

OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Complex Size:	12,791 SF
Available SF:	2503 - 2,925 SF
Lot Size:	3.12 Acres
Zoning:	Austin ETJ 5 Mile
Market:	Austin
Submarket:	Northwest

PROPERTY OVERVIEW

Great Office/Retail Complex on busy Highway 620 just 4 minutes north of Lakeway Blvd. Huge signage facing both North and South on Highway 620. A must-see for someone who wants Premium Professional Space with 620 frontage. 2901 RR 620 is 2503 SF AVAILABLE AT \$20/ft plus NNN. Ready in 30 days! 2903 RR 620 BLD C is 2925 SF AVAILABLE AT \$18/ft plus NNN. Building vacant, ready for occupant. . Great Highway 620 frontage with High Traffic Count (over 43,000 cars per day) with ample parking.

2901 : 2503 SF. AVAILABLE at \$20/ft plus NNN
 2903 **A**: 1,494 SF. LEASED
 2903 **B**: 1,829 SF. LEASED
 2903 **C**: 2,925 SF. AVAILABLE at \$18/ft plus NNN
 2905 : 1,880 SF Leased
 2909: 200 SF suite AVAILABLE \$850/mo

STORAGE UNITS AVAILABLE RANGING FROM 500 TO 768 SF . STARTING AT \$300 PER MONTH.

