\$8,670 - 6111 N Fm 620 Rnch, Austin

MLS® #8638486

\$8,670

0 Bedroom, 0.00 Bathroom, Commercial Lease on 1.85 Acres

1C-Steiner Ranch Blvd, Austin, TX

Outstanding Day Care Center built out and ready for immediate move-in. This newer building (2018) is located at one of 2 signalized entrances to Steiner Ranch, a master-planned community with over 5,800 homes and a population of over 17,000, where almost 75% of those homes have children. The community itself has 3 elementary schools and 1 middle school. Located on FM 620, the high-traffic road that anyone traveling from Steiner Ranch on the way to Austin travels every workday. This almost 2,400 square foot facility has a dedicated infant room with a built-in changing station and sink and it's own temperature control, a theater room with its own temperature control, and the main class/gathering area is adorned with artistic drawings and a kitchen facade that looks like a food trailer, plus the front facade is a tall wall of windows. There's a staff restroom, 2 kids' restrooms, wash stations, an ample-sized storage room, and a supersized 3,800 square-foot outdoor artificial turf playground that is fully fenced and gated. All exterior exit/entry doors are ringer-capable, each with a wired security camera. The interior has colorful Austin-inspired murals, easy-care flooring, an entrance lobby, storage cubbies and much more. Come make this your next successful Daycare venture or convert it into something totally different. This is a clearspan commercial metal building with stone facade, no interior walls are structural. According to the previous license certificate, the center can







support up to 53 children, with up to 10 infants. Offering as base+NNN at \$33/SF/YR base and NNN ~\$11.84/SF/YR. Note that on voter approval of Senate Bill 1145, the tax portion of NNN could be reduced by at least 50% for each taxing entity for the property tax year 2024 for Qualified Child Care facilities, and that reduction is not represented yet in the NNN number above. The option to reduce properties taxes occurs based on the approval of each taxing entity.

Built in 2018

Essential Information

MLS® # 8638486

Price \$8,670

Bathrooms 0.00

Acres 1.85

Year Built 2018

Type Commercial Lease

Sub-Type Mixed Use

Status Active

Water Feature/View

View None

Community Information

Address 6111 N Fm 620 Rnch

Area RN

Subdivision 1C-Steiner Ranch Blvd

City Austin
County Travis
State TX
Zip Code 78732

Amenities

Utilities Underground Utilities, Water Connected

Features Fitness Center

Parking Concrete, Off Street, Parking Lot

Interior

Interior Concrete, Vinyl Heating Central, Electric

Exterior

Lot Description Flat

Construction Aluminum Siding, Glass, Masonry, Stone Veneer

Additional Information

Date Listed February 7th, 2024

Days on Website 375

Days on Market 449

Zoning No zoning - ETJ

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