

\$3,950,000 - 9900 Ranch Rd 620, Austin

MLS® #3301464

\$3,950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.29 Acres

Four Points, Austin, TX

Gold Tier Real Estate is thrilled to present 9900 RR 620, a FOR SALE or FOR LEASE opportunity in Austin's thriving commercial corridor.

This property features two modern retail buildings, totaling 14,085 square feet on 1.292 acres, fully renovated in 2021 with high-end finishes. Buyers are required to purchase both buildings, while tenants have the flexibility to lease one or both buildings.

Strategically located with direct access and prominent signage on RR 620, the property benefits from high visibility and substantial traffic. Situated in the Austin ETJ, it offers versatile zoning for diverse tenant uses. The current occupant, Gabby & Summer Classics, a luxury furniture retailer, will vacate in January 2026.

Adjacent to the site, an under construction Class A mid-rise apartment complex promises a steady customer base for future retailers, enhancing the property's long-term value. Located in an affluent area with high median income, this property is ideal for premium businesses seeking a prestigious address.

****The broker makes no warranties regarding the property details provided. Prospective purchasers are advised to conduct independent due diligence to verify all information. ****



Built in 1978

Essential Information

MLS® #	3301464
Price	\$3,950,000
Bathrooms	0.00
Acres	1.29
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	9900 Ranch Rd 620
Area	NW
Subdivision	Four Points
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Sewer Connected, Water Connected
Parking	Asphalt

Interior

Interior	Laminate
Heating	See Remarks

Exterior

Construction	Brick, Masonry, Aluminum Siding
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Additional Information

Date Listed	January 6th, 2025
Days on Website	282
Days on Market	142

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