



3639 N FM-620

SEQ FM-620 & HUDSON BEND RD
3639 RANCH RD N, AUSTIN, TX 78734



AVAILABLE
2,948 SF
+ Yard Space
1.427 AC

**FOR SALE
OR LEASE**

AVAILABLE SPACE
2,948 SF + Yard Space
1.427 AC

PRICE
\$2,500,000
RATE
\$6,000 Gross

David Simmonds
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Christopher Hernandez
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PROPERTY HIGHLIGHTS

- Available for sale or lease: 2,948 SF building + yard space on
- 1.427 acres (short-term lease options available)
- High visibility and traffic, near signalized intersection
- Near major roadways with a TxDOT expansion planned for RR 620
- Strong Traffic Counts
- Utilities Available On-Site
- Ingress/Egress
- Signalized intersection
- Proximity to Attractions: Close to Mansfield Dam Park, Lake Travis Zipline, The Oasis on Lake Travis, and other local attractions



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



21,839
POPULATION
3-MILE RADIUS



\$228,958.00
AVG HH INCOME
3-MILE RADIUS



12,661
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

FM-620: 33,601 VPD
(SitesUSA 2024)
Hudson Bend Rd: 9,116 VPD
(SitesUSA 2023)

PROPERTY OVERVIEW

This 2,948 square-foot building with additional yard space sits on 1.427 acres in a prime, high-traffic location, offering excellent visibility and accessibility. Positioned near a signalized intersection, the property is ideal for a variety of business uses or as an investment/redevelopment opportunity. The site is located in Travis County and benefits from nearby major roadways, with a significant volume of daily traffic. Additionally, the planned TxDOT expansion of RR 620 will further enhance accessibility and increase the property's long-term value.

The surrounding Hudson Bend area is a vibrant community with several neighborhoods, including Hudson Bend Colony, known for its spacious homes and proximity to Lake Travis. The location also boasts numerous attractions that draw visitors year-round, such as Mansfield Dam Park, Lake Travis Zipline Adventures, and The Oasis on Lake Travis.

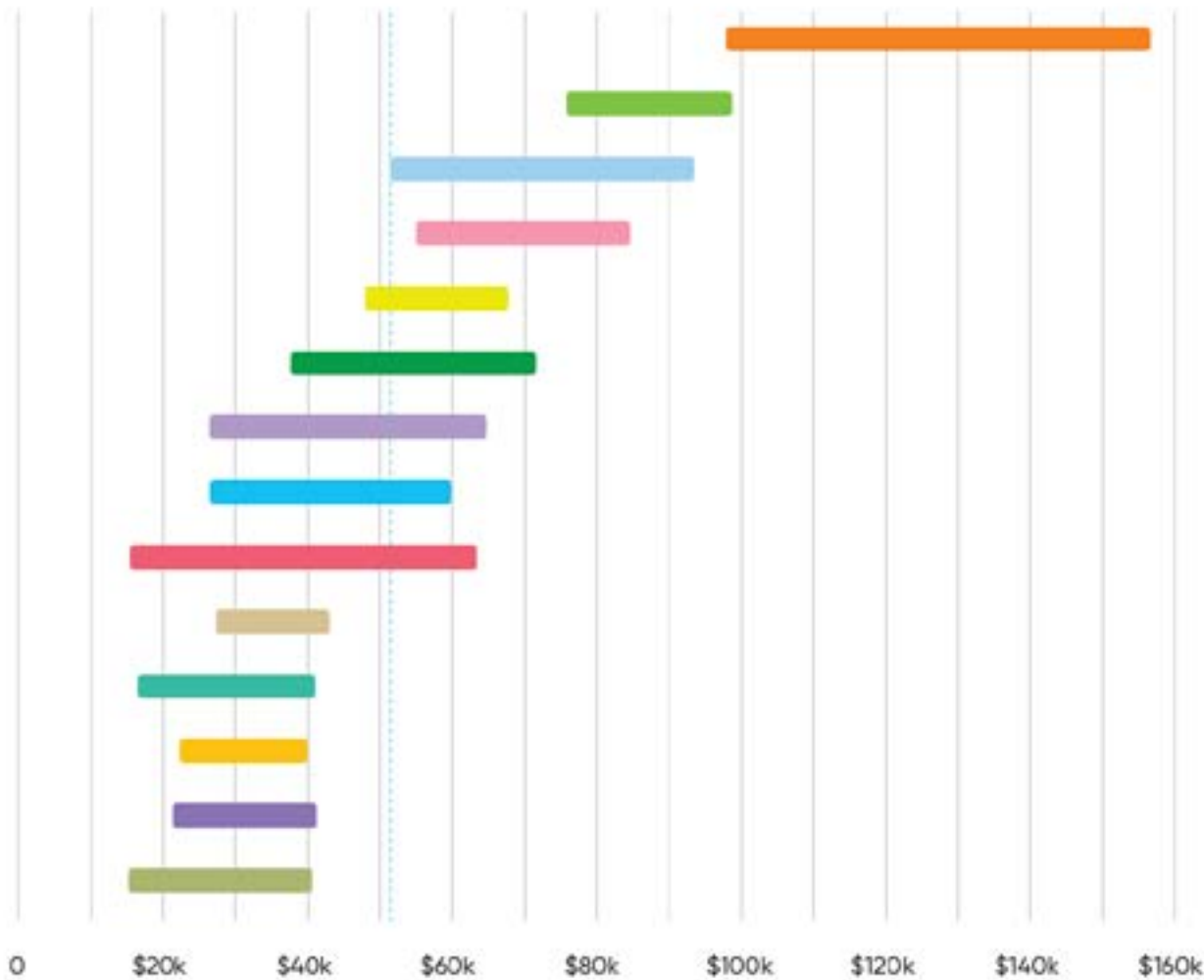
This property offers tremendous potential for businesses seeking to capitalize on the thriving Hudson Bend community and its increasing traffic flow.



