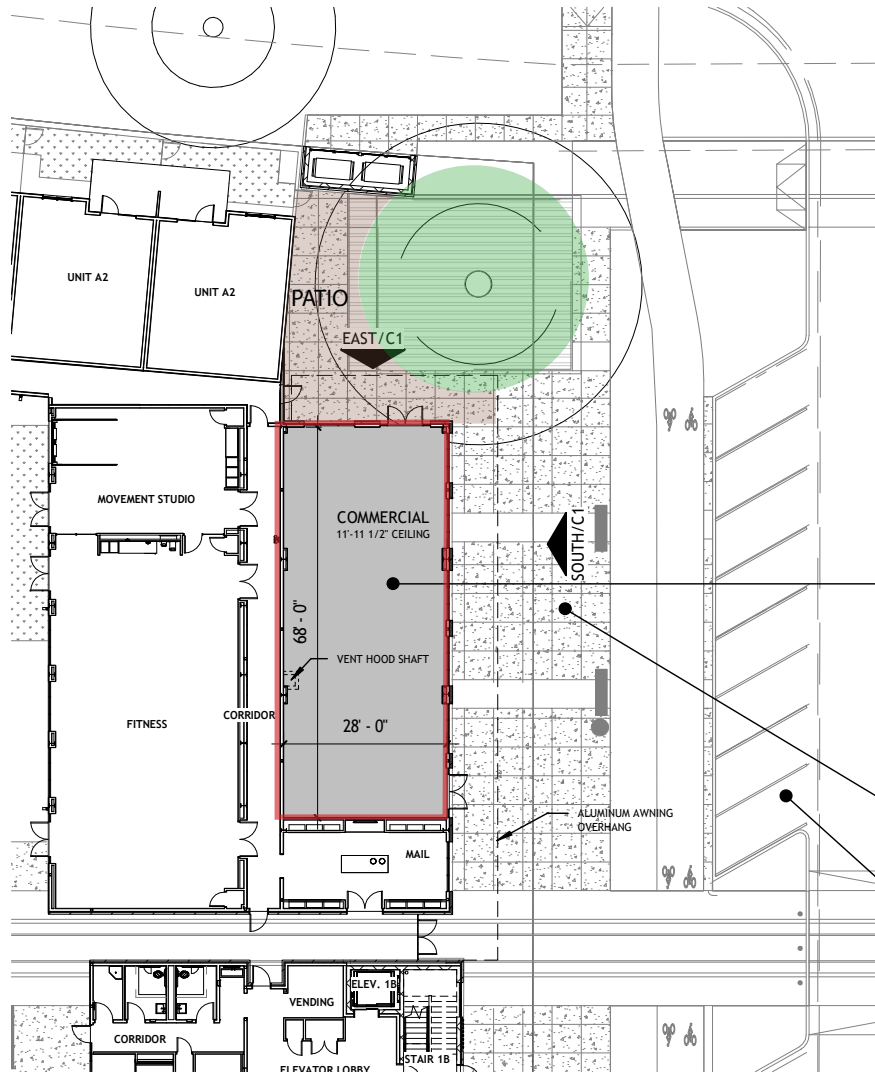
13701 Lyndhurst St | Austin, TX 78717



# FOR LEASE

# FLOOR PLANS

13701 Lyndhurst St | Austin, TX 78717



## SUITE A

TOTAL AREA: 1,897 SF

OUTDOOR SEATING AREA

WATER WASTE CONNECTION

GREASE WASTE CONNECTION

WATER CONNECTION

120/208V 3Ø 225A PANEL W/SUBMETER

## SUITE A

## OUTDOOR SEATING AREA

OUTDOOR AREA: ~1,500 SF

## COMMERCIAL PARKING

FRONT PARKING SPACES ARE PROVIDED

© STG Design, Inc. ALL RIGHTS RESERVED. STGdesign.com

07/14/23



Architecture  
Interior Design  
Planning

SABOT  
DEVELOPMENT

## RETAIL PLAN - LEVEL 1

Lakeline Station Multifamily

C1 - NORTH BUILDING COMMERCIAL



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

ciptexas.com



FOR LEASE

# PROPERTY SNAPSHOT

13701 Lyndhurst St | Austin, TX 78717



Evan Bole, CCIM  
Phil Morris

evan@cipaustin.com  
phil@cipaustin.com

512 682 1000  
ciptexas.com



# FOR LEASE

# PROPERTY SNAPSHOT

13701 Lyndhurst St | Austin, TX 78717



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)

