

\$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	355
Days on Market	449
Zoning	No zoning - ETJ

Property Listed by: Compass RE Texas, LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 15th, 2025 at 5:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.