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



2901, 2903, 2905, 2909 RANCH RD
620 N
AUSTIN

ADDITIONAL
PHOTOS



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



12117 Bee Cave Rd, Bldg 3, Ste 180

| Bee Cave, TX 78738

| 512.633.0369

| theobergroup.com

2901 , 2903, 2905, 2909 RANCH RD
620 N
AUSTIN

2903 BLD C
ADDITIONAL
PHOTOS



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

 The
Oberg
Group
COMPASS

12117 Bee Cave Rd, Bldg 3, Ste 180

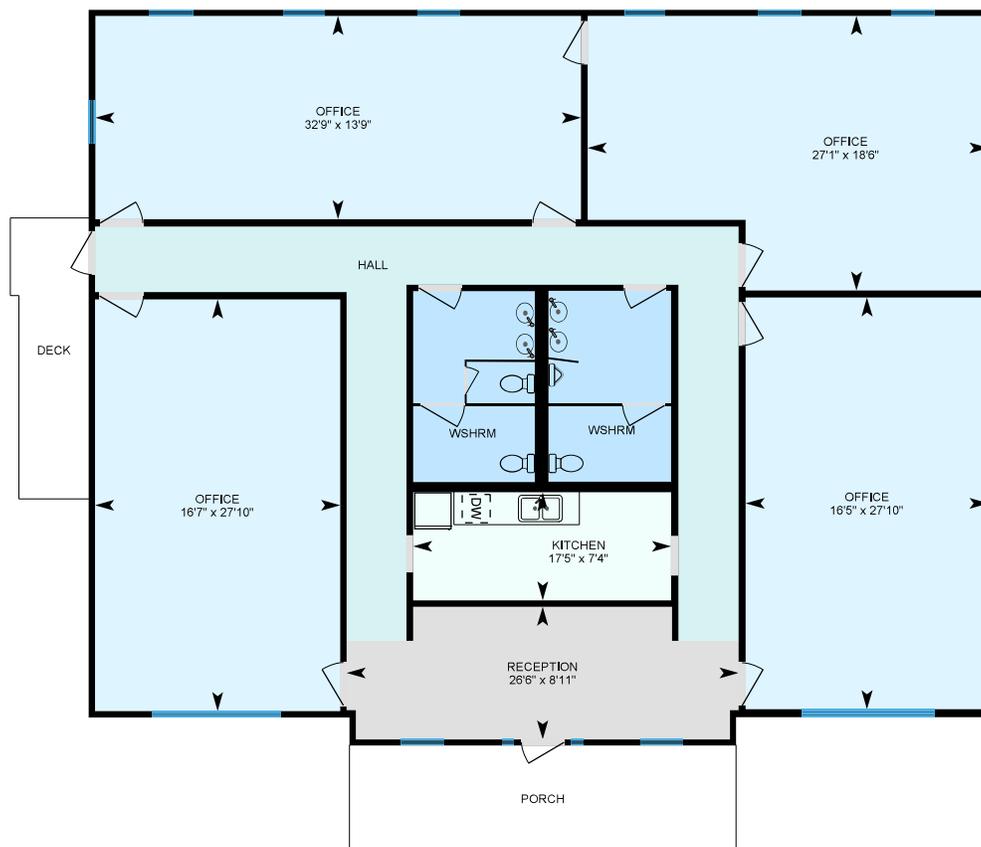
| Bee Cave, TX 78738

| 512.633.0369

| theobergroup.com

A,B,C-2903 Ranch Rd 620 N, Austin, TX

Bldg C Total Exterior Area 2966.15 sq ft



0 5 10
ft

PREPARED: Aug 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



2901 , 2903, 2905, 2909 RANCH RD
620 N
AUSTIN

2905 RETAILER MAP



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

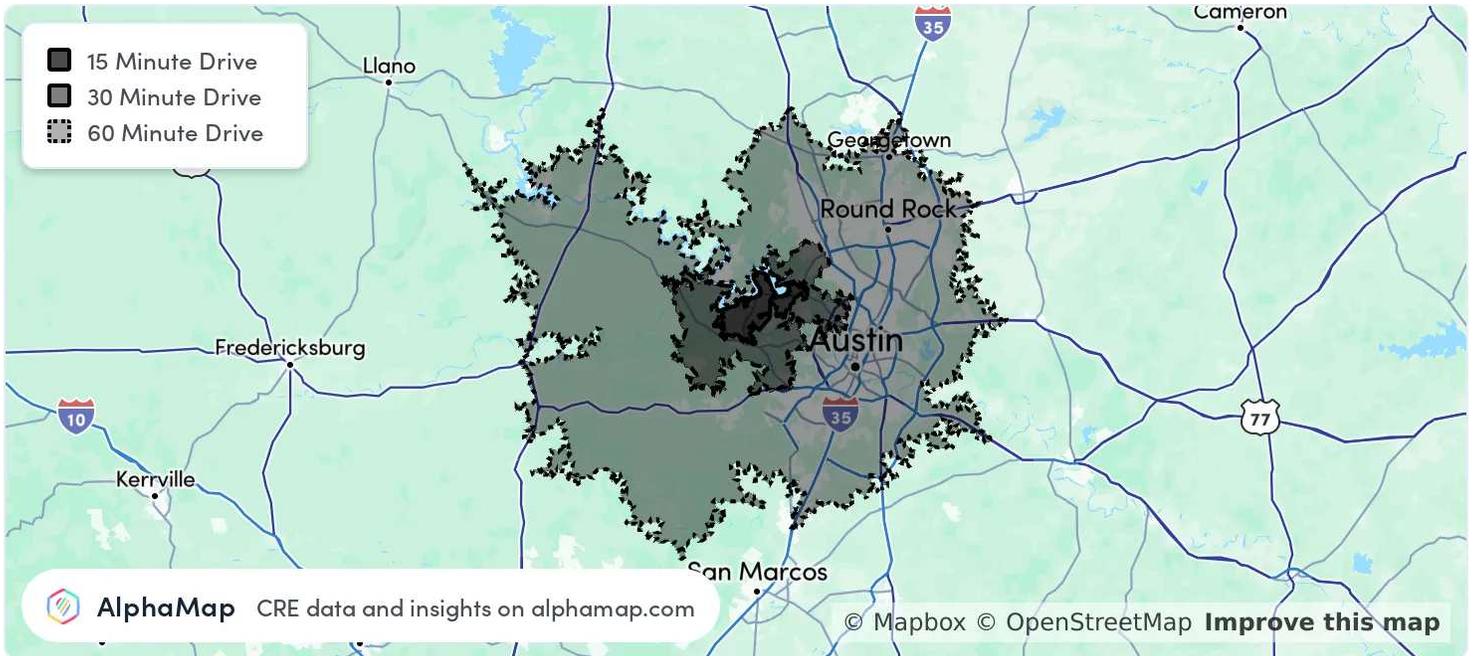


12117 Bee Cave Rd, Bldg 3, Ste 180

| Bee Cave, TX 78738

| 512.633.0369

| theoberggroup.com



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	5,557	20,256	44,641
Average Age	41	44	43
Average Age (Male)	41	43	42
Average Age (Female)	42	45	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,243	8,080	16,834
Persons per HH	2.5	2.5	2.7
Average HH Income	\$181,808	\$194,408	\$223,733
Average House Value	\$994,341	\$892,374	\$897,248
Per Capita Income	\$72,723	\$77,763	\$82,864