PROPERTY HIGHLIGHTS

Lease Rate:	\$6,000 Gross - Month
Sale Price:	\$2,500,000
Land Size:	1.427 AC
Building Size:	2,948 SF
Frontage:	+/- 211' on FM-620
Submarket:	Travis County
Utilities:	Cable, Curb, Electricity, Gas, Streets, Telephone, Septic

INCOME RANGE OF LIFEMODE SUMMARY GROUPS | 3639 Ranch Rd N, Austin, TX 78734



--- US Median Income \$51,000

+ L1 AFFLUENT ESTATES

Established wealth – educated, well-traveled married couples

+ L2 UPSCALE AVENUES

Prosperous, married couples in higher density neighborhoods

+ L3 UPTOWN INDIVIDUALS

Younger, urban singles on the move

+ L4 FAMILY LANDSCAPES

Successful younger families in newer housing

+ L5 GENXURBAN

Gen X in middle age; families with fewer kids and a mortgage

+ L6 COZY COUNTRY

Empty nesters in bucclic settings

+ L7 ETHNIC ENCLAVES

Established diversity – young, Hispanic homeowners with families

+ L8 MIDDLE GROUND

Lifestyles of thirtysomethings

+ L9 SENIOR STYLES

Senior lifestyles reveal the effects of saving for retirement

+ L10 RUSTIC OUTPOSTS

Country life with older families, older homes

+ L11 MIDTOWN SINGLES

Millennials on the move; single, diverse, and urban

+ L12 HOMETOWN

Growing up and staying close to home; single householders

+ L13 NEXT WAVE

Urban denizens; young, diverse, hardworking families

+ L14 SCHOLARS AND PATRIOTS

College campuses and military neighborhoods

https://retail360.us/dashboard/LakewayTX/2022/LakewayTX_Primary_PSY_2022.pdf

NAICS	DESCRIPTION POTENTIAL	POTENTIAL	LEAKAGE	INDEX
45321	Office supplies and stationery stores	1,882,175.00	\$52,278.00	\$1,829,897.00 0.03
44413	Hardware stores	6,017,258.00	\$258,379.00	\$5,758,879.00 0.04
44813	Children's and infants' clothing stores	1,541,339.00	\$62,838.00	\$1,478,501.00 0.04
4482	Shoe stores	6,742,366.00	\$76,877.00	\$6,665,489.00 0.05
722515	Snack and nonalcoholic beverage bars	10,675,612.00	\$675,268.00	\$9,999,344.00 0.06
45113	Sewing, needlework, and piece goods stores	316,269.00	\$30,996.00	\$285,273.00 0.1
452	General merchandise stores	168,167,337.00	\$16,928,488.00	\$151,238,849.00 0.11
7223	Special food services	16,409,976.00	\$1,647,679.00	\$14,762,297.00 0.11
45116	Musical instrument and supplies stores	1,528,100.00	\$166,491.00	\$1,361,609.00 0.11
44512	Convenience stores	6,796,012.00	\$713,504.00	\$6,082,508.00 0.12
4523	Other general merchandise stores	131,565,352.00	\$16,928,488.00	\$114,636,864.00 0.13
44413	Optical goods stores	4,543,099.00	\$589,388.00	\$3,953,711.00 0.13
4411	Automobile dealers	249,044,835.00	\$33,970,095.00	\$215,074,740.00 0.16
441	Motor vehicle and parts dealers	281,956,705.00	\$41,384,239.00	\$240,572,466.00 0.15
44419	Other building material dealers	38,492,903.00	\$2,797,134.00	\$35,695,769.00 0.15
45299	All other miscellaneous store retailers	8,374,367.00	\$1,274,577.00	\$7,099,790.00 0.15
4413	Automotive parts, accessories, and tire stores	79,563,046.00	\$1,861,616.00	\$77,701,430.00 0.2
44811	Men's clothing stores	1,161,296.00	\$231,567.00	\$929,729.00 0.2
454	Non-store retailers	164,986,077.00	\$33,825,425.00	\$131,160,652.00 0.21
45112	Hobby, toy, and game stores	2,444,316.00	\$538,875.00	\$1,905,441.00 0.22
4539	Other miscellaneous store retailers	14,101,964.00	\$3,475,355.00	\$10,626,609.00 0.24
451	Sporting goods, hobby, musical instrument, and book stores	16,336,689.00	\$4,092,470.00	\$12,244,219.00 0.25
4441	Building material and supplies dealers	62,873,137.00	\$16,085,963.00	\$46,787,174.00 0.26
4412	Other motor vehicle dealers	13,328,824.00	\$3,552,548.00	\$9,776,276.00 0.27
44, 45, 722	Total retail trade including food and drinking places	1,257,082,732.00	\$381,766,448.00	\$875,316,284.00 0.3
444	Building material and garden equipment and supplies dealers	71,823,573.00	\$22,374,285.00	\$49,449,288.00 0.31
4511	Sporting goods, hobby, and musical instrument stores	12,258,862.00	\$4,092,470.00	\$8,166,392.00 0.33
44819	Other clothing stores	2,151,773.00	\$735,150.00	\$1,416,623.00 0.34



