

FOR SALE

8401

RESEARCH BOULEVARD

AUSTIN, TEXAS

*Owner, Investor or
Redevelopment Opportunity*



EXECUTIVE SUMMARY

An owner/investor opportunity with in-place income and redevelopment upside

Lee & Associates is pleased to present 8401 Research Boulevard, a $\pm 5,674$ SF commercial building on Research Boulevard in Austin, Texas, built in 2001. The property is currently occupied by two service tenants on month-to-month leases – both of whom have expressed interest in longer-term terms – providing an investor immediate in-place income while preserving flexibility. A $\pm 1,806$ SF warehouse component with $\pm 17'$ clear height and one grade-level door adds functional depth beyond the retail/office footprint. Zoned CS & MS-3, the site offers an owner-user or redevelopment buyer a broad range of commercial reuse and repositioning scenarios along one of Austin's established commercial corridors.

HIGHLIGHTS

- In-place income from two NNN tenants – Beauty Nails and D&M Insurance – both month-to-month and open to longer-term leases.
- $\pm 1,806$ SF warehouse space with $\pm 17'$ clear height and one grade-level door for flexible service, storage, or light-industrial use
- CS & MS-3 zoning supports owner-user, investment hold, or redevelopment across a broad range of commercial uses



$\pm 5,674$ SF
BUILDING SIZE

$\pm 20,473$ SF
SITE AREA

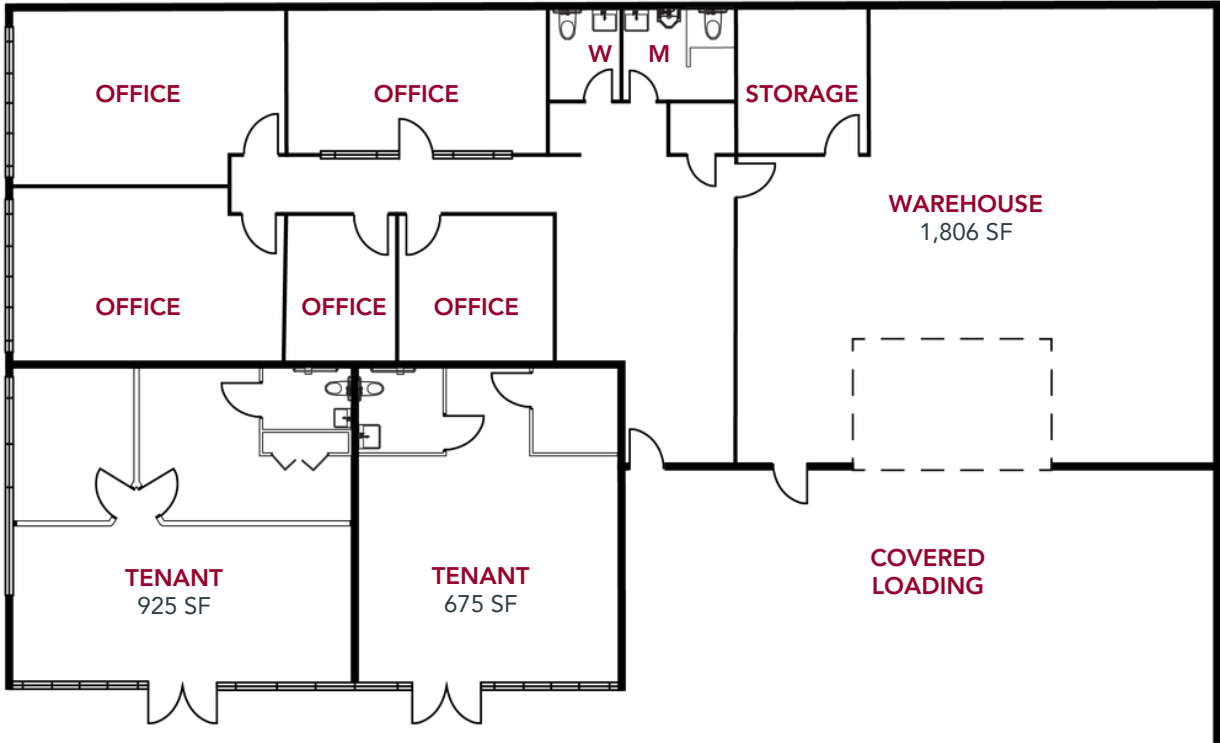
2001
YEAR BUILT

CS & MS-3
ZONING

SHARED SURFACE
PARKING



SITE PLAN & PROPERTY DETAILS



PARCEL SIZE	±20,473 SF
BUILDING SIZE	±5,674 SF
WAREHOUSE SIZE	±1,806 SF
CLEAR HEIGHT	±17'
LOADING	1 grade-level door
FRONTAGE	156' US-183
UTILITIES	Covered by tenant
ZONING	CS & MS-3
PARKING	Shared Surface
SIGNAGE	Building signage available
OPEX	\$8.60
TRAFFIC COUNTS	136,654 VPD

IN-PLACE TENANTS

NAIL SALON

±675 SF · \$23.40/SF NNN

INSURANCE AGENCY

±925 SF · \$19.29/SF NNN

Both tenants are month-to-month and have expressed interest in longer-term leases.

GALLERY



LOCATION & ACCESS



18

Healthcare facilities
within a 1 mile radius

200+

Restaurants & bars
within 3 miles

100+

Retail destinations
within 3 miles

Drive Times

US 183 ±1 min

MOPAC EXPY ±4 min

W ANDERSON PLAZA ±6 min

H-E-B ±6 min

Q2 STADIUM ±7 min

THE ARBORETUM ±7 min

THE DOMAIN ±8 min

TRADE AREA DEMOGRAPHICS

A dense, high-income Austin trade area supports strong daytime traffic and long-term demand for redeveloped commercial and retail uses at 8401 Research Boulevard.

METRIC	1-MILE	3-MILE	5-MILE
Population	20,071	154,312	342,579
Total Households	8,408	73,135	160,920
Average HH Income	\$98,254	\$131,331	\$147,871
Median HH Income	\$69,335	\$91,999	\$100,482
Median Age	33.7	34.7	35.2
Total Businesses	1,273	13,371	23,432
Labor Force (16 Yrs+)	16,263	129,012	288,959
Annual HH Expenditure	\$732.5M	\$6.91B	\$16.06B
\$923K AVG HH NET WORTH	29.1% HH INCOME \$150K+	\$8,316 MONTHLY HH EXPENDITURE	

Source: Sites USA / Applied Geographic Solutions, 2026 Estimates.

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