

FOR SALE



# 303 RR 620 N & 15302 Nightingale Ln

Lakeway, TX 78734



Gayle  
Berkbigler, CCIM

**512.844.4653**

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www.expcommercial.com

# Property Summary

303 RR 620 N & 15302 Nightingale Ln, Lakeway, TX 78734

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## PROPERTY DESCRIPTION

Two parcels comprising approximately 3.495-acre commercial development opportunity in a high-visibility RR 620 corridor with 185' of frontage and dual access from RR 620 and Nightingale Ln. The offering includes a 1.014-acre front tract zoned C-1 (office/retail) and a 2.4809-acre rear tract currently zoned AG, creating strong potential for office, retail, or redevelopment uses. City of Lakeway and Travis County have agreed to rezoning the rear 2.4809 acres to commercial.

Positioned along a major artery connecting Cedar Park, Steiner Ranch, Lakeway, and Bee Cave, the property benefits from a traffic count of 45,149 and strong surrounding demographics. Nearby businesses include Lexus of Lakeway, AutoZone, and Texaco, reinforcing the area's commercial strength and visibility.

The site features gently sloping topography, existing improvements, and utilities already in place, including electric, water (WCID No 17-8" water line), and septic (Wastewater located two blocks to the north). Existing structures include an office/retail building on the RR 620 frontage, plus additional improvements on the rear tract, including a barn, office, warehouse, and other outbuildings.

## PROPERTY HIGHLIGHTS

- 3.495 Acres | Two Parcels - 1.014 AC (C-1), 2.409 AC (AG)
- 185' RR 620 Frontage
- Dual Access
- C-1 + AG- Commercial Rezoning Potential
- Utilities On Site
- Retail / Office / Redevelopment Opportunity

## OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	3.495 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,215	12,871	28,344
Total Population	2,752	31,255	69,596
Average HH Income	\$174,360	\$199,838	\$207,726

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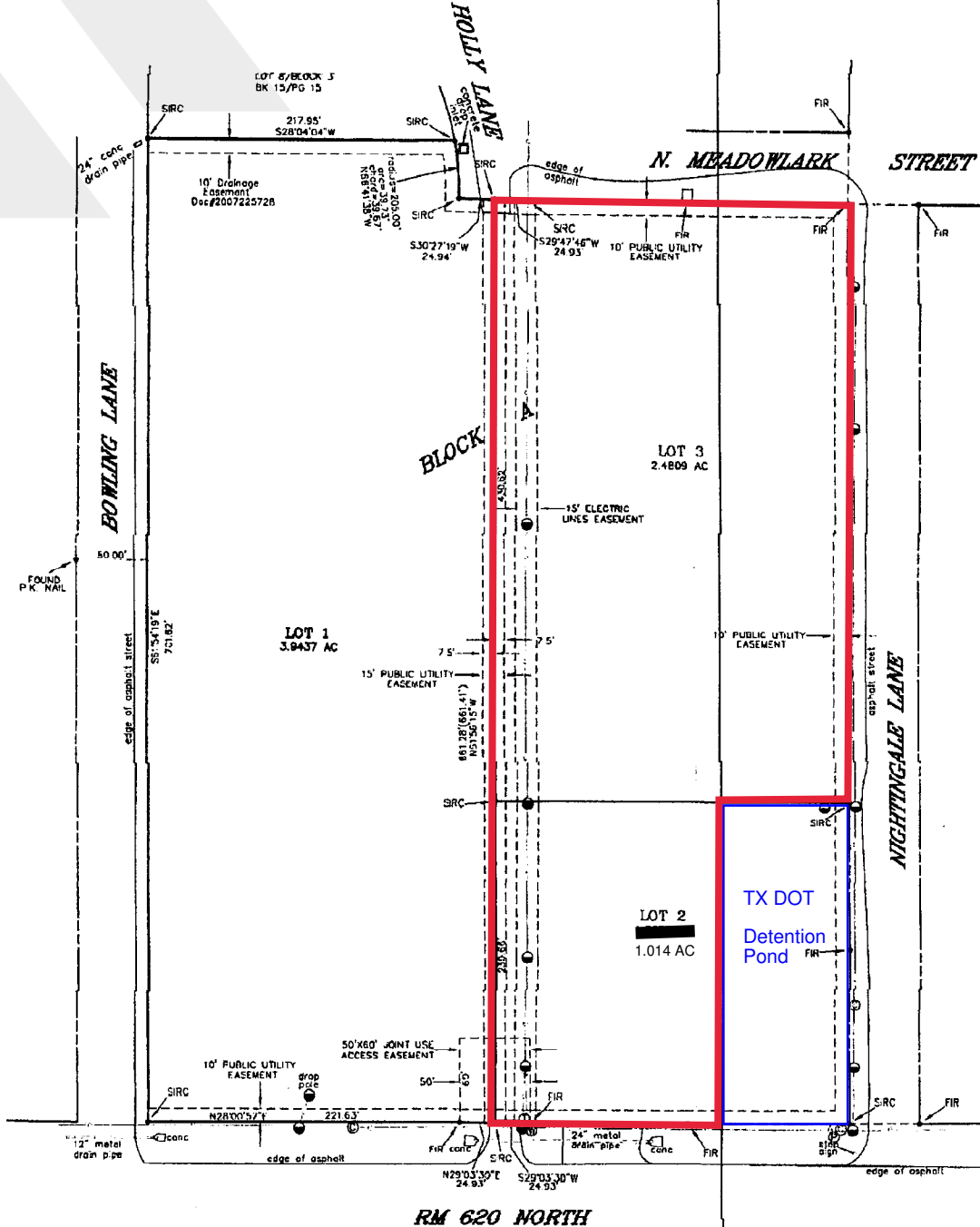
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# Plat Map

