



**1905 RANCH ROAD 620** | 1905 RANCH ROAD 620, LAKEWAY, TX 78734

### Features

- Freestanding building
- Excellent visibility and access
- ETJ
- Owner will vacate or do a short term leaseback

### FOR LEASE OR SALE

**TOTAL SF:** 4,400  
**TOTAL ACRES:** 0.73

### Traffic Counts

RR 620                      34,323 VPD

### Demographics

YEAR:	1 MILE	3 MILE	5 MILE
Total Population	3,710	27,373	66,002
Total Households	1,489	10,545	25,319
Avg HH Income	\$185,873	\$191,247	\$197,779
Daytime Population	3,610	27,131	62,372

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 Assistant Vice President  
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**Nick Naumann**  
 Director of Brokerage - Austin  
 512.482.6118  
 nnaumann@weitzmangroup.com

### Area Retailers & Businesses



**CRICHTON AND ASSOCIATES, INC.  
LAND SURVEYORS**

6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

**FIELD NOTES**

**FIELD NOTES FOR A 32,009 SQUARE FEET OR 0.7348 ACRES BEING ALL OF LOT 6, CARDINAL HILLS ESTATES, UNIT 13, A SUBDIVISION RECORDED IN BOOK. 52 JPG. 17 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:**

BEGINNING at a ½" iron pin found on the East R.O.W. of F. M. 620 being the West common corner of said Lot 6 and Lot 5 for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE along a curve to the left whose elements are R= 622.25, L= 100.35 whose chord bears N 29° 40' 25" E, 100.24 feet to a ½" iron pin found being the West common corner of said Lot 6 and Lot 7 for the Northwest corner of this tract.

THENCE S 55° 53' 38" E, 307.09 feet to a ½" iron pin found being the East common corner of said Lots 6 and 7, also being on the West line of Lot 22 for the Northeast corner of this tract.

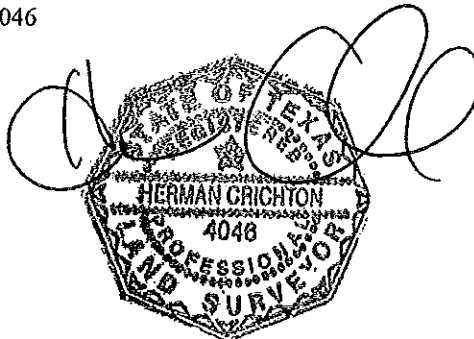
THENCE S 37° 58' 58" W passing the West common corner of Lots 22 and 23, in all a distance of 115.11 feet to a fence post found at the East common corner of Lots 5 and 6 for the Southeast corner of this tract.

THENCE N 52° 58' 00" W (bearing basis) with the common line of said Lots 5 and 6, 291.94 feet to the POINT OF BEGINNING and containing 32,009 square feet or 0.7348 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal June 14, 2012

