# \$3,900,000 - 3411 Ranch Road 620 Rd N, Austin

MLS® #1196033

\$3,900,000

0 Bedroom, 0.00 Bathroom, Commercial on 3.86 Acres

Travis Southwest, Austin, TX

This nearly 4-acre property offers exceptional commercial highway frontage along RR 620, located in Travis County, outside of the Austin ETJ, with no impervious cover limits. The topography is nearly flat, making it ideal for new development, and the site boasts incredible views of Lake Travis. With approximately 460 feet of frontage and three TXDOT-approved curb cuts, this location provides extreme visibility and high traffic count, ensuring maximum exposure for any future project. Perfect for a variety of commercial uses, including office buildings, retail spaces, restaurants, hotels, high-rise condos, or a convenience storeâ€"especially given the absence of C-stores and gas stations for miles along this stretch of highway. Currently, the property is generating \$11,000 per month from multiple tenants, including a smoke shop, nail salon, boat sales, and thrift shop, offering immediate income potential. The property is situated within the Lake Travis ISD and is free of restrictions, providing flexibility for a wide range of commercial developments. Financial details and current leases will be available upon request with a signed confidentiality agreement. The seller is motivated and negotiable, and showings are available exclusively through the listing broker.







Built in 1980

#### **Essential Information**

MLS® # 1196033 Price \$3,900,000

Bathrooms 0.00 Acres 3.86 Year Built 1980

Type Commercial

Sub-Type Retail Status Active

#### Water Feature/View

View Canyon, Hills, Lake, Panoramic

# **Community Information**

Address 3411 Ranch Road 620 Rd N

Area LS

Subdivision Travis Southwest

City Austin
County Travis
State TX
Zin Code 78734

Zip Code 78734

#### **Amenities**

Utilities Cable Connected, Electricity Connected, Sewer Connected

Parking Additional Parking, Asphalt, Parking Lot, RV Access/Parking, Varies by

Unit

### Interior

Interior See Remarks

Heating Central

## **Exterior**

Lot Description Flat, Level

Construction Aluminum Siding, Concrete, Frame, Glass, Wood Siding

Foundation Pillar/Post/Pier, Slab

#### **Additional Information**

Date Listed April 8th, 2022

Days on Website 375
Days on Market 1215
Zoning None

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