

CENTURY 21[®]

Judge Fite Company



12801 LONESOME CREEK TRAIL

LEANDER, TX 78641



\$1,100,000



1 acres

DESCRIPTION

Prime commercial development opportunity in the growing Lake Travis corridor. This 1.47-acre corner lot is located at the intersection of FM 1431 and Travisso Parkway in Jonestown and is zoned B-2 General Commercial, allowing for a wide range of retail, office, medical, and service-based uses. Positioned along a primary route connecting Cedar Park, Jonestown, and Lago Vista, the property offers strong visibility in an area experiencing continued residential growth. The site sits near the entrance to Travisso, a large master-planned community that continues to expand and drive demand for nearby commercial services. The site provides a practical footprint for a variety of commercial or institutional development opportunities. Current ownership explored plans for a Montessori/daycare facility, demonstrating the site's suitability for educational or community-serving uses. Property Highlights: • 1.47 acres • B-2 General Commercial zoning • Corner location at FM 1431 & Travisso Parkway • Strong visibility along a major corridor • Near Travisso master-planned community • Convenient access to Cedar Park, Lago Vista, and Lake Travis communities With continued population growth throughout the northwest Lake Travis area and limited nearby commercial supply, this property presents a compelling opportunity for investors or developers looking to establish a presence along the FM 1431 growth corridor. Buyer to verify utilities, development requirements, and permitted uses with the City of Jonestown.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 5743532
YEAR BUILT:
COUNTY: Travis
TRACT OR SUBDIVIION: Lonesome Valley
LIST DATE: 03/14/2026

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800.451.8055

AREA: LN
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.47
LOT SIZE (SQFT): 63,902

EXTERIOR FEATURES

LOT DESCRIPTION:

- CornerLot
- Level
- ManyTrees
- Views

UTILITIES

UTILITIES:

- ElectricityAvailable
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Simon Vand

PHONE: 512.850.5717

BROKERED BY: Bramlett Partners

century21judgefite.com

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