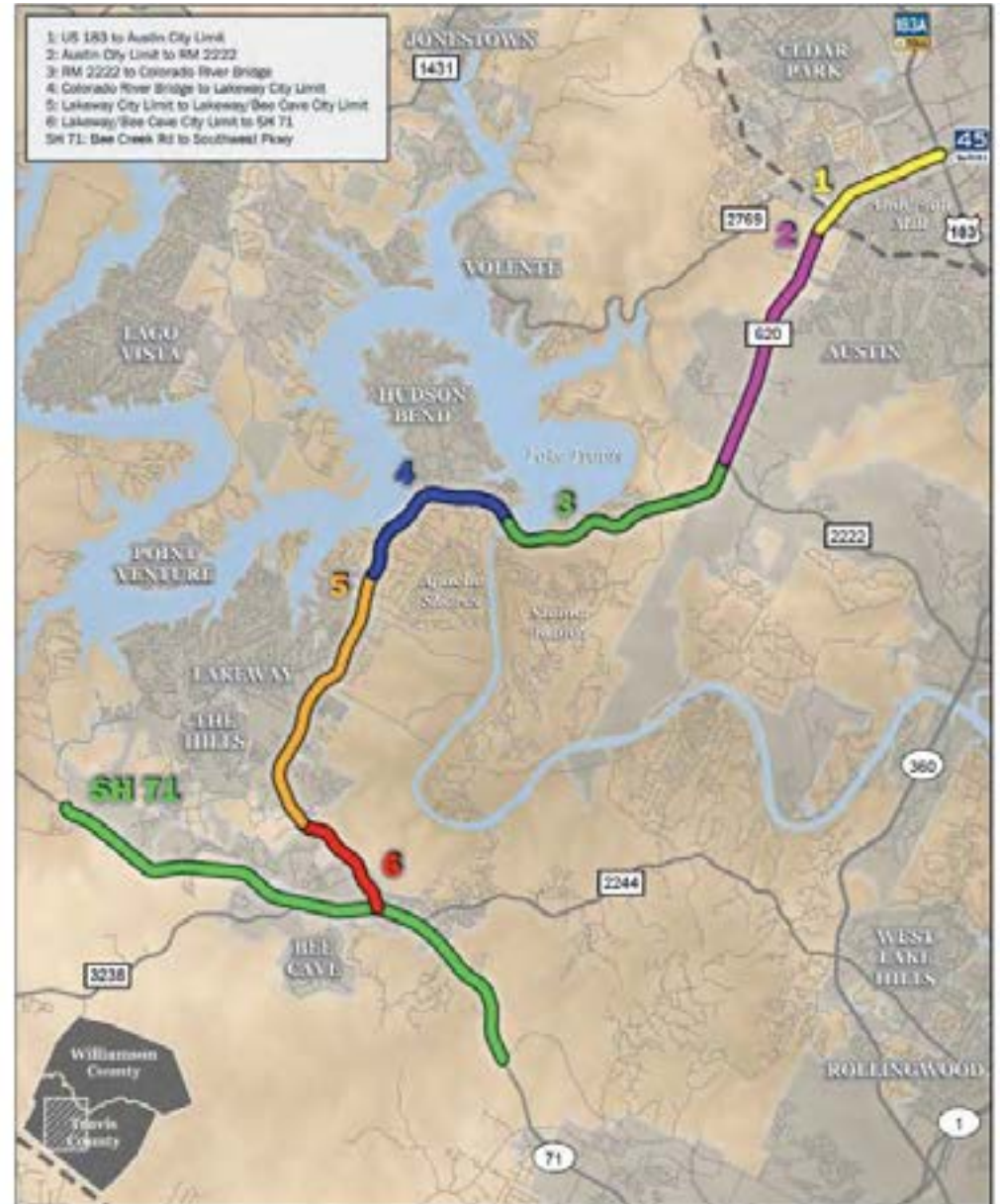
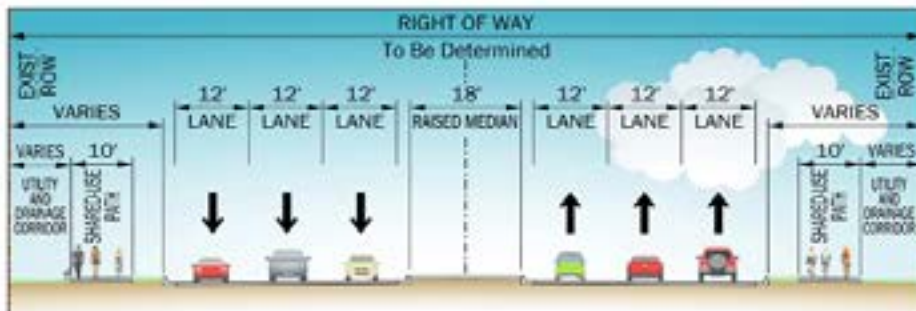
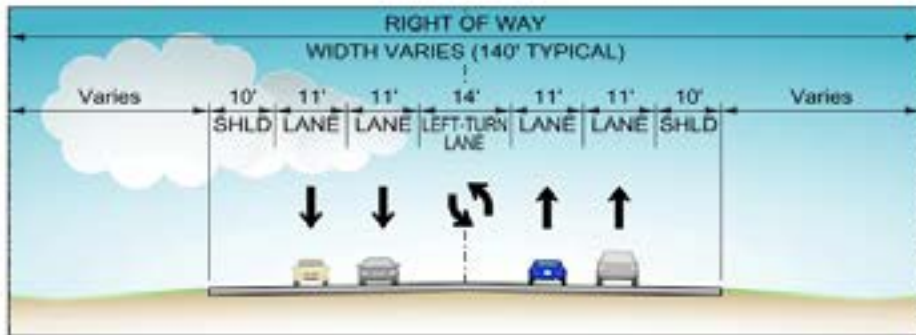
"The full market potential of potential sales is divided into two segments: sales demand which generated within Lakeway where purchases are made within Lakeway, which is defined as actual sales; and sales demand which generated within Lakeway where purchases are made outside of Lakeway, which is defined as retail leakage. The extent of retail leakage represents demand for stores which cannot be met in Lakeway, with a corresponding loss in sales tax revenue. The Retail Coach data shows that overall retail sales are distributed at about 32% for actual sales within Lakeway and 68% for leakage of potential sales made outside of Lakeway."

