

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 120 LEISURE LANE

CEDAR CREEK, TX 78612



\$1,195,000



4,116 sqft

## DESCRIPTION

Corner Lot with Commercial Development Potential Situated on approximately 4 acres with direct frontage along Highway 21, this corner lot on Leisure Lane / 416 W Hwy 21 in Cedar Creek offers exceptional visibility and flexibility for commercial development. The property lies in a high-growth corridor between Bastrop and Austin, benefiting from TxDOT's ongoing highway widening project and increased traffic volumes of approximately 16,000 vehicles per day. It is located near major economic drivers such as the \$440 million EdgeConneX data center campus and the Hyatt Lost Pines Resort. Zoning in the area is minimal or flexible, opening the door for retail, office, industrial, or mixed-use development. Nearby recreational anchors and residential growth further support demand for supporting services and commercial amenities. With easy access to SH-71 and regional infrastructure, this property represents a prime opportunity for an investor or owner-user seeking scalable potential in a fast-developing area.

**PROPERTY TYPE:** Commercial - MixedUse  
**MLS STATUS:** Active  
**MLS:** 5643335  
**YEAR BUILT:** 2016  
**COUNTY:** Bastrop  
**TRACT OR SUBDIVIION:** Rolling Oaks  
**LIST DATE:** 08/22/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** BW  
**SQUARE FEET:** 4,116  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4.09  
**LOT SIZE (SQFT):** 178,160

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate
- Tile

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Attached
- Carport
- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- Gated

### LOT DESCRIPTION:

- RollingSlope

### SIDING:

- Frame

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- AboveGroundUtilities

**LISTED BY:** Alice Duffy

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Keller Williams - Lake Travis

century21judgefite.com

each office is independently owned and operated