

# \$750,000 - 2001 Ranch Road 620 Highway N, Austin

MLS® #4555770

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.80 Acres

CARDINAL HILLS, Austin, TX

Located at 2001 N Ranch Rd 620, this commercial lot offers a prime opportunity in a highly visible, high-traffic area between Vineyard Office Warehouse and Golf Cart Zone. The property is outside of the ETJ and is not subject to COA regulations, providing greater flexibility for development. The lot is very level and includes valuable infrastructure, such as an electric meter with 200 amps and a water tap with WCID 17. Additionally, the site benefits from a TXDOT-approved curb cut, ensuring easy access and visibility. With its strategic location and well-established utilities, this land presents an ideal foundation for retail, office, or mixed-use development. Whether you are looking to build from the ground up or expand your business, 2001 N Ranch Rd 620 offers the perfect space to make your vision a reality.



## Essential Information

MLS® #	4555770
Price	\$750,000
Bathrooms	0.00
Acres	0.80
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

## Water Feature/View

View	Hills
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## Community Information

Address	2001 Ranch Road 620 Highway N
Area	LS
Subdivision	CARDINAL HILLS
City	Austin
County	Travis
State	TX
Zip Code	78734-Unit

## Amenities

Utilities	Electricity Connected, Water Available, Water Connected
Features	None

## Exterior

Lot Description	Level, Cleared, Native Plants, Subdivided, Views
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## School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis

## Additional Information

Date Listed	December 19th, 2024
Days on Website	300
Days on Market	299
Zoning	None

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