



### OFFERING SUMMARY

Sale Price:	\$2,995,000
Building Size:	12,791 SF
Available SF:	1,494 - 2,925 SF
Lot Size:	3.12 Acres
Price / SF:	\$234.15
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. Great for owner occupant or investor. 5 buildings vacant, ready for owner occupant. 6th building has multiple executive spaces partially occupied.

- 6 Buildings Available with extra lot to build on
- 3 New Large Storage Buildings, 2 are 768 sq ft each w/ Lofts (not in SF), plus 2 smaller storage buildings included in sale only.
- Great Highway 620 frontage with High Traffic Count (over 43,000 cars per day)
- Extensive Parking
- Approximately 3.12 Acres Total (for all 6 Buildings)
- Approximately 12,791 Total sq ft (for all 6 Buildings)

ALSO FOR LEASE AT \$22/ft plus NNN's.

2901: 2,503 SF.

2903 **A**: 1,494 SF. 2903 **B**: 1,829 SF. 2903 **C**: 2,925 SF

2905: 1,880 sq ft

2909: 2,160 sq ft

### PROPERTY HIGHLIGHTS

### GUY OBERG

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COMPASS COMMERCIAL



# 2901-2909

RANCH RD 620  
N  
AUSTIN

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

Building Name	2901-2909 Ranch Rd 620 N
Street Address	2901-2909 Ranch Rd 620 N
City, State, Zip	Austin, TX 78734
County	Travis
Market	Austin
Sub-market	Northwest
Signal Intersection	No

### BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Free Standing	No

### PROPERTY HIGHLIGHTS

- Hwy 620 Frontage
- 3.12 acres
- 6 buildings totaling 12,791 SF
- Great signage on 620
- Austin ETJ
- Ample parking
- Can build additional buildings
- 5 Storage Buildings included with sale
- ALSO FOR LEASE AT \$22/ft plus NNN's



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ADDITIONAL  
PHOTOS



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**2901-2909** RANCH RD 620  
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AERIAL MAP



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RANCH RD 620  
N  
AUSTIN

## RETAILER MAP



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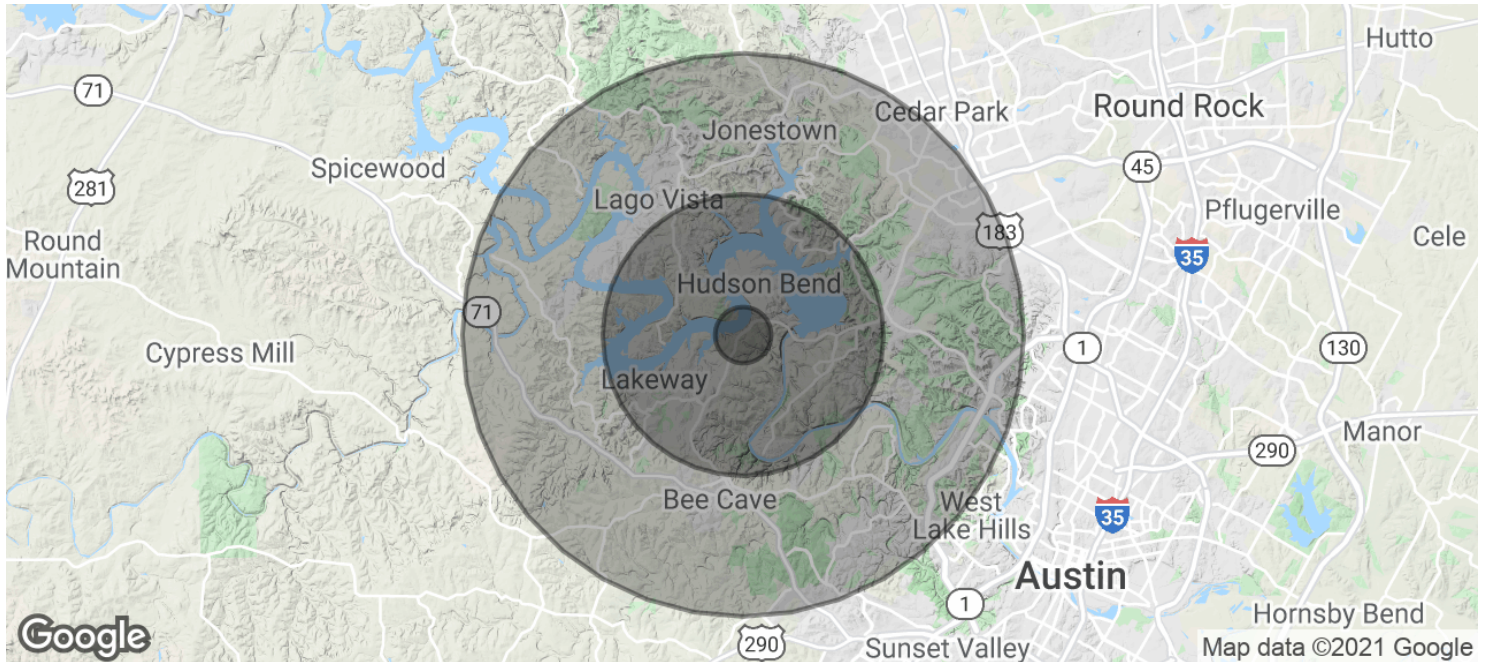
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,446	44,359	151,312
Average age	40.1	39.8	38.4
Average age (Male)	38.9	39.3	37.8
Average age (Female)	42.2	40.5	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	590	17,025	58,265
# of persons per HH	2.5	2.6	2.6
Average HH income	\$100,942	\$121,773	\$126,983
Average house value	\$335,895	\$389,862	\$407,668

\* Demographic data derived from 2010 US Census

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