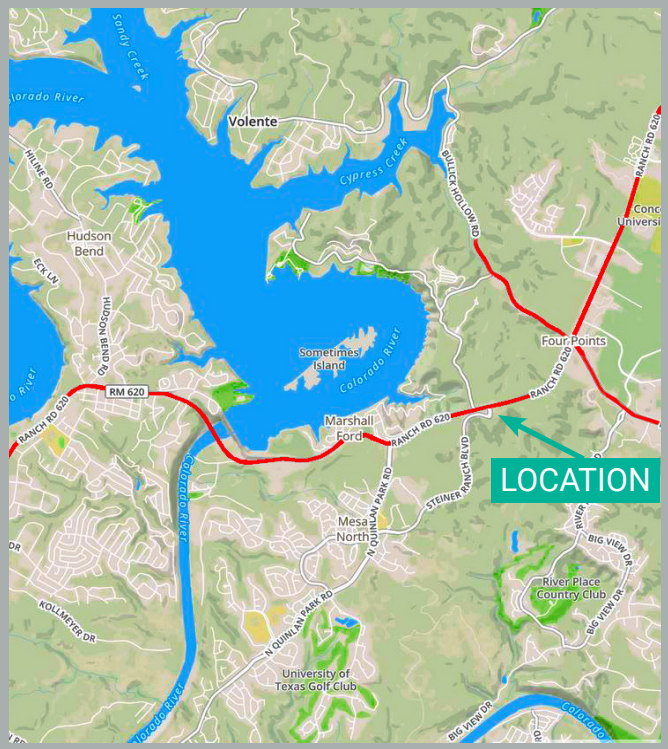
STEINER RANCH AT 620

RANCH ROAD 620 N. & STEINER RANCH BLVD. AUSTIN, TX

FOR SALE
OR
BUILD TO SUIT

- 2 LOTS AVAILABLE FOR SALE OR BUILD TO SUIT
- LOCATED ON 620 IN STEINER RANCH
- COMING SOON: **TXDOT-APPROVED TRAFFIC LIGHT AT RR 620 AND STEINER RANCH BLVD. INTERSECTION**



THE KUCERA COMPANIES
REAL ESTATE SERVICES

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DEMOGRAPHICS

2014	1 MILE	5 MILE	10 MILE
POPULATION	24,626	73,209	471,755
AVG. AGE	34.20	36.10	36.60
HOUSEHOULDS	9,353	28,166	198,148
AVG. HH INCOME	$136,008	$133,256	$100,823
MED. HH INCOME	$105,515	$106,002	$74,162

TRAFFIC COUNTS

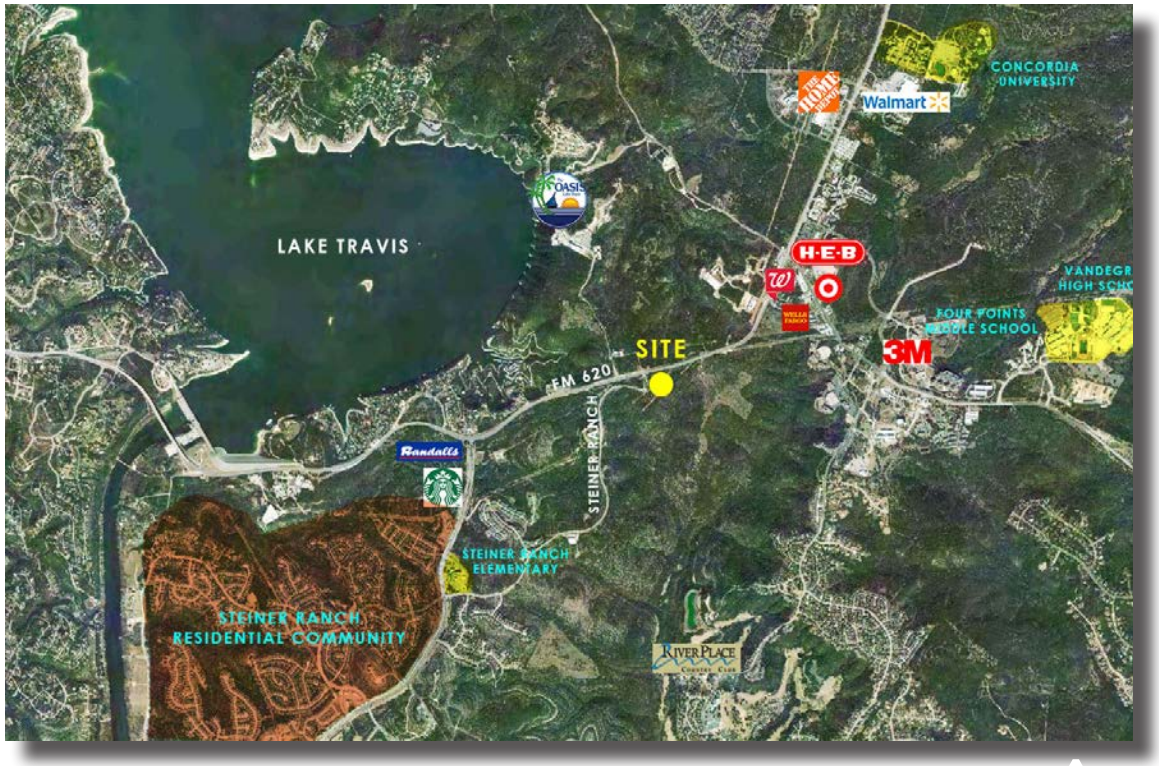
FM 620 & STEINER RANCH 30,054 TRAFFIC VOLUME

