

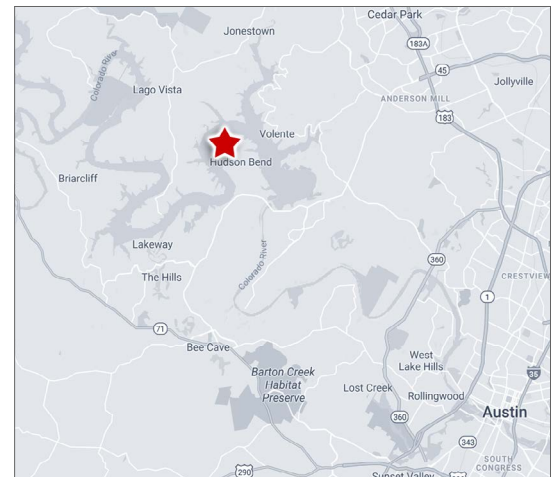
BUILD TO SUIT FOR SALE OR FOR LEASE

3205 RR 620 NORTH | AUSTIN, TEXAS 78734



SUBJECT PROPERTY 3205 Ranch Road 620 North
0.6225 acres
5,000 buildable SF (in place detention pond)

FOR SALE: Call for Pricing
TO BE BUILT: 5,000 SF (in place detention pond)
FOR LEASE: \$24.00 PSF NNN
FRONTAGE: Ranch Road 620 North
ZONING: City of Austin ETJ
Subdivision Platted September, 1970
Grandfathered Development Code
FRONTAGE: Ranch Road 620 North
UTILITIES: Water - Water District 17
Wastewater - On Site Septic



TRAFFIC COUNTS
RR 620: 29,227 VPD NORTH OF SITE
RR 620: 32,063 VPD SOUTH OF SITE

FOR MORE INFORMATION:

ARMSTRONG COMMERCIAL PARTNERS

COLIN ARMSTRONG | COLIN@ARMMGMT.COM | 512.517.0603

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The Subject Property is located along Hwy 620, just north of the City of Lakeway at the intersection of Hwy 620 and General Williamson Drive. The site is strategically located between Lakeway to the south and Steiner Ranch to the north. With excellent location and strong surrounding demographics, this property also boasts high barriers to entry in the submarket. The area boasts excellent schools and is constantly capturing the residential growth patterns of the region. The

Lakeway and Steiner Ranch both have populations of around 15,000 people each, not to mention all of the residents in the areas between. Travis at the Lake is a Brand New 232 Class A Apartment complex located directly across the street.

SURROUNDING AMENITIES:

The site is located between Lakeway and Steiner Ranch, offering a great marketing window and visibility. Over the past 10 years, the Lake Travis area has exploded in growth. This transition has helped bring the development to the area including but not limited to the new Hill Country Galleria, Lakeway Regional Medical Center, and Four Points Centre.

Western Travis County and the Lake Travis area in particular are considered to be among the most desirable submarkets in the Austin metropolitan area. The area boasts proximity and easy access to Lake Travis, the largest of the chain of "Highland Lakes" along the Colorado River.

Velocity Business Park is strategically located in the Lake Travis submarket. With no zoning, this property has the ultimate potential to serve the strong demographics and values located in the Lake Travis area.

GRANDFATHERED DEVELOPMENT RIGHTS:

The site is grandfathered to higher impervious cover and development rights tied to plat date. Water Quality and Detention requirements are full met with existing concrete pond for increased use of the site and cost savings as it is already in place.