Herman Crichton, R.P.L.S. 4046  
12\_196



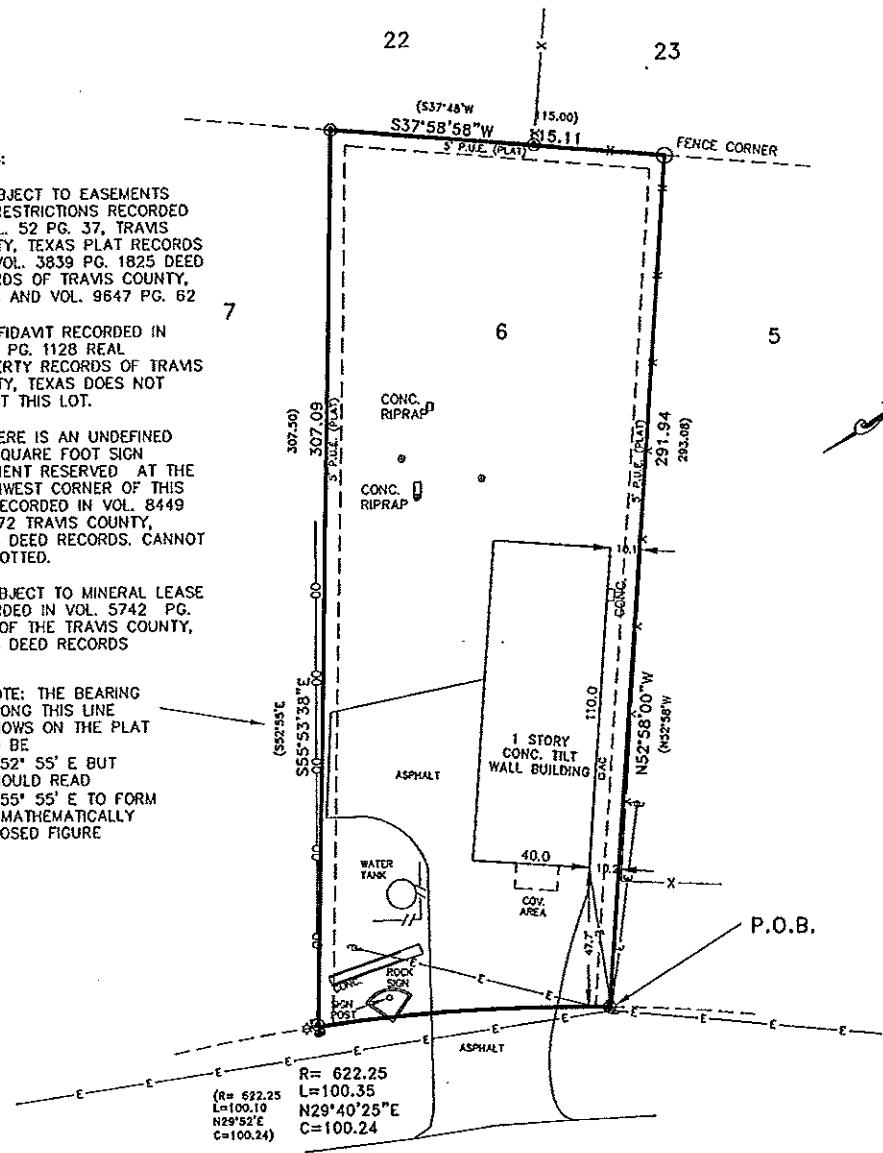
Plot of survey of property at 1905, F. M. 620, described as Lot 6, Block \_\_\_\_\_, of CARDINAL HILLS ESTATES, UNIT 13, a subdivision of record in Map or Plat Volume/Book/Cabinet/Document Number 52 at Page(s)/Slide(s) 17 of the Travis County, Texas Plat records.  
 G.F. Number: 14683-11-00058 Dated: May 24, 2012 Reference: Steve Palmer  
 Certify To: North American Title Company, P & C 1905, L.P. 1905 RR 620, LLC, Memorial City Bank, Steve Palmer and Commonwealth Title of Houston

SCALE: 1" = 50'

NOTES:

- 1) SUBJECT TO EASEMENTS AND RESTRICTIONS RECORDED IN VOL. 52 PG. 37, TRAVIS COUNTY, TEXAS PLAT RECORDS AND VOL. 3839 PG. 1825 DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOL. 9647 PG. 62
- 2) AFFIDAVIT RECORDED IN 12690 PG. 1128 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES NOT AFFECT THIS LOT.
- 3) THERE IS AN UNDEFINED 720 SQUARE FOOT SIGN EASEMENT RESERVED AT THE SOUTHWEST CORNER OF THIS LOT RECORDED IN VOL. 8449 PG. 272 TRAVIS COUNTY, TEXAS DEED RECORDS. CANNOT BE PLOTTED.
- 4) SUBJECT TO MINERAL LEASE RECORDED IN VOL. 5742 PG. 1866 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS

NOTE: THE BEARING ALONG THIS LINE SHOWS ON THE PLAT TO BE S 52° 55' E BUT SHOULD READ S 55° 55' E TO FORM A MATHEMATICALLY CLOSED FIGURE



R. M. 620

The undersigned does hereby certify that the plot shown represents the results of a survey on the ground under my supervision and is true and correct and that there are no discrepancies, conflicts, shortages in area, boundary line conflict, encroachments, overlapping of improvements, visible utility easements, except as shown and the property has access to and from a dedicated roadway.

The property shown hereon is located in Zone "X" area outside the 500 year flood plain

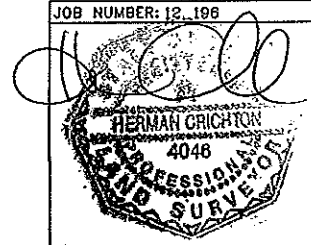
as shown on Community Panel Number 481026 0215 H of the Flood Insurance Rate Map prepared for Travis County, Texas by the Federal Emergency Management Agency. Map Dated: Sept. 26, 2008. This information is based solely on said map and the surveyor does not assume responsibility as to any information provided and does not represent accuracy or inaccuracy of said map.