NEARBY SCHOOLS

STEINER RANCH ELEMENTARY SCHOOL
RIVER RIDGE ELEMENTARY SCHOOL
FOUR POINTS MIDDLE SCHOOL
CANYON RIDGE MIDDLE SCHOOL
VANDERGRIFT HIGH SCHOOL
CONCORDIA UNIVERSITY

DRIVING DISTANCES

SITE TO LAKEWAY	10.8 MILES
SITE TO DOWNTOWN AUSTIN	15.5 MILES
SITE TO FOUR POINTS	1.6 MILES
SITE TO STEINER RANCH	3 MILES



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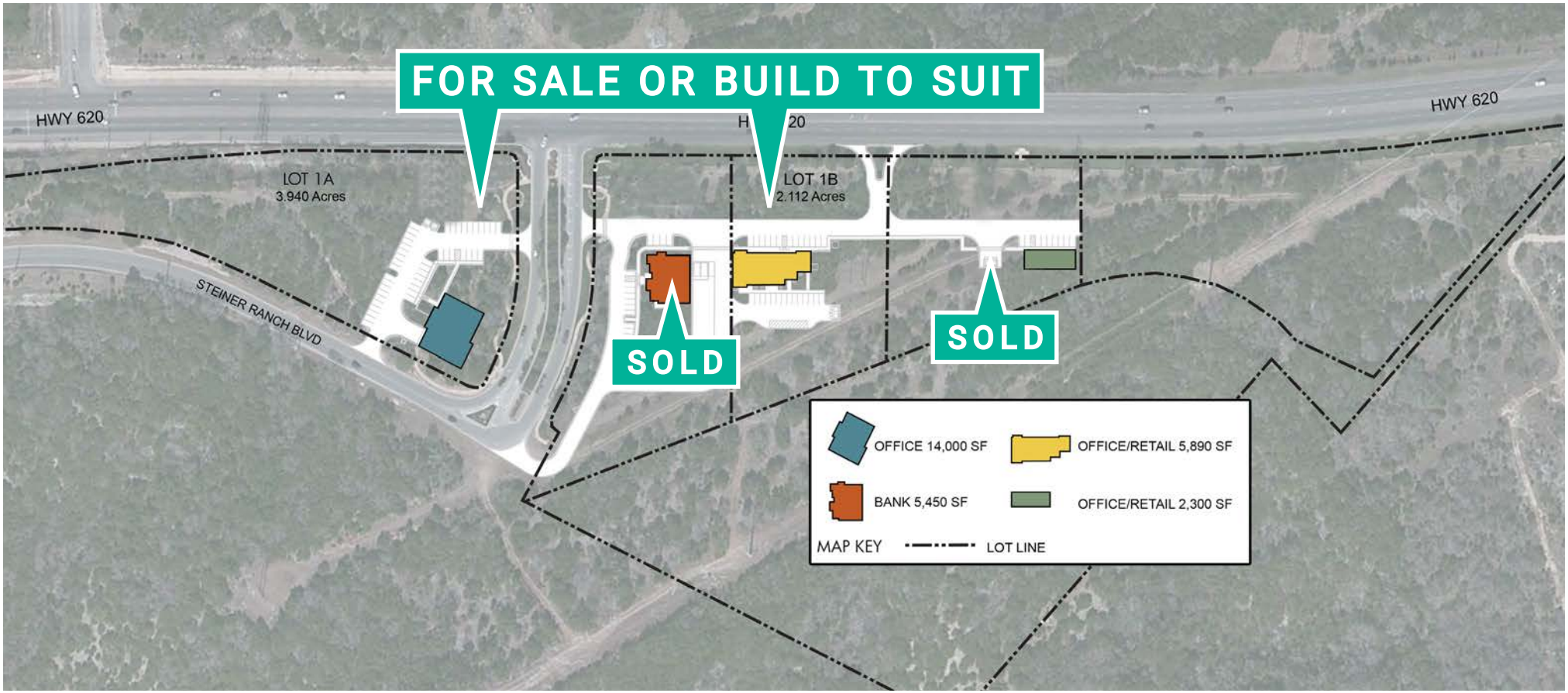