<https://www.lakeway-tx.gov/2066/620-Widening-Project>

WIDENING OF FM-620

The FM-620 Overlay Zoning District is being developed to manage the impacts of the upcoming FM-620 expansion. The TxDOT project will widen FM-620 to six lanes with medians, turn lanes, and shared-use paths. While TxDOT focuses on engineering, the overlay district study considers the broader transportation, economic, and social impacts. It will address both positive and negative effects on commercial properties along the expanded road. The expansion runs from US-183 in Austin to SH-71 in Bee Cave.

<https://www.lakeway-tx.gov/2066/620-Widening-Project>



HUDSON BEND

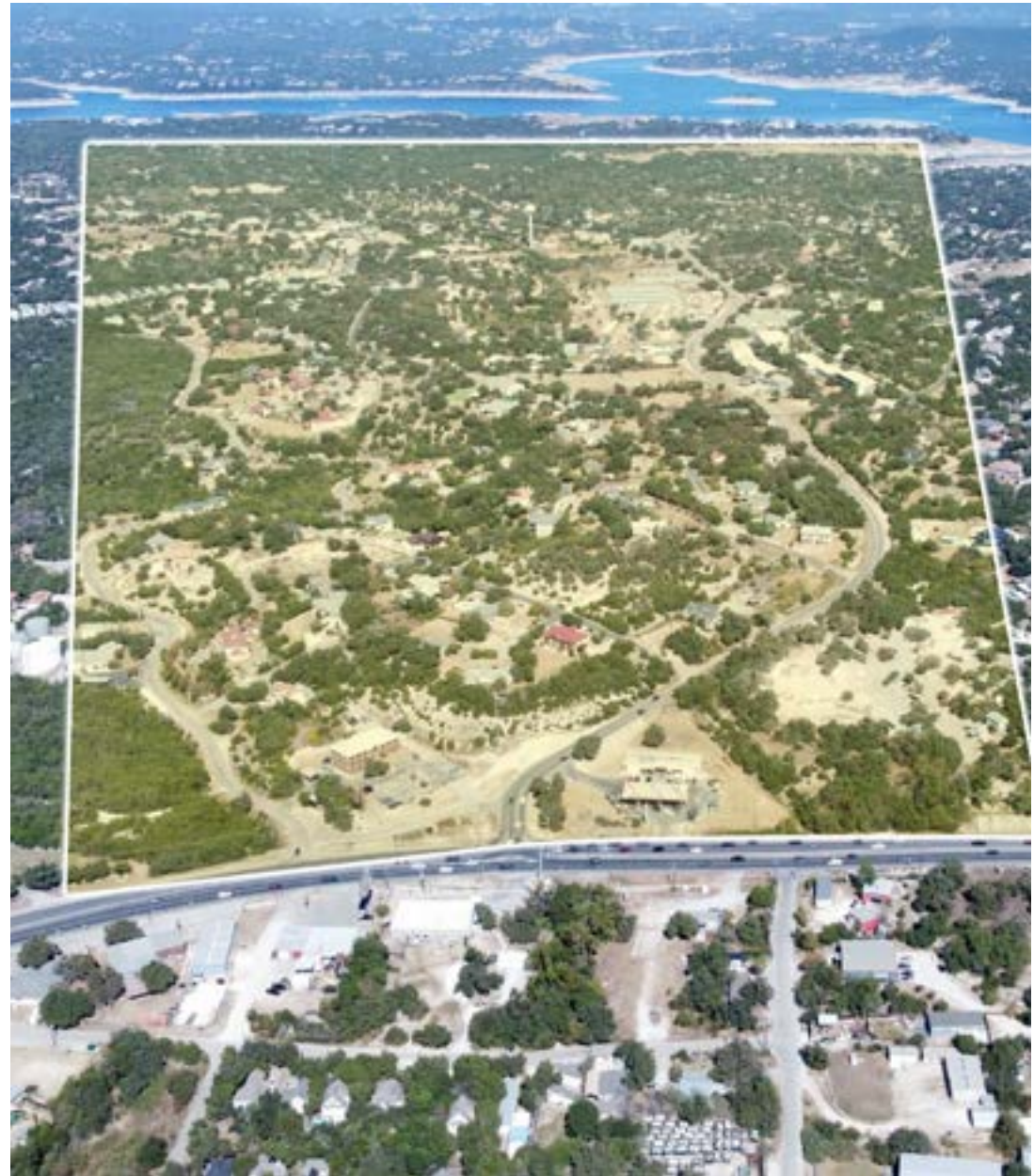
Hudson Bend is a collection of charming neighborhoods, each with its own appeal. Some of the most popular include:

- Hudson Bend Colony – A peaceful, family-friendly area with large lots and spacious homes, many with stunning Lake Travis views.
- La Hacienda Estates
- Lakeside at the Park – Steps from Mansfield Dam Park, offering hiking trails, picnic areas, and a boat ramp.
- Rocky Ridge – A gated community with luxury homes and breathtaking lake views.
- Vineyard Bay – A waterfront neighborhood known for its vineyards, private marina, and upscale homes

NOTABLE ATTRACTIONS IN HUDSON BEND

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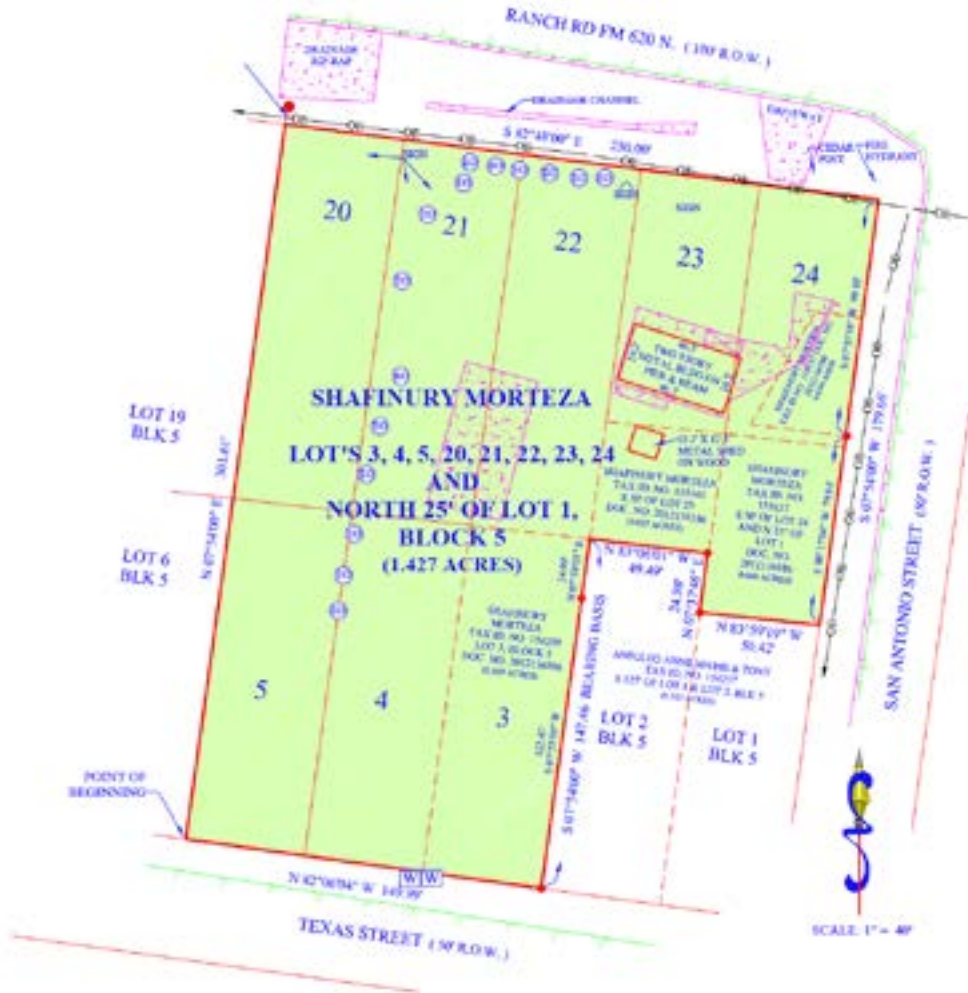
- Mansfield Dam Park – A 1,200-acre park with hiking/biking trails, picnic areas, and a boat ramp.
- Lake Travis Zipline Adventures – A popular zipline experience over Lake Travis.
- The Oasis on Lake Travis – Famous for stunning views, great food, and live music.
- Hippie Hollow Park – A clothing-optional park for naturists.
- Volente Beach Resort & Waterpark – A family-friendly destination with water slides and a lazy river

