



OFFERING SUMMARY

Sale Price:	\$1,299,000
Building Size:	1,612 SF
Lot Size:	0.6355 Acres
Price / SF:	\$805.83
Year Built:	1993
Zoning:	County
Market:	Austin
Submarket:	Northwest

PROPERTY OVERVIEW

Exceptional Commercial Property with Prime Visibility on FM 620

This .63 acre property with office building & fenced outdoor storage offers incredible road frontage and outstanding visibility, making it a standout opportunity for any business. The classic log home/office is nestled among beautiful large oak trees on a main roadway, providing both charm and functionality. Great Office w/ Outdoor Storage or Live/Work Potential. Office includes full kitchen, 1.5 bathrooms, and multiple offices/bedrooms. Roof replaced recently with metal. The expansive, level secure lot ensures easy access, ample parking, and additional space at the rear of the building for potential warehouse expansion.

Amazing Development Potential! Seller will sell adjacent .63 acre property for \$950k giving you 1.271 acres to develop. Out of the City of Austin ETJ and Just in the County with no zoning restrictions, this property offers unparalleled flexibility for various commercial purposes and saves Buyer a huge amount of time not being in City of Austin ETJ for permitting. 40% impervious Cover with potential to 45% with rainwater collection.

Located in the heart of the Lake Travis Area, it's just minutes from Lake Travis and Lake Austin. The property is in excellent condition and boasts a reasonable tax rate, making it an ideal investment. Don't miss this outstanding commercial opportunity in a high-visibility, sought-after location!

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2105 RANCH ROAD 620 NORTH AUSTIN

ADDITIONAL PHOTOS



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- Prime Visibility on FM 620
- Out of Austin ETJ! Just County! Save Tons of Time on Permitting!
- Adjacent .63 acre for sale at \$950,000 giving you 1.271 acres to develop
- Perfect Flex Industrial Development site!
- Ability to build additional building in back.
- Great for Office with Outdoor Storage!
- 40% Impervious Cover with ability to go to 45% with rain water collection

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AERIAL MAP



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 The
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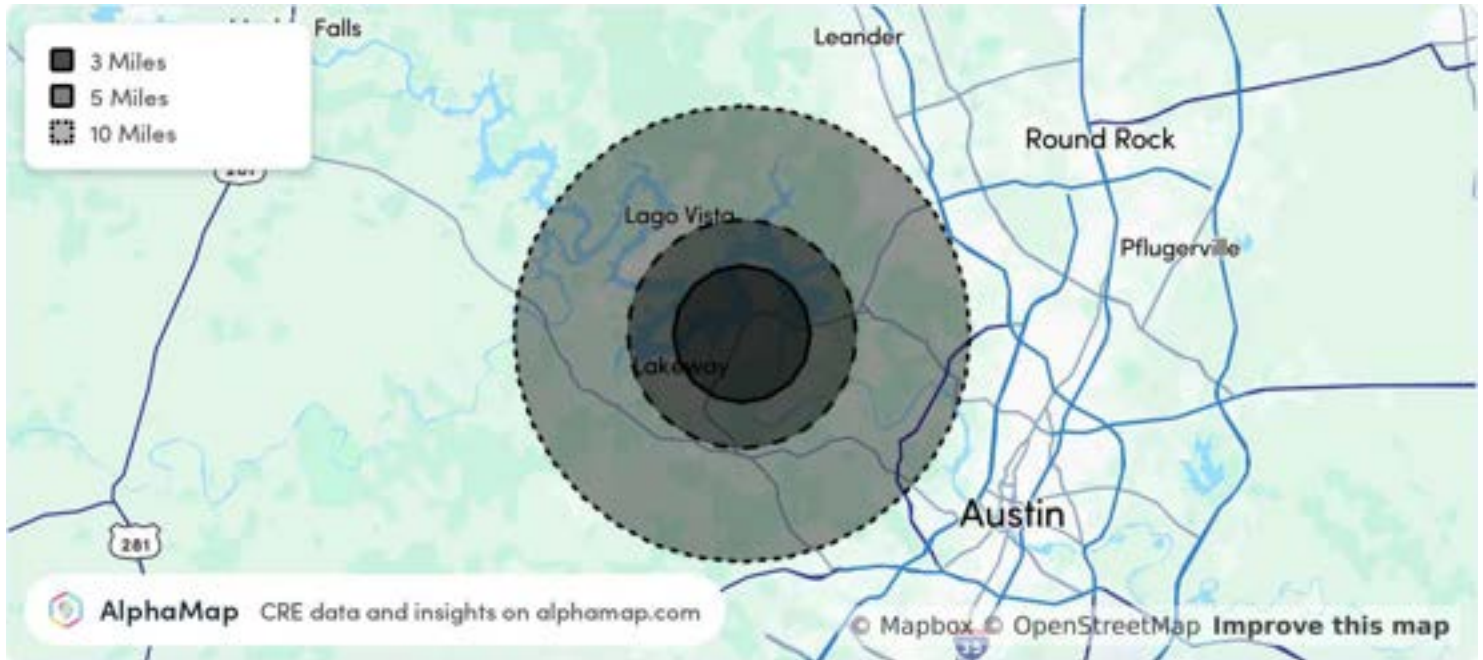


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,829	27,134	64,067
Average Age	41	43	43
Average Age (Male)	40	42	42
Average Age (Female)	42	43	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,565	10,405	24,571
Persons per HH	2.4	2.6	2.6
Average HH Income	\$187,768	\$214,578	\$217,017
Average House Value	\$1,041,705	\$909,637	\$893,882
Per Capita Income	\$78,236	\$82,530	\$83,468

Map and demographics data derived from AlphaMap

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