- 2 LOTS FOR SALE OR BUILD TO SUIT
- NEW DEVELOPMENT AT 620 @ STEINER RANCH BLVD.
- 620 FRONTAGE WITH DIRECT ACCESS TO 620 & STEINER RANCH BLVD.
- MONUMENT SIGNAGE ON 620
- **COMING SOON: TXDOT-APPROVED TRAFFIC LIGHT AT 620/STEINER RANCH BLVD INTERSECTION**

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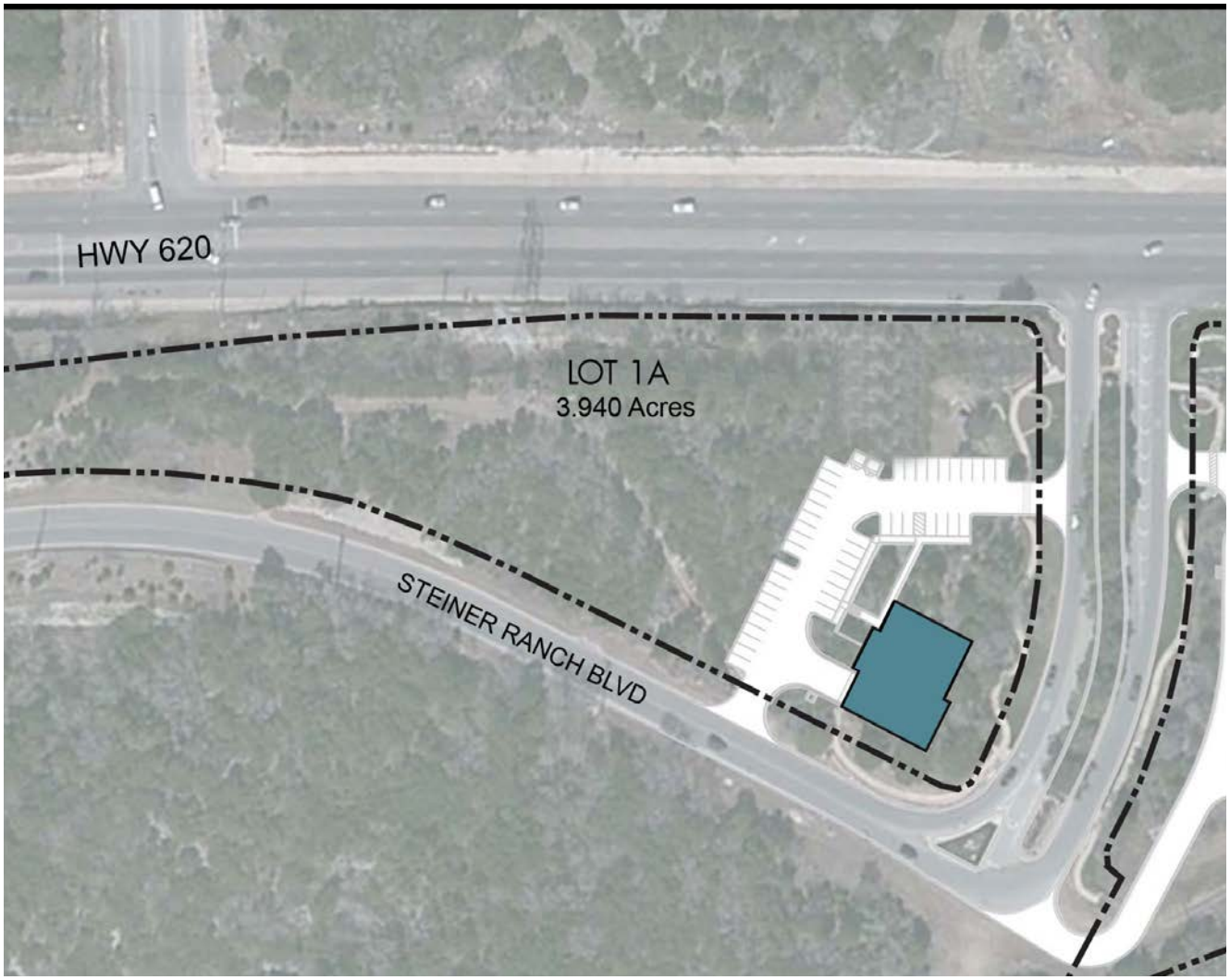

LOT 1A

- SW Corner of 620 and Steiner Ranch Blvd.
- Site Planned for 14,000 SF Building
- Water and Electric to Site
- Two Curbcuts to Steiner Ranch Blvd.
- Elevated Site with 360 Views of Lake Travis and Hill Country

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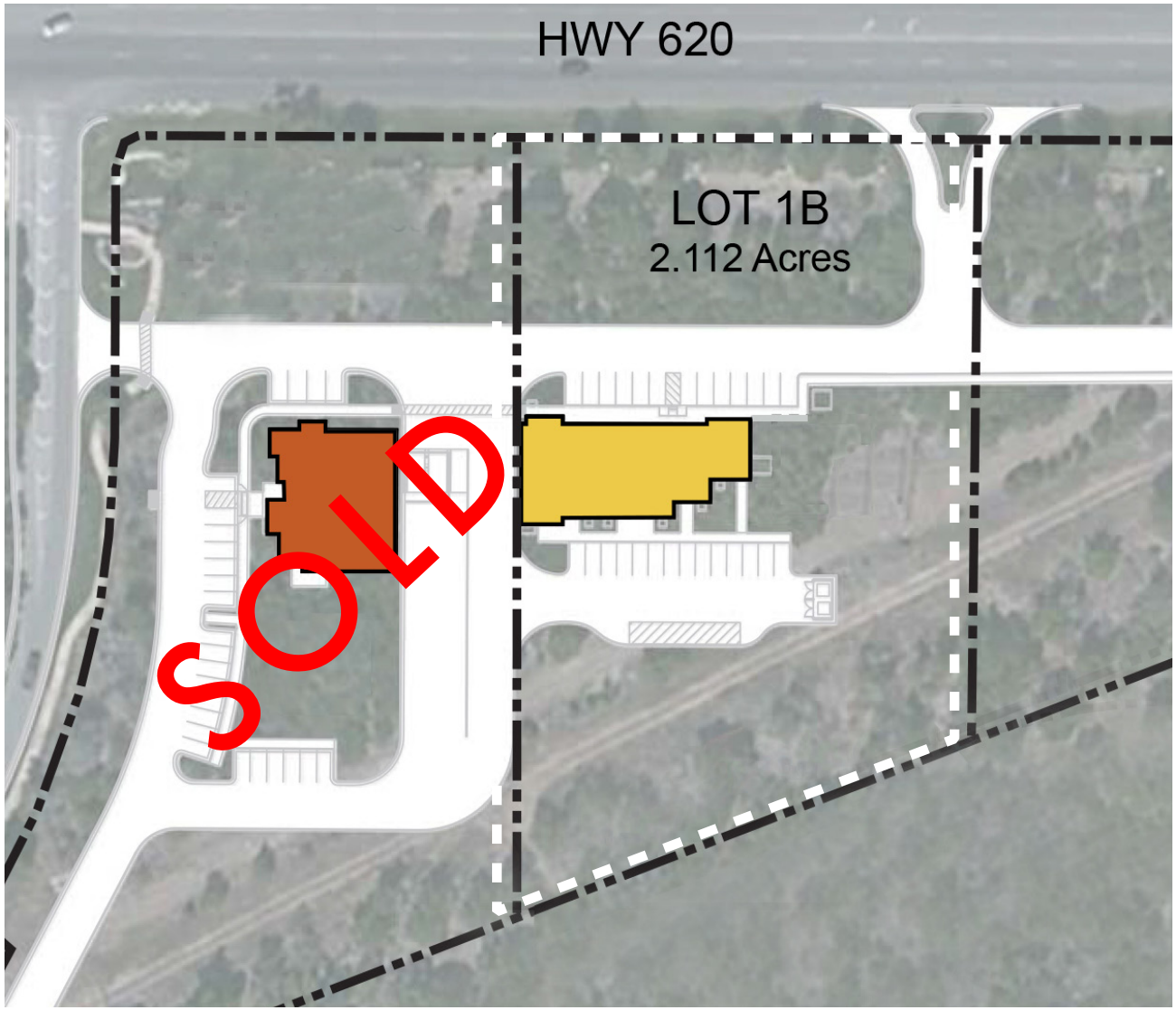

LOT 1B

- Site Development Permit In Hand for 5,890 SF Building with 4.0:1,000 Parking
- Site is Cleared and Rough Graded
- Water and Electric to Site
- Shared Detention Pond and Common Area Driveway Infrastructure Complete
- 620 & Steiner Ranch Ingress/Egress In Place
- Buyer will need to Install Septic Tank
- 620 Frontage with Signage Rights on Existing Monument Sign

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