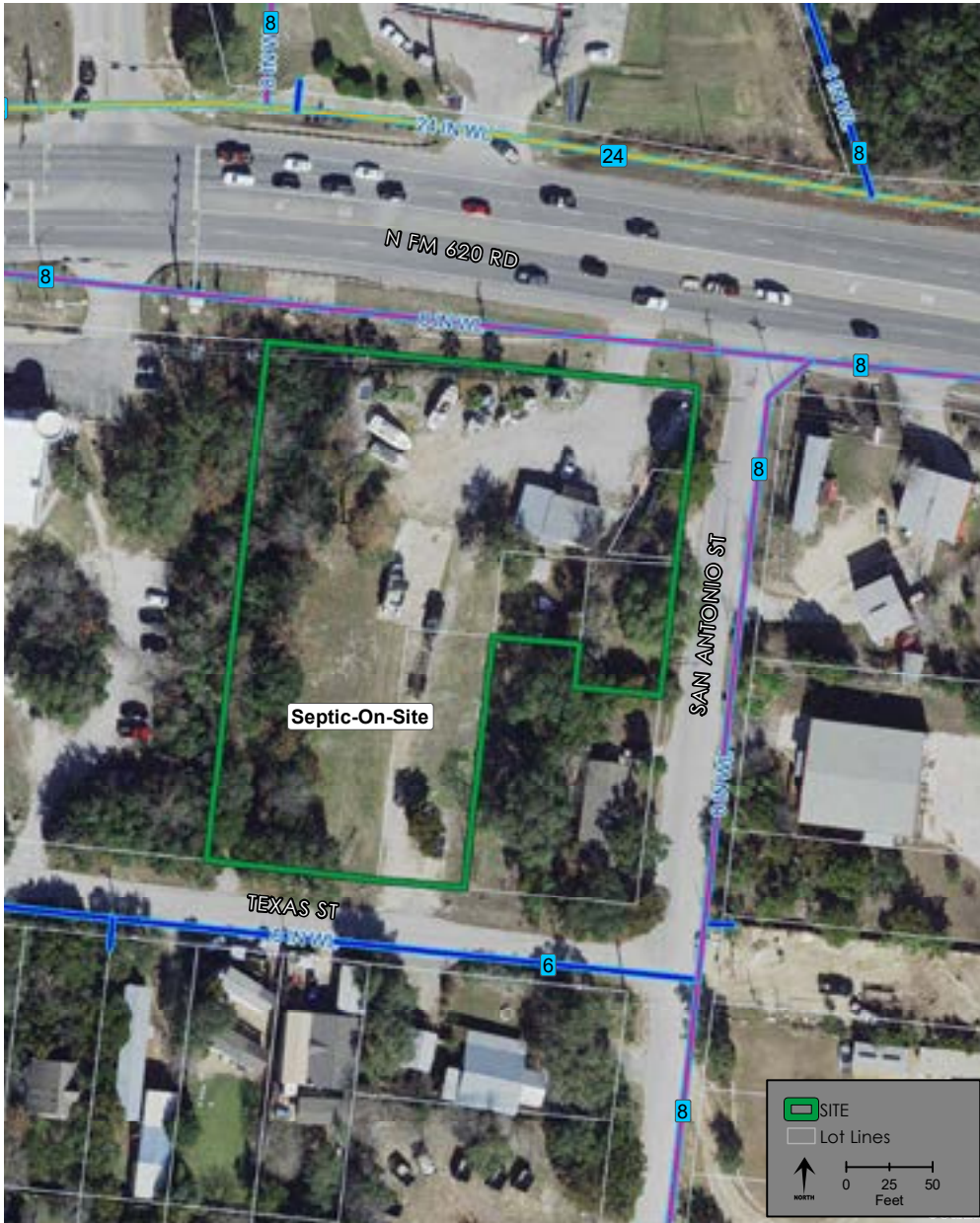




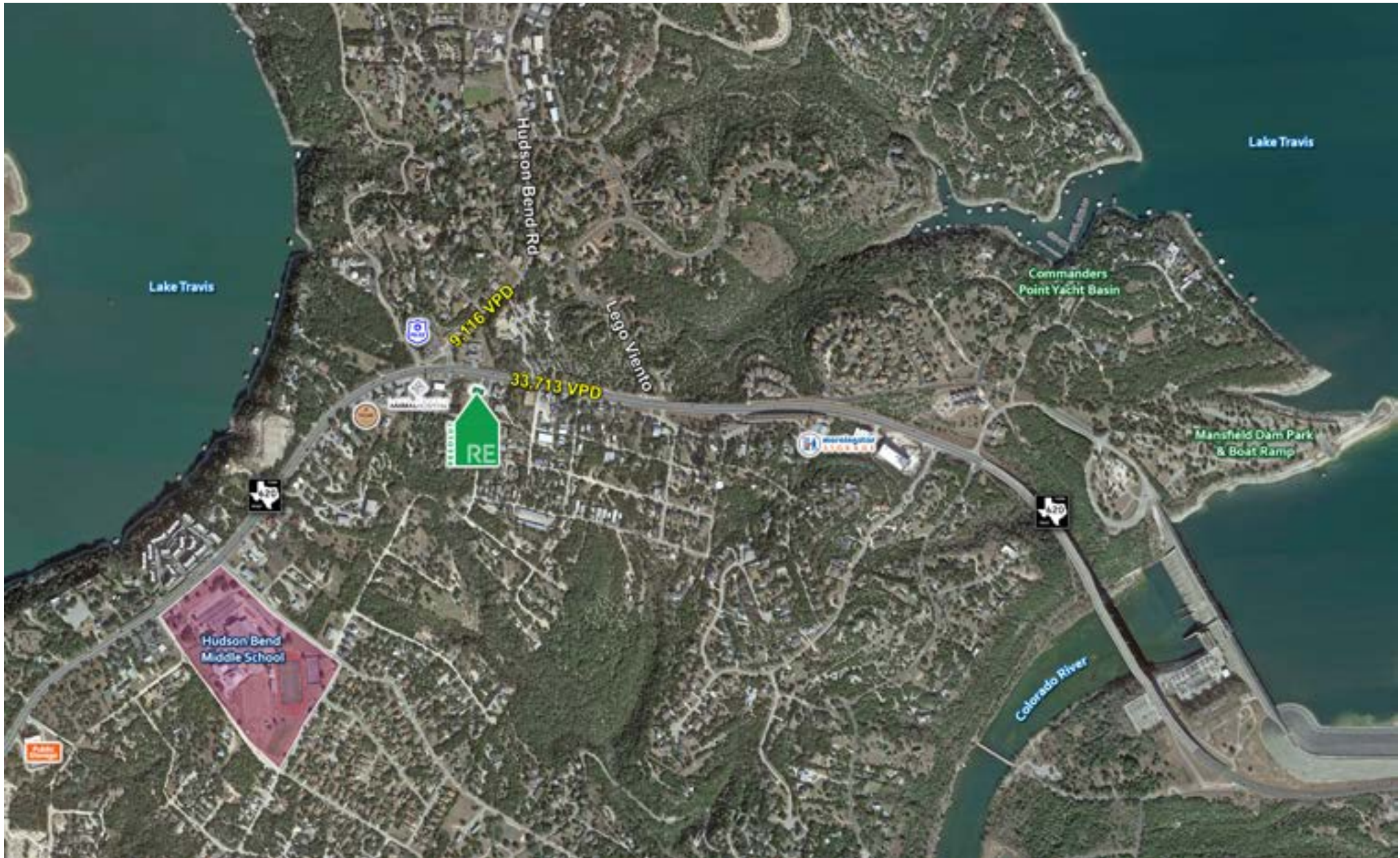
3639 N FM-620

ZONING
MAP













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.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____