# FOR LEASE

# FLOOR PLANS

13701 Lyndhurst St | Austin, TX 78717

## SUITE B

TOTAL AREA: 2,375 SF

OUTDOOR SEATING AREA

WATER WASTE CONNECTION

GREASE WASTE CONNECTION

WATER CONNECTION

120/208V 3Ø 400A PANEL W/SUBMETER

## SUITE C

TOTAL AREA: 2,138 SF

WATER WASTE CONNECTION

WATER CONNECTION

120/208V 3Ø 400A PANEL W/SUBMETER

NO RESTAURANTS IN THIS SPACE

## SUITE B

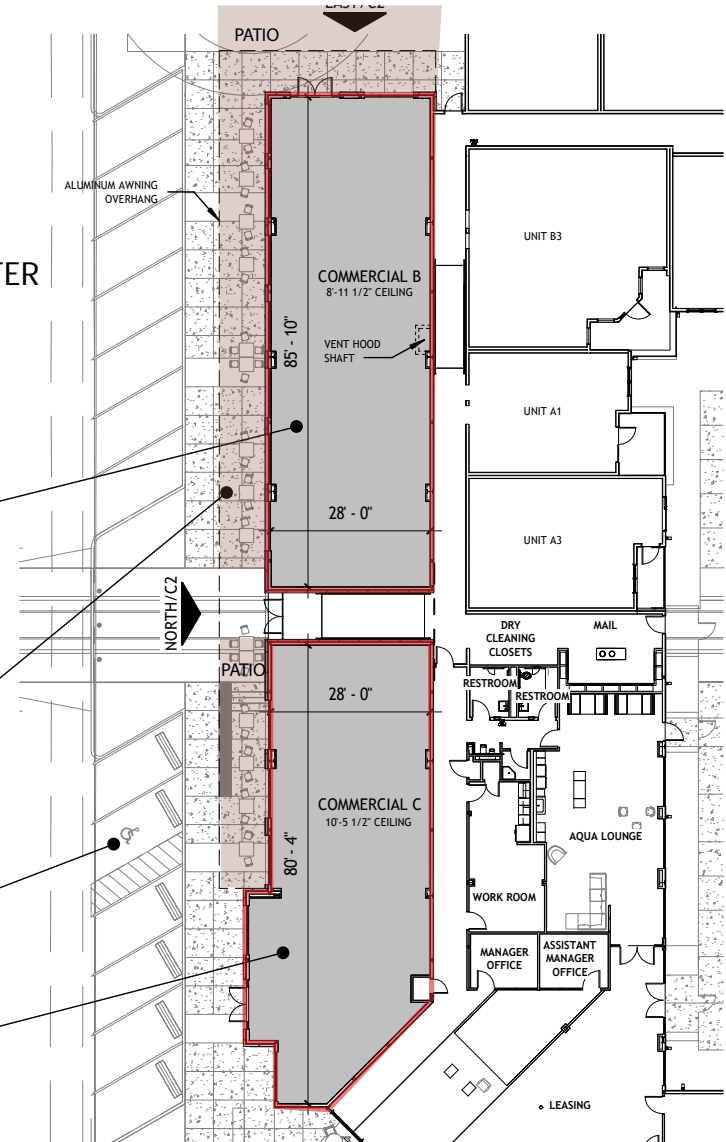
## OUTDOOR SEATING AREA

OUTDOOR AREA: -750 SF

## COMMERCIAL PARKING

FRONT PARKING AND ADA PARKING SPACES  
ARE PROVIDED

## SUITE C



© STG Design, Inc. ALL RIGHTS RESERVED. STGdesign.com

07/14/23

## RETAIL PLAN - LEVEL 1

Lakeline Station Multifamily

