

CENTURY 21

Judge Fite Company



801 RANCH ROAD 620 S

LAKEWAY, TX 78734



\$1,500,000



3,904 sqft

DESCRIPTION

Fronting Ranch Road 620— with 35,300 vehicles per day—this multi-tenant office property delivers immediate income with future flexibility. The 3,904 SF building sits on an improved ±20,577 SF (0.4724 acres) site and is fully leased to long-standing tenants. While most tenants have operated from the property for years, lease expirations are near-term, creating a natural inflection point for a new owner to reposition the asset and capture market rent growth. A new roof completed in 2024 addresses a major capital item and supports a value-add strategy focused on repositioning, leasing, and long-term asset optimization. The offering also includes an adjacent ±12,000 SF undeveloped parcel, with both parcels zoned C-1 (Office / Retail). This zoning provides flexibility for future expansion, alternative commercial uses, or longer-term redevelopment strategies, enhancing the property's covered land value. An ideal acquisition for investors who understand that income provides stability, lease rollover creates upside, and zoning creates options.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 6789037
YEAR BUILT: 1970
COUNTY: Travis
TRACT OR SUBDIVIION: Cardinal Hills
LIST DATE: 01/16/2026

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800.451.8055

AREA: LS
SQUARE FEET: 3,904
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.47
LOT SIZE (SQFT): 20,577

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- SeeRemarks

LOT DESCRIPTION:

- Flat

SIDING:

- VinylSiding
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- SeeRemarks

UTILITIES:

- ElectricityConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kathy Denny

PHONE: 512.718.4420

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

each office is independently owned and operated