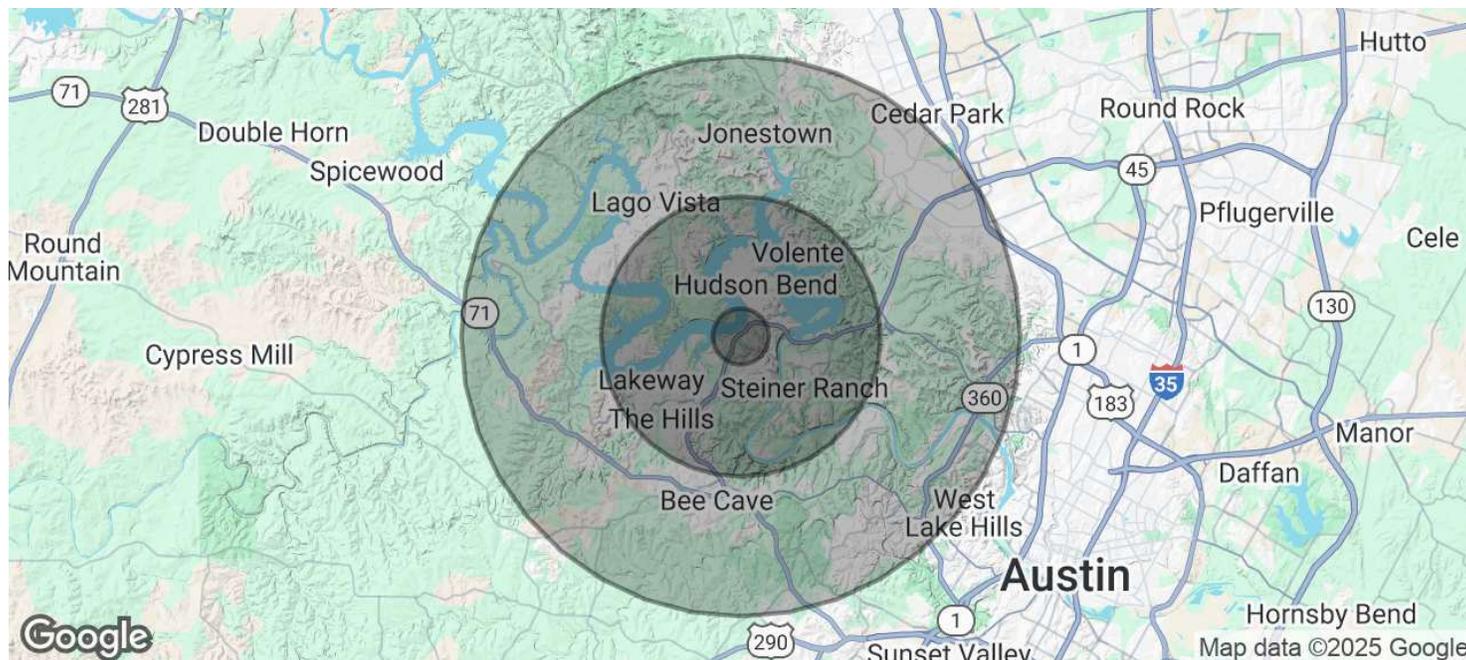
Map and demographics data derived from AlphaMap

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,791	62,408	276,812
Average Age	42	43	41
Average Age (Male)	41	42	40
Average Age (Female)	42	44	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,178	24,038	109,153
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$180,596	\$215,075	\$195,036
Average House Value	\$1,138,993	\$891,414	\$825,375

Demographics data derived from AlphaMap

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