C2 - SOUTH BUILDING COMMERCIAL



Architecture  
Interior Design  
Planning

SABOT  
DEVELOPMENT



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

ciptexas.com



# FOR LEASE

# AREA MAP

13701 Lyndhurst St | Austin, TX 78717





# FOR LEASE

# AERIAL MAP

13701 Lyndhurst St | Austin, TX 78717





FOR LEASE

# PROPERTY SNAPSHOT

13701 Lyndhurst St | Austin, TX 78717



Evan Bole, CCIM  
Phil Morris

evan@cipaustin.com  
phil@cipaustin.com

512 682 1000  
ciptexas.com



# FOR LEASE

# AERIAL

13701 Lyndhurst St | Austin, TX 78717





FOR LEASE

SIGNAGE

13701 Lyndhurst St | Austin, TX 78717



YOUR SIGN HERE

YOUR  
SIGN  
HERE

CapMetro

LAKELINE  
STATION  
PARK  
& RIDE



 Tisdale Kitchen

Lakeline Market 

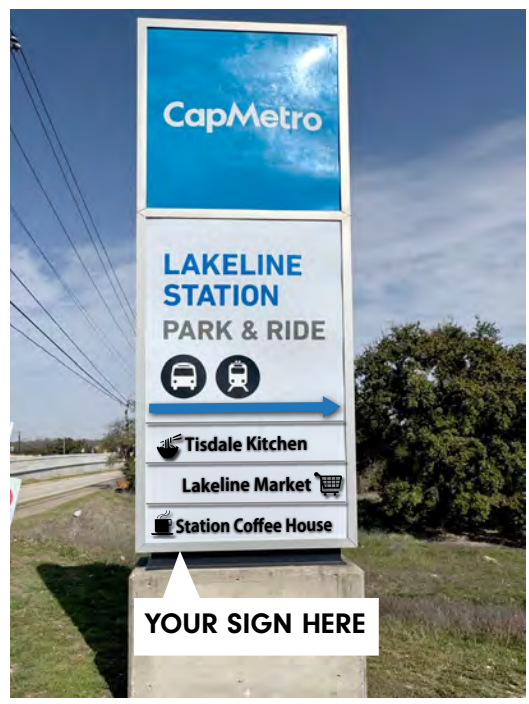
 Station Coffee House



# FOR LEASE

# SIGNAGE

13701 Lyndhurst St | Austin, TX 78717





# FOR LEASE

# PROPERTY SNAPSHOT

13701 Lyndhurst St | Austin, TX 78717



Evan Bole, CCIM  
Phil Morris

evan@cipaustin.com  
phil@cipaustin.com

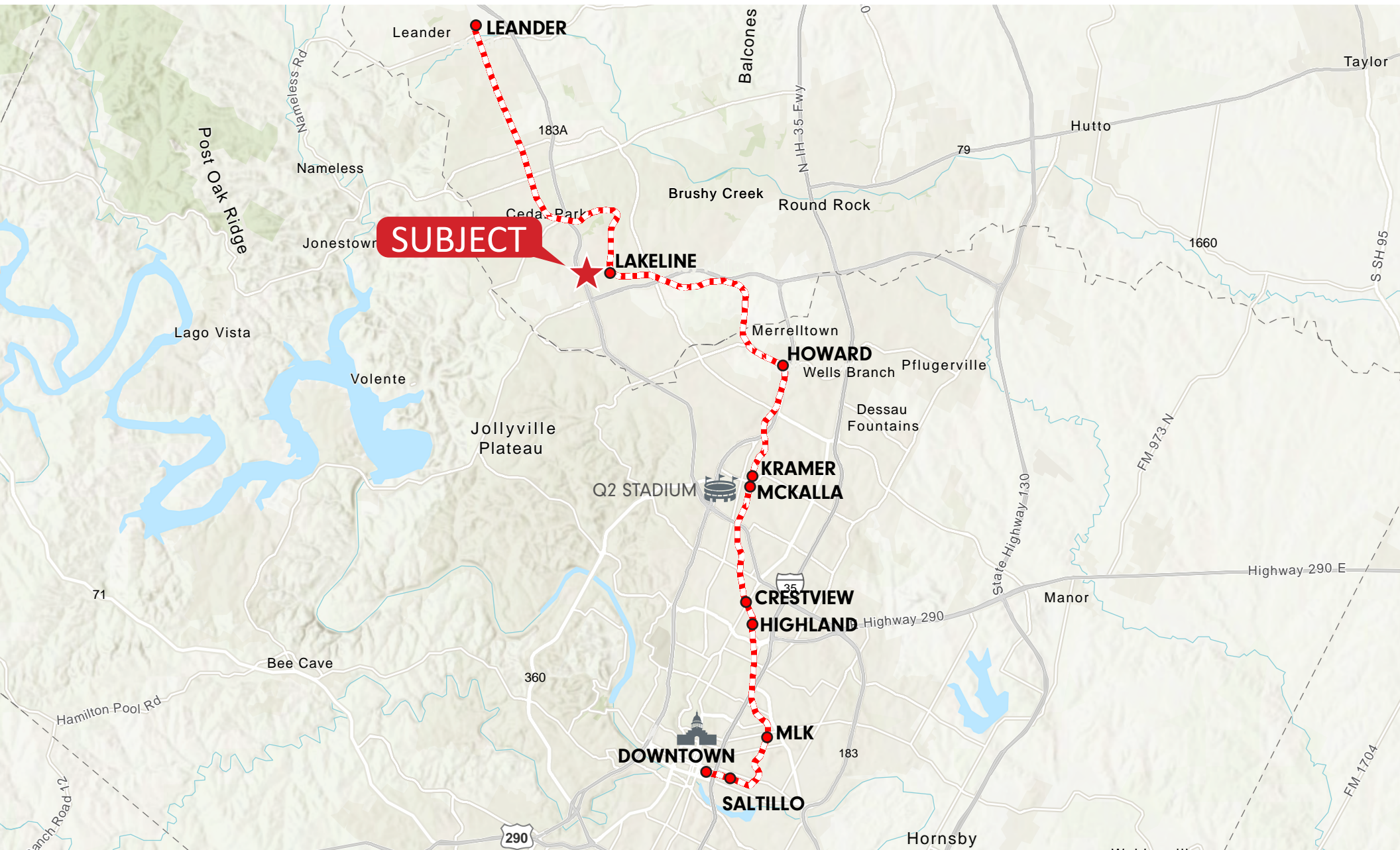
512 682 1000  
ciptexas.com



FOR LEASE

# CAPMETRO RAIL MAP

13701 Lyndhurst St | Austin, TX 78717



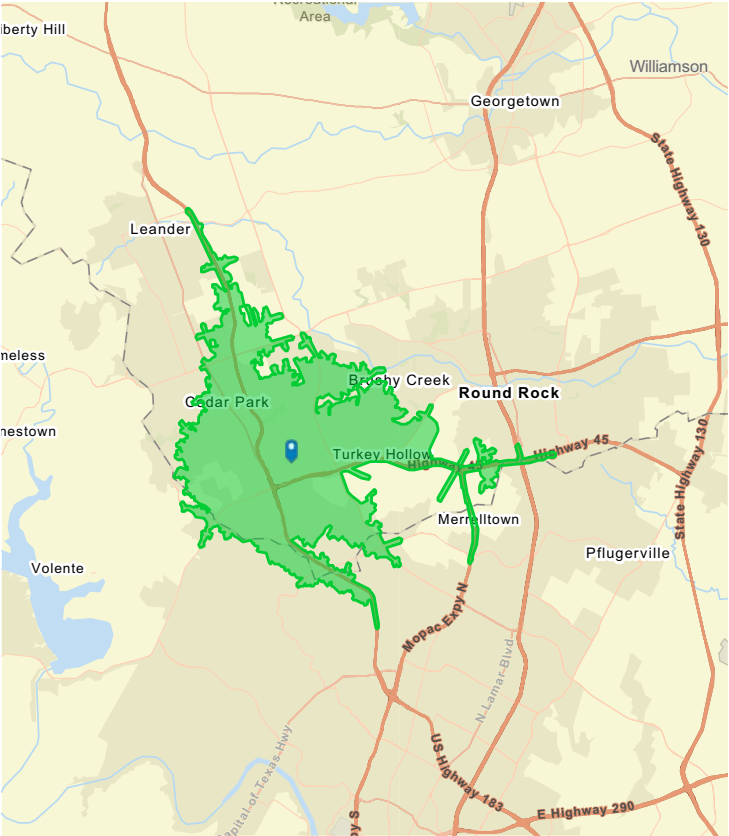
Evan Bole, CCIM [evan@cipaustin.com](mailto:evan@cipaustin.com)  
Phil Morris [phil@cipaustin.com](mailto:phil@cipaustin.com)