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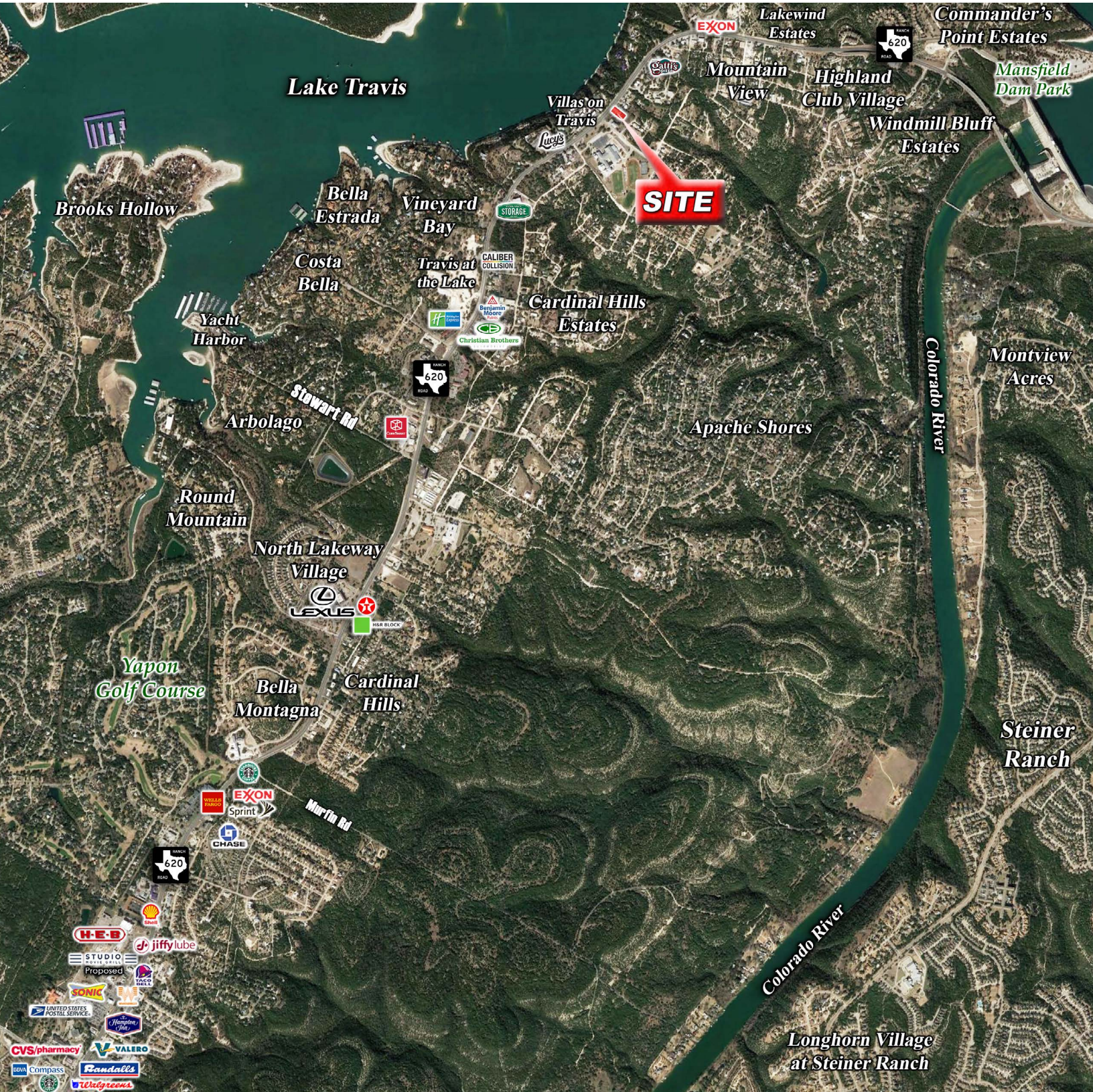
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	799	11,436	22,594
2010 Total Population	1,354	19,854	42,479
2018 Total Population	1,720	23,069	54,691
2018 Group Quarters	0	39	68
2023 Total Population	1,874	25,482	62,121
2018-2023 Annual Rate	1.73%	2.01%	2.58%
2018 Total Daytime Population	2,957	21,105	48,814
Workers	2,165	9,456	20,363
Residents	792	11,649	28,451
Household Summary			
2000 Households	350	4,408	8,799
2000 Average Household Size	2.28	2.59	2.56
2010 Households	598	7,341	16,118
2010 Average Household Size	2.26	2.70	2.63
2018 Households	742	8,452	20,507
2018 Average Household Size	2.32	2.72	2.66
2023 Households	809	9,319	23,246
2023 Average Household Size	2.32	2.73	2.67
2018-2023 Annual Rate	1.74%	1.97%	2.54%
2010 Families	392	5,379	12,027
2010 Average Family Size	2.70	3.17	3.06
2018 Families	480	6,153	15,279
2018 Average Family Size	2.80	3.22	3.12
2023 Families	519	6,757	17,277
2023 Average Family Size	2.82	3.24	3.14
2018-2023 Annual Rate	1.57%	1.89%	2.49%
Housing Unit Summary			
2000 Housing Units	393	4,916	9,976
Owner Occupied Housing Units	73.3%	74.0%	74.1%
Renter Occupied Housing Units	15.8%	15.7%	14.1%
Vacant Housing Units	10.9%	10.3%	11.8%
2010 Housing Units	697	8,294	18,733
Owner Occupied Housing Units	66.3%	71.6%	69.5%
Renter Occupied Housing Units	19.5%	17.0%	16.6%
Vacant Housing Units	14.2%	11.5%	14.0%
2018 Housing Units	798	9,205	22,552
Owner Occupied Housing Units	71.4%	74.9%	72.9%
Renter Occupied Housing Units	21.7%	16.9%	18.0%
Vacant Housing Units	7.0%	8.2%	9.1%
2023 Housing Units	870	10,089	25,215
Owner Occupied Housing Units	73.1%	76.7%	75.3%
Renter Occupied Housing Units	19.9%	15.6%	16.9%
Vacant Housing Units	7.0%	7.6%	7.8%
Median Household Income			
2018	\$76,763	\$108,250	\$113,681
2023	\$83,375	\$115,928	\$121,450
Median Home Value			
2018	\$321,429	\$402,621	\$436,127
2023	\$409,756	\$437,516	\$458,436
Per Capita Income			
2018	\$40,954	\$52,552	\$56,790
2023	\$45,115	\$57,984	\$62,297
Median Age			
2010	36.7	38.4	39.8
2018	36.5	40.0	40.8
2023	36.4	40.3	41.0

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