

\$4,300,000 - 3411 Ranch Road 620 Road N, Austin

MLS® #1196033

\$4,300,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 3.86 Acres

Travis Southwest, Austin, TX

Nearly 4 Acres of Commercial Highway Frontage. RR 620. Topography is nearly flat! Great for New Development. Fantastic Views of Lake Travis! Perfect for Office building, Retail, Restaurant, HOTEL, C-Store (there are no C-Stores/Gas stations for miles on that side of Highway). Current leases bring in \$11,000.00 per month. Multiple Tenants - Smoke Shop, Nail Shop, Boats Sales, Thrift Shop. Lake Travis ISD. Three TXDOT Entrances into property. Extreme High Visibility and HIGH Traffic count. NO Restrictions! Approximately 460 Feet Frontage. Financials and Current leases will be released CA.

Shown by Listing Broker only.

Built in 1980

Essential Information

MLS® #	1196033
Price	\$4,300,000
Bathrooms	0.00
Acres	3.86
Year Built	1980
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address 3411 Ranch Road 620 Road 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
View	Canyon, Hills, Lake, Panoramic

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 Market	723
Zoning	None

Listing Details

Listing Office	Coldwell Banker Realty
----------------	------------------------

Property Listed by: Coldwell Banker RealtyThe 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 May 4th, 2024 at 10:15am 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.