## FOR SALE

**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK A, HOLLY LANE SUBDIVISION, A REPLAT OF LOTS 1-7 AND 11-17, BLOCK 3, LAKE OAKS ESTATES, LOTS 1-6, BLOCK 6, LAKE OAKS ESTATES, LOTS 1-6, BLOCK C, CARDINAL HILLS UNIT-1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2013001636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
 LOT 1, IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.



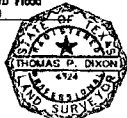
State of Texas  
 County of Travis.

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood Hazard boundary map revised as per Map Number: 4845300405J  
 Zone X Dated JANUARY 22, 2020

Dated this the 24TH day of JULY, 2020

*Thomas P. Dixon*  
 Thomas P. Dixon R.P.L.S. 4384



- LEGEND**
- FOUND 1/2" IRON ROD FIR
  - SET 1/2" IRON ROD W/CAP SIRC
  - LABELED "WATERLOO RPLS 4324"
  - WOOD FENCE - - - - -
  - CHAIN LINK FENCE - - - - -
  - UTILITY POLE & ELECTRIC LINE
  - SBC MANHOLE (M)
  - BURIED CABLE MARKER (C)
  - WATER METER (W)
  - TV RISER (R)
  - (RECORD)



SCALE  
 1" = 50'

**BEARING BASE:**  
 THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
 CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK  
 GPS OBSERVATIONS.