This survey is copyright 2011 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

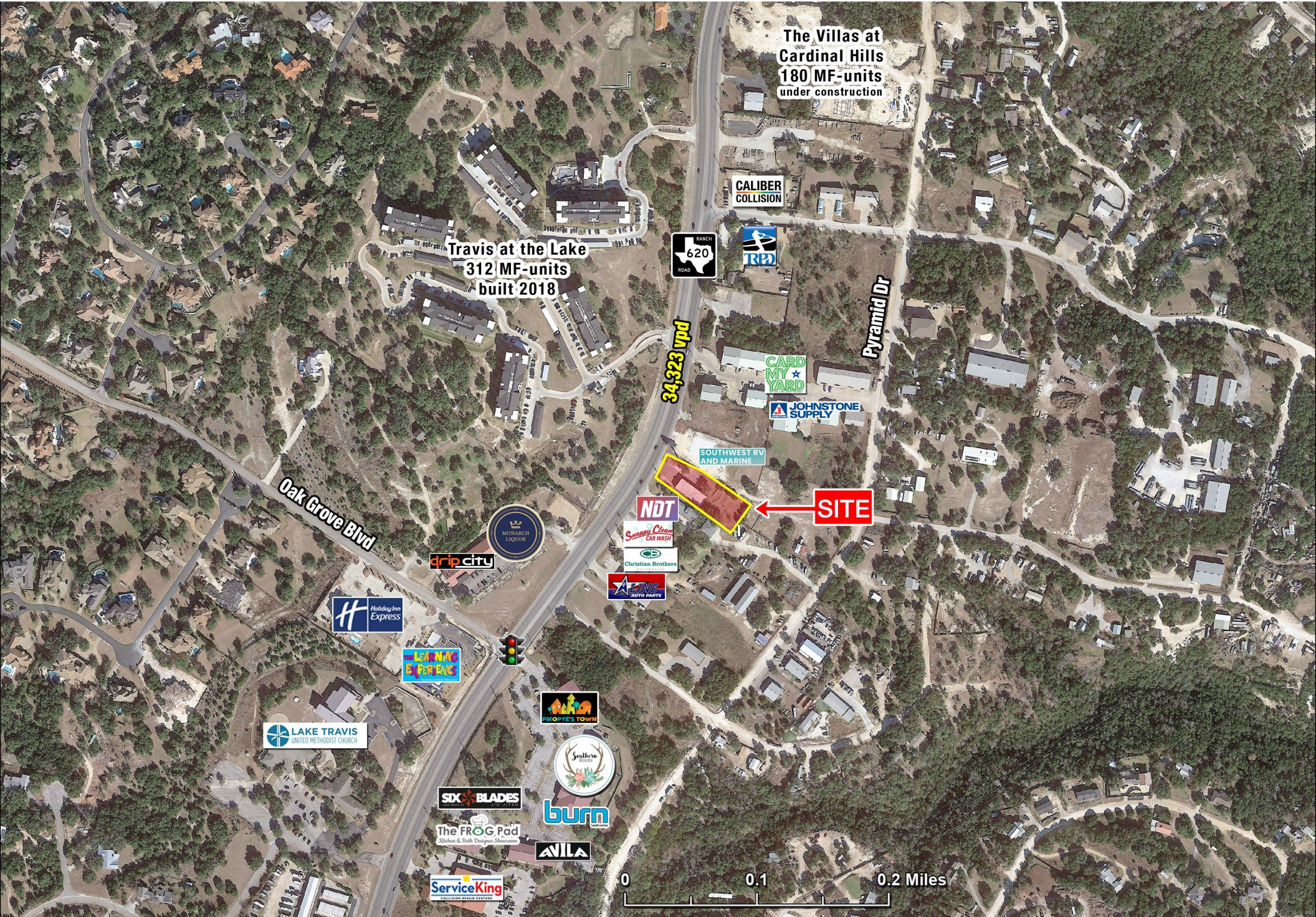


644B East Highway 290  
 Suite B105  
 Austin, Texas 78723  
 PHONE: (512) 244-3395  
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- LEGEND
- ⊙ 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET
  - △ NAIL FOUND
  - ⊕ POWER POLE
  - ⋈ GUY WIRE
  - ⋈ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ GAS METER
  - ⊕ SEWER CLEANOUT
  - ⊕ UTILITY PEDESTAL
  - ⊕ SANITARY SEWER MAINHOLE
  - ⊕ UG UTILITY WARNING SIGN
  - ⊕ CONC. PAD WITH ELEC.
  - WOOD FENCE
  - CHAIN LINK FENCE
  - X — WIRE FENCE
  - E — OVERHEAD ELECTRIC LINE
  - ( ) RECORD INFORMATION



REVISOR: JUNE 14, 2012  
 REVISOR: JUNE 8, 2012  
 DATE: June 8, 2012



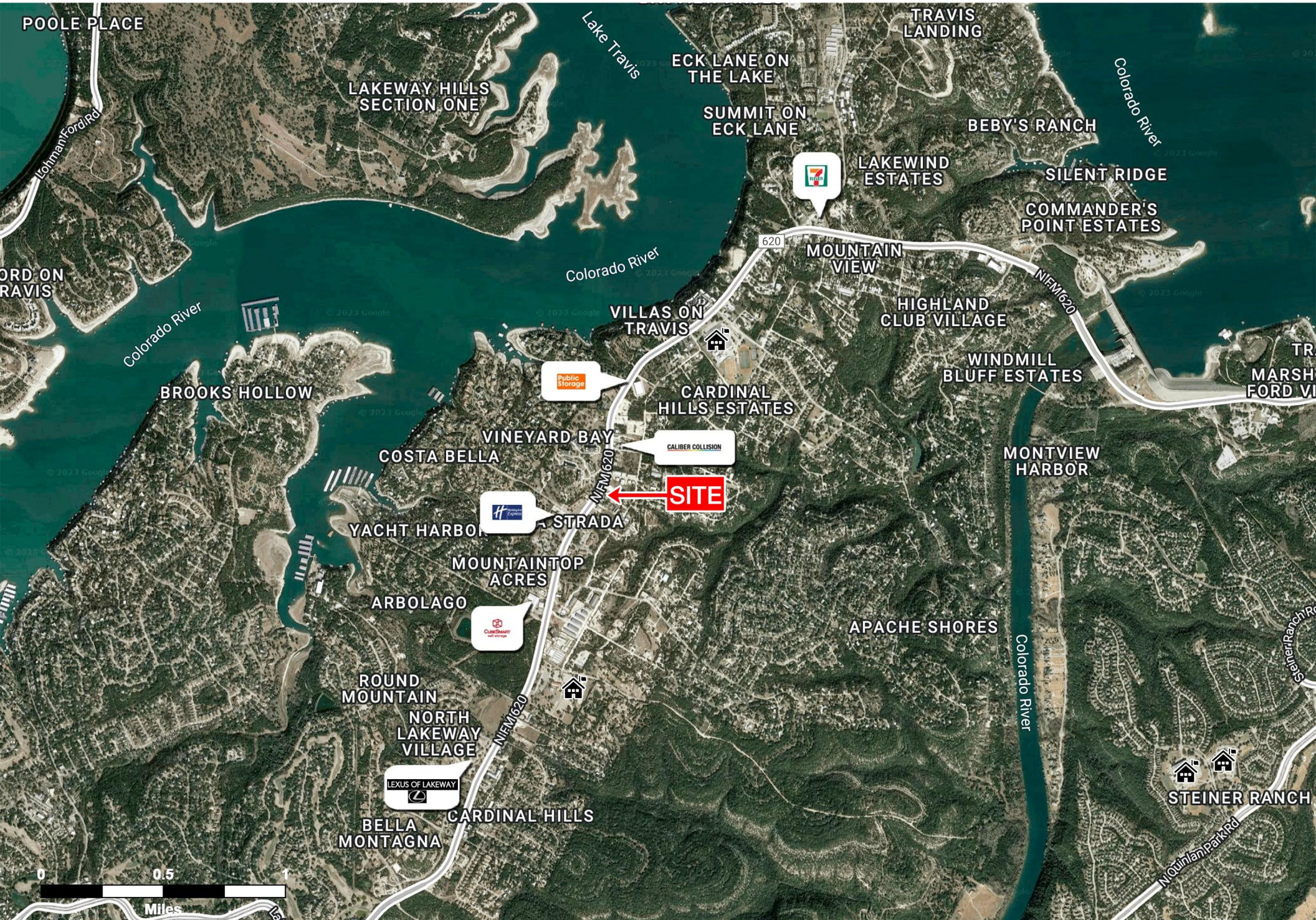
The Villas at  
Cardinal Hills  
180 MF-units  
under construction

Travis at the Lake  
312 MF-units  
built 2018

34,323 vpd

SITE

0 0.1 0.2 Miles



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS/A/FA/R/Lakeway-1905 RR 620 5mi April 2023



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Weitzman

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