

\$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 store—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
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Community Information

Address	3411 Ranch Road 620 Rd N
Area	LS
Subdivision	Travis Southwest
City	Austin
County	Travis
State	TX
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	351
Days on Market	1215
Zoning	None

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