

# CENTURY 21<sup>®</sup>

Judge Fite Company



2606 RANCH ROAD 620 N  
AUSTIN, TX 78734



\$1,695,000



2,990 sqft

## DESCRIPTION

2606 RR 620 N is a truly distinctive property ideally located between Lakeway and Steiner Ranch, offering a rare blend of luxury, functionality, and future potential. Originally built as the caretaker's home for a 50-acre waterfront estate, the property was completely reimaged in 2017 into a high-design, luxury office space that has served as a corporate headquarters. This thoughtfully transformed space serves as a refined environment for daily operations, client entertainment, and private events. Set on a gated one-acre lot within Austin's ETJ in western Travis County, the property offers unmatched flexibility and a wealth of future possibilities. Its prime frontage on RR 620 ensures excellent accessibility and privacy, making it ideal for continued use as a boutique office, creative agency headquarters, wellness retreat, hyper-unique co-working space, luxury short-term rental, private estate, or hospitality/event venue concept. The property encompasses approximately 2,990 square feet of interior space across two beautifully designed structures. Building 1 currently serves as the principal's office and features a welcoming foyer, two private offices, a conference room, full kitchen, mud room, private bathroom with shower, and generous closet and storage space. Building 2 includes a receptionist desk, reception lounge, copy room, four private offices, co-working space, second conference room, kitchen, and two private bathrooms. Design and craftsmanship are evident throughout, with bespoke finishes, custom millwork, architectural detailing, and thoughtful landscaping that reflect a commitment to quality and aesthetics. Outside, the property is enhanced by an in-ground pool, hot tub, lush landscaping, and ample parking—all fully fenced and gated. Whether you're looking to make a bold statement for your business or seeking a flexible property with creative potential, 2606 RR 620 N offers a rare and refined opportunity in one of Austin's most desirable corridors.

**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** ActiveUnderContract

**MLS:** 5811326

**YEAR BUILT:** 1996

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Leonard Eck Surv 162

**LIST DATE:** 07/03/2025

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**800.451.8055**

**AREA:** LS

**SQUARE FEET:** 2,990

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### KITCHEN:

- ListAvailable

### FLOOR COVERINGS:

- Bamboo
- Carpet
- Concrete
- Tile

## EXTERIOR FEATURES

### PARKING:

- Carport
- Detached

### SIDING:

- Glass
- MetalSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

**LISTED BY:** Michelle Jones

**PHONE:** 512.470.3173

**BROKERED BY:** Compass RE Texas, LLC

### UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- PhoneAvailable

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated