

# CENTURY 21

Judge Fite Company



## OLD LOCKHART ROADS

AUSTIN, TX 78747



\$1,655,280



1 acres

## DESCRIPTION

This 1.5-acre commercial corner presents an exceptional opportunity for childcare development at the southern entrance of Goodnight Ranch. With frontage on both Old Lockhart Road and the planned extension of Vertex Boulevard, the site offers prime visibility and accessibility. All utilities are available through the City of Austin, and no portion of the property falls within the FEMA 100-year floodplain. The site is priced at \$25 per square foot for up to 12,000 square feet of gross building area (GBA). Situated within Goodnight Ranch—recognized as the 2023 Master-Planned Community of the Year by the Austin Business Journal—this location benefits from a rapidly growing area with entitlements for 6,300 residential units and 700,000 square feet of commercial space. This is a rare opportunity to establish a childcare facility in one of Austin's premier master-planned communities.

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 9454033

**YEAR BUILT:**

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Goodnight Ranch

**LIST DATE:** 12/17/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** SC

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.52

**LOT SIZE (SQFT):** 66,211

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Cleared
- CornerLot

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- SeeRemarks

**LISTED BY:** Spence Collins

**PHONE:** 512.472.2100

**BROKERED BY:** McAllister & Associates