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# Additional Photos

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# Additional Photos

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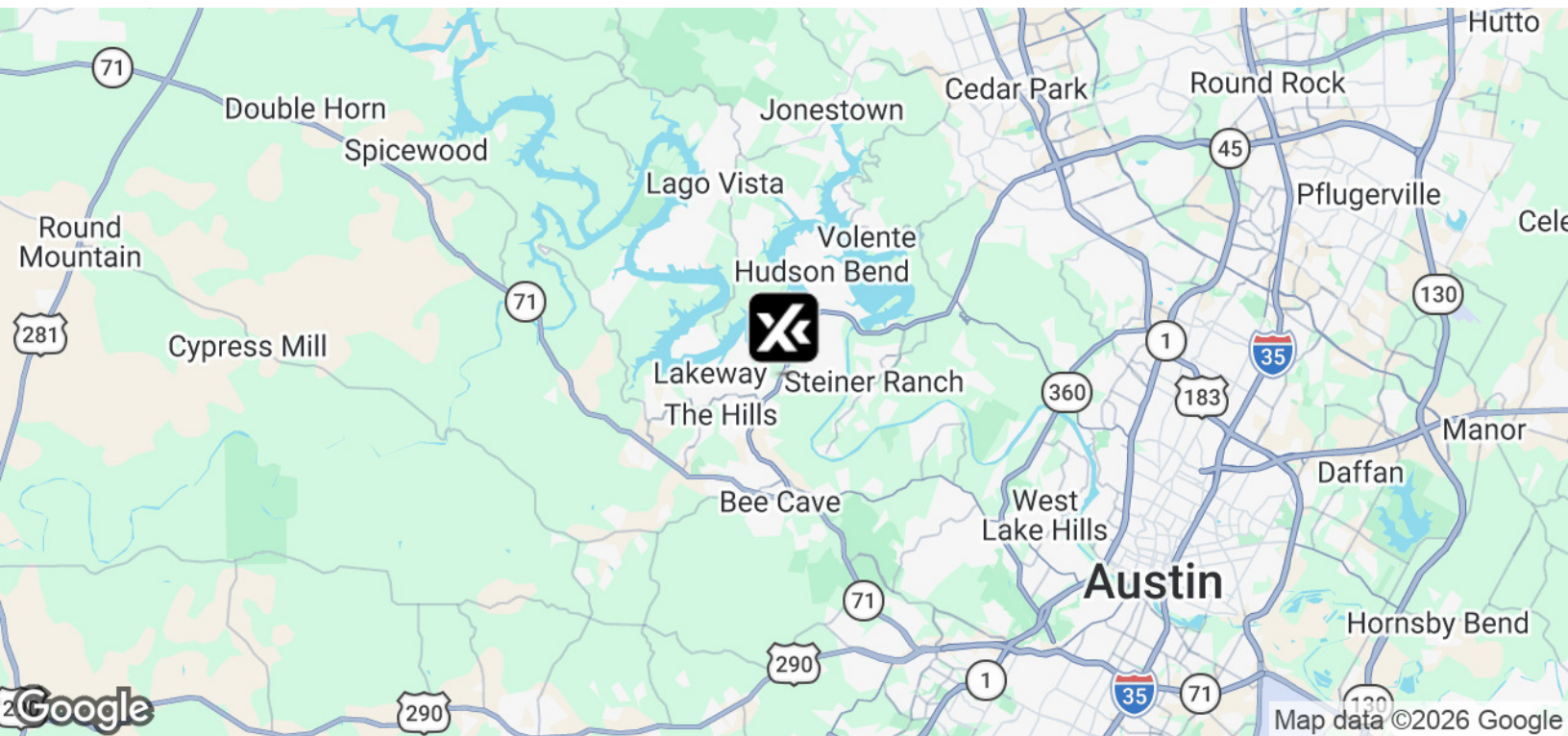