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

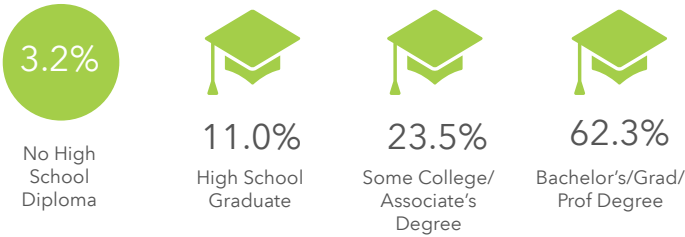


DEMOGRAPHIC PROFILE

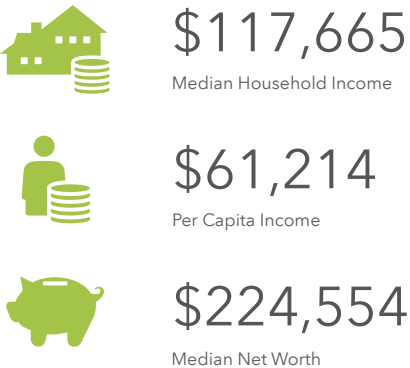
Drive time of 10 minutes



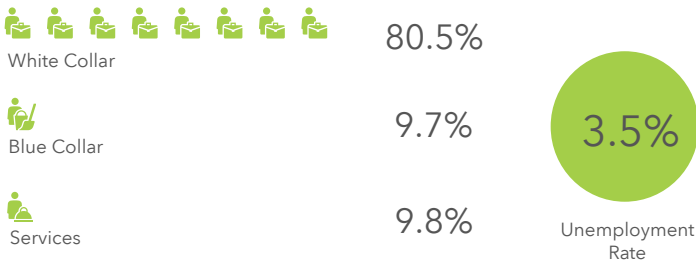
EDUCATION



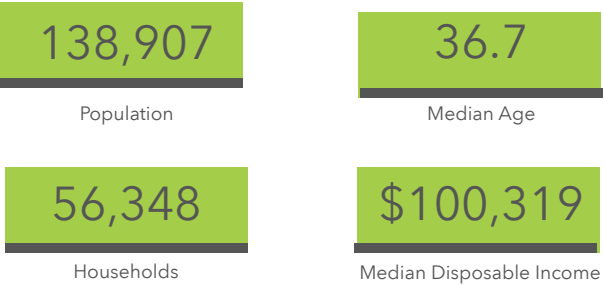
INCOME



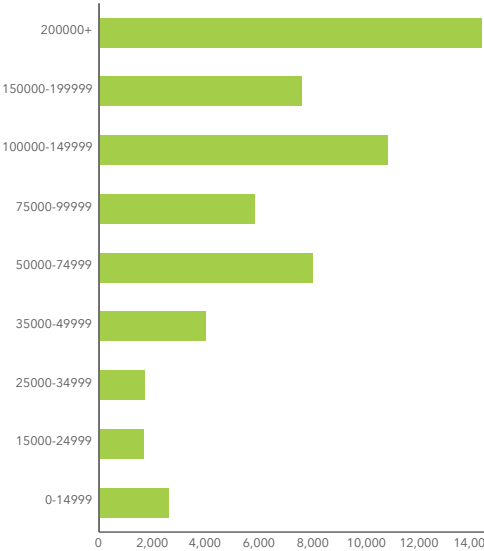
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



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



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.





## 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.*

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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

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

Buyer/Tenant/Seller/Landlord Initials

Date