



12112 RR #620, Cedar Park, Texas 78613

Listing ID: 7676763 **LP:** \$2,500,000 **Flex Listing:** No



Recent Change: 06/26/2026 :: ->A
Address: [12112 RR #620](#) **Std Status:** A/COMS
City: Cedar Park, Texas 78613 **List Price:** \$2,500,000
County: Williamson **MLS Area:** CLS
PID: [17W325200000020008](#) **Tax Lot:** 2
Subdv: Hatch-620 **Tax Blk:**
Legal: S6138 - HATCH-620 SUB, LOT 2, ACRES 0.5276
Type: Business
Bldgs: 1 **Stories:** **ETJ:** No
Units: **Lse Exp:**
Yr Blt: 1995/Public **Bld Area:** 6,490
Records/Updated/Remodeled
Parking: 40/6.00/On Site, Parking Lot, Paved
FEMA Fld: No **Land SF:** 22,982
Lse Area: 6,490 **Acres:** 0.528
Yrs Lse: **\$/Land SF:** 108.78
Occup: **\$/Bld SF:** \$385.21
Lse Cond:

General Information

Foundation: Slab
Construction: See Remarks **ETJ:** No
Current Use: Commercial, See Remarks **Bldg Name:**
Othr Equipmnt: See Remarks
Acquisition Inc: Building & Land
Exist Lse Type: None **View:**

Additional Information

Restrictions: City Restrictions, Zoning
Flooring: See Remarks
Loading: None
Spec Cond: None
Max Span: **Bays:** 0 **Bay Door:**
Prop Cond: Updated/Remodeled **Bldr Name:**
Parking Feat: 40/6.00/On Site, Parking Lot, Paved
Security Feat: None
Accessibility: Fully Accessible
Bldg Feat: See Remarks
Othr Structrs: None

Documents & Utility Information

List Agrmnt: TXR/Exclusive Right To Sell
Disclosure: See Remarks
Docs Avail: See Remarks
Heating: Central **Sewer:** Municipal Utility District (MUD)
Cooling: Central Air **Water Src:** Municipal Utility District (MUD)
Utilities: Electricity Connected, Internet-Satellite/Other, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Green Energy Efficient: None
Green Sustainability: None

Financial Information

Tax Year: 2026 **Oper Data Yr:** 2026 **Est Tax:** \$37,381 **Grss Sched Inc:** 240,000
Tax Assess Val: \$2,052,174 **Vac Amt:** **Tax Annl Amt:** \$37,381 **Tax Rate:** 1.9811
Operating Exp: \$0 **Net Op Inc:** **Title:** Negotiable
I/E Src: **Possession:** Funding
Buyer Incent: None
Accept Finance: Cash, Conventional, Exchange, Lender Approval
Co Tenants: None

Showing Information

Occupant Type: **Owner Name:** On File
Showing Reqs: Appointment Only
Showing Instr: Call or text listing agent Richard Spencer (512)826-4334.
Lockbox Loc: Front Door. **Lockbox Type:** Both
Lockbox SN#: 2020 **Access Code:**
Contact Name: Richard Spencer **Contact Phone:** 512-826-4334
Contact Type: Agent **Show Service Ph:**
Directions: East on RR 620 from 183, on the right side just before Hatch Rd.

Remarks

Private Remarks: To show call or text listing agent Richard Spencer (512)826-4334, vacant. 6,490 sq ft on just over 1/2 ac, with lots of parking. Has been brought up to code by current owner. The property was completely updated approx. 4 years ago, parking, retention ponds, fire hydrants, along with the inside of the building. Was being used for a martial arts & fitness gym & summer camp for kids. This is a turn key building for the same type of use. This is in a high traffic area with easy access.

Public Remarks: 6,490 sq ft on just over 1/2 ac, with lots of parking. Has been brought up to code by current owner. The property was completely updated approx. 4 years ago, parking, retention ponds, fire hydrants, along with the inside of the building. Was being used for a martial arts & fitness gym & summer camp for kids. This is a turn key building for the same type of use. This is in a high traffic area with easy access.

Agent/Office Information

List Agent:	562403/Richard Spencer	LA Phone:	(512) 826-4334	LA Fax:	(512) 514-6001	
List Office:	6534/Cavalier Real Estate	LO Phone:	(512) 656-5787	Seller Contributions YN:		
DR Name:	David Cavalier	LO Attribution:	(512) 656-5787	LO Fax:		
LO Address:	7000 N Mopac, 2nd Floor Austin, Texas 78731					
LA Email:	RichardSellsAustin@gmail.com					
Own Name:	On File					
CDOM	12	ADOM:	12	List Date:	06/26/2026	
Intrmdry:	Yes				Exp Date:	12/31/2026
				OLP:	\$2,500,000	

TCD:

Int List Display: Yes

List Det URL:

VT Branded: <https://tours.studio12austin.com/12112-Ranch-Rd-620-N>

VT Unbranded: <https://tours.studio12austin.com/12112-Ranch-Rd-620-N/idx>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, ListHub, Realtor.com