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# Location Map

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# Retailer Map

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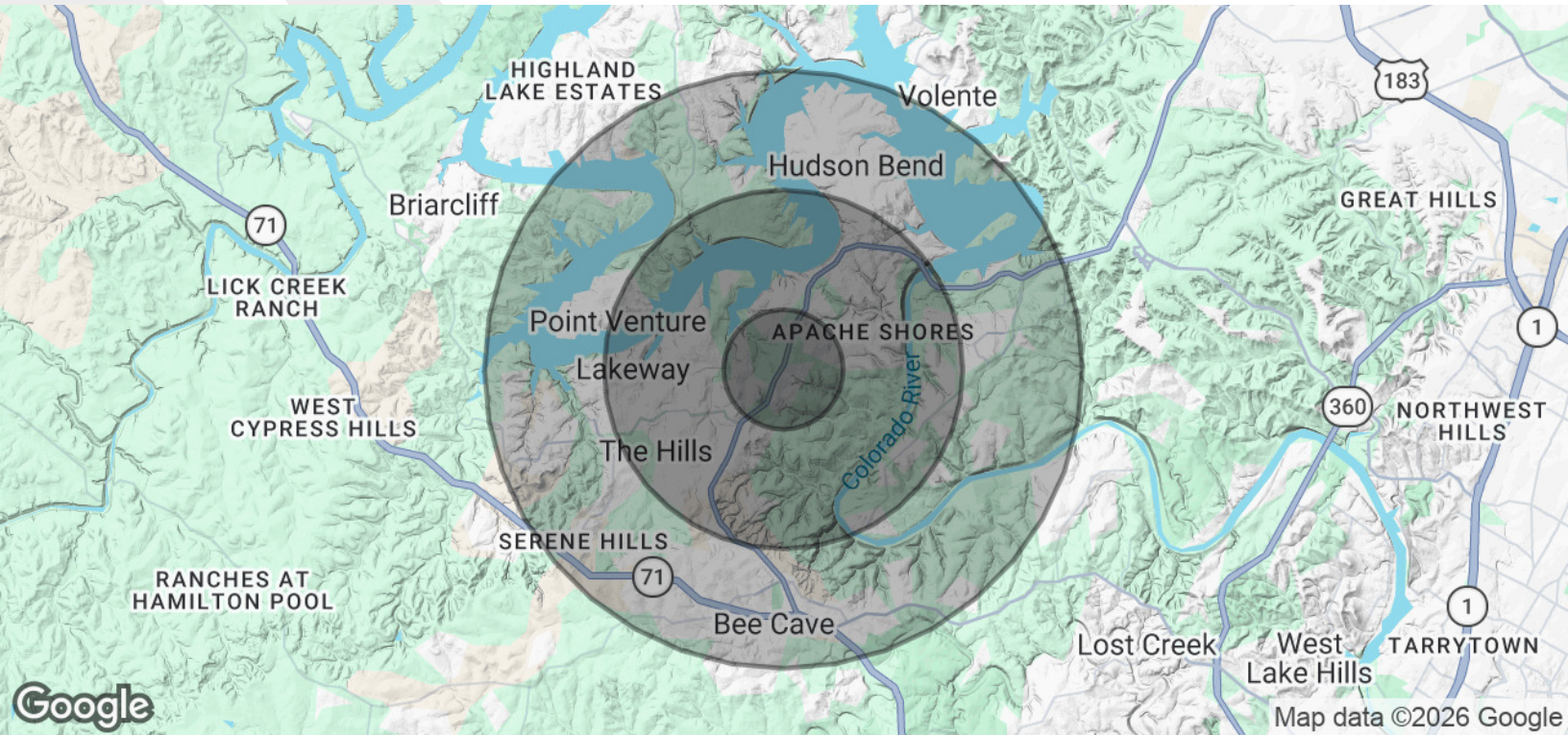


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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,752	31,255	69,596
Average Age	50.2	47.1	45.4
Average Age (Male)	50.1	46.7	45.4
Average Age (Female)	49.5	46.8	45.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,215	12,871	28,344
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$174,360	\$199,838	\$207,726
Average House Value	\$705,036	\$703,574	\$753,221
TRAFFIC COUNTS	45,149/day		

2023 American Community Survey (ACS)

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# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>eXp Commercial, LLC</b>	<b>9010212</b>	<b>tx.broker@expcommercial.com</b>	<b>888-519-7413</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Clifford Bogart</b>	<b>313043</b>	<b>clifford.bogart@expcommercial.com</b>	<b>214-704-9862</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Clifford Bogart</b>	<b>313043</b>	<b>clifford.bogart@expcommercial.com</b>	<b>214-704-9862</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Gayle Berkbigler, CCIM</b>	<b>TX #451428</b>	<b>gayle.berkbigler@expcommercial.com</b>	<b>512.844.4653</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date