



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.636 Acres
Price / Acre:	\$1,493,711
Zoning:	County
Market:	Austin
Submarket:	Northwest

PROPERTY OVERVIEW

Exceptional Commercial Property with Prime Visibility on FM 620. Amazing Development Potential! Seller will sell adjacent .63 acre property with office building for \$1,299,000 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.

This .63 acre property offers incredible road frontage and outstanding visibility, making it a standout opportunity for any business. The expansive, level secure lot ensures easy access, ample parking, and additional space for potential flex industrial development.

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!

GUY OBERG

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2101 RANCH ROAD 620 NORTH LAKEWAY

ADDITIONAL
PHOTOS



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AERIAL MAP



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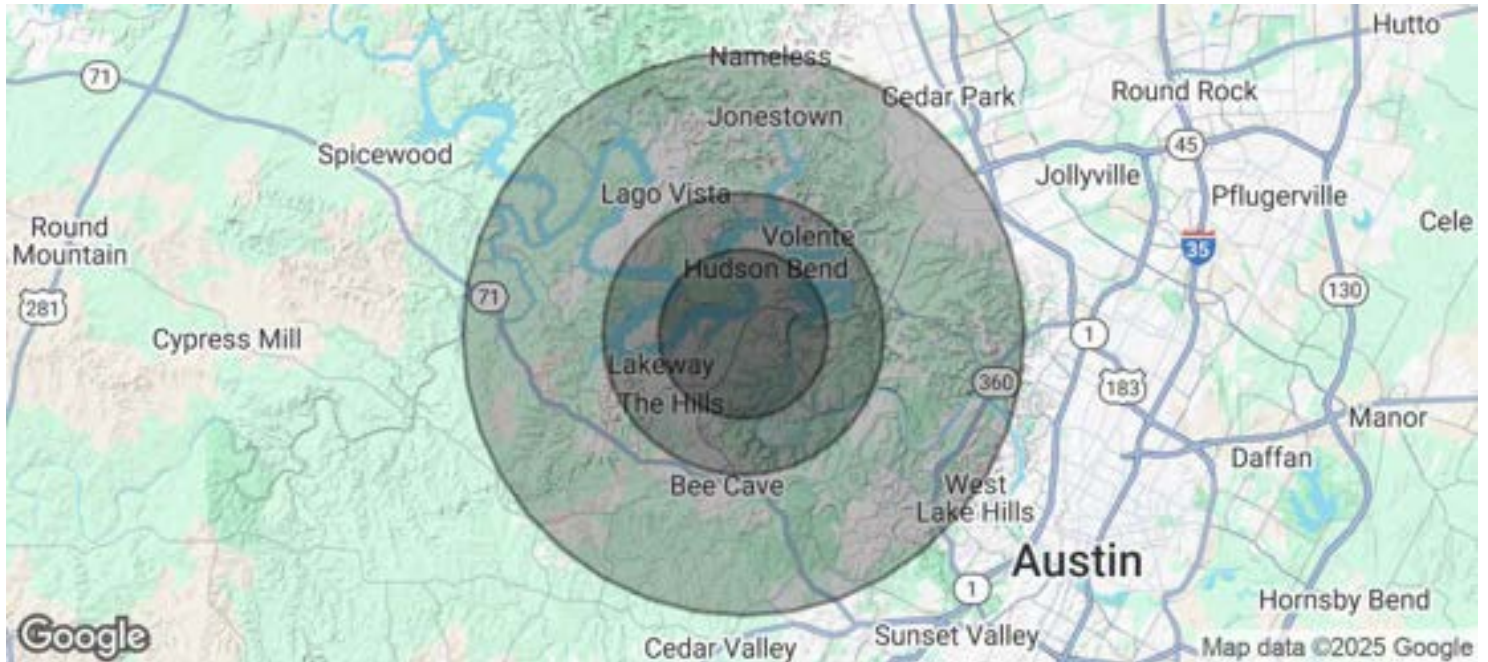


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,134	64,067	259,484
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	43	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,405	24,571	99,299
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$214,578	\$217,017	\$199,644
Average House Value	\$909,637	\$893,882	\$848,629

Demographics data derived from AlphaMap

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