

OFFICE FOR LEASE

PROFESSIONAL OFFICE ASSET

LUXURY INVESTMENT & OWNER OCCUPANT OPPORTUNITY



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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20624 RANCH TO MARKET 1431



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PROPERTY SUMMARY

20624 RANCH TO MARKET 1431



Property Summary

Building SF:	13,468
Lot Size:	1.19 Acres
Parking:	52
Office Suites:	9
Year Built:	2008

Property Overview

20624 RM 1431 is a professional commercial condominium property located in the rapidly growing North Lake Travis corridor of Lago Vista. Positioned directly along the highly traveled RM/FM 1431 corridor, the property offers excellent frontage, strong daily visibility, and convenient regional access to Cedar Park, Leander, Jonestown, and the greater Austin market.

Location Overview

The property is part of the Casey Professional Building Condominiums, a mixed-use professional office environment suited for office, medical, service-oriented, and boutique commercial users. The development benefits from continued residential expansion throughout Lago Vista and increasing consumer traffic driven by nearby Lake Travis recreation and tourism activity.

20624 RM 1431, LAGO VISTA, TX-78645

INVESTOR HIGHLIGHTS

EXECUTIVE OFFICE INVESTMENT

A boutique executive office opportunity positioned along the North Lake Travis corridor. The Casey Building combines upscale Hill Country architecture, existing long term tenancy, strong RM 1431 frontage, and owner occupant flexibility within one of Lago Vista's most established professional office environments.



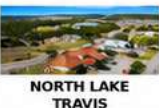
HIGHLIGHTS

- High end executive style office building
- Approximately 13,468 SF office asset
- 9 professional office suites
- Existing long term tenant base in place
- Owner occupant opportunity with rental income offset
- Strong frontage and visibility along RM 1431
- Premium Hill Country architecture and curb appeal
- 52 parking spaces with convenient access
- Located within the North Lake Travis corridor
- Ideal for office, medical, executive suites or boutique firms

WHY THIS LOCATION WORKS

- PREMIUM PROFESSIONAL ENVIRONMENT**
An upscale executive office atmosphere uncommon within the Lago Vista market, creating strong appeal for professional, medical and service oriented users.
- OWNER OCCUPANT ADVANTAGE**
Existing tenancy creates an opportunity for an owner occupant to reduce operational costs through in place rental income while occupying a portion of the building.
- HIGH GROWTH TRADE AREA**
Continued residential growth throughout Lago Vista and the North Lake Travis corridor supports demand for professional office and service businesses.
- REGIONAL CONNECTIVITY**
Located directly along RM 1431 with convenient access to Lago Vista, Jonestown, Cedar Park, Leander and the greater Austin market.
- LIMITED HIGH END OFFICE INVENTORY**
Limited executive quality office product in the surrounding market positions the property uniquely for professional users seeking upgraded space.

AREA DRIVERS



IDEAL FOR USERS SUCH AS:



AERIAL PHOTOS

20624 RANCH TO MARKET 1431



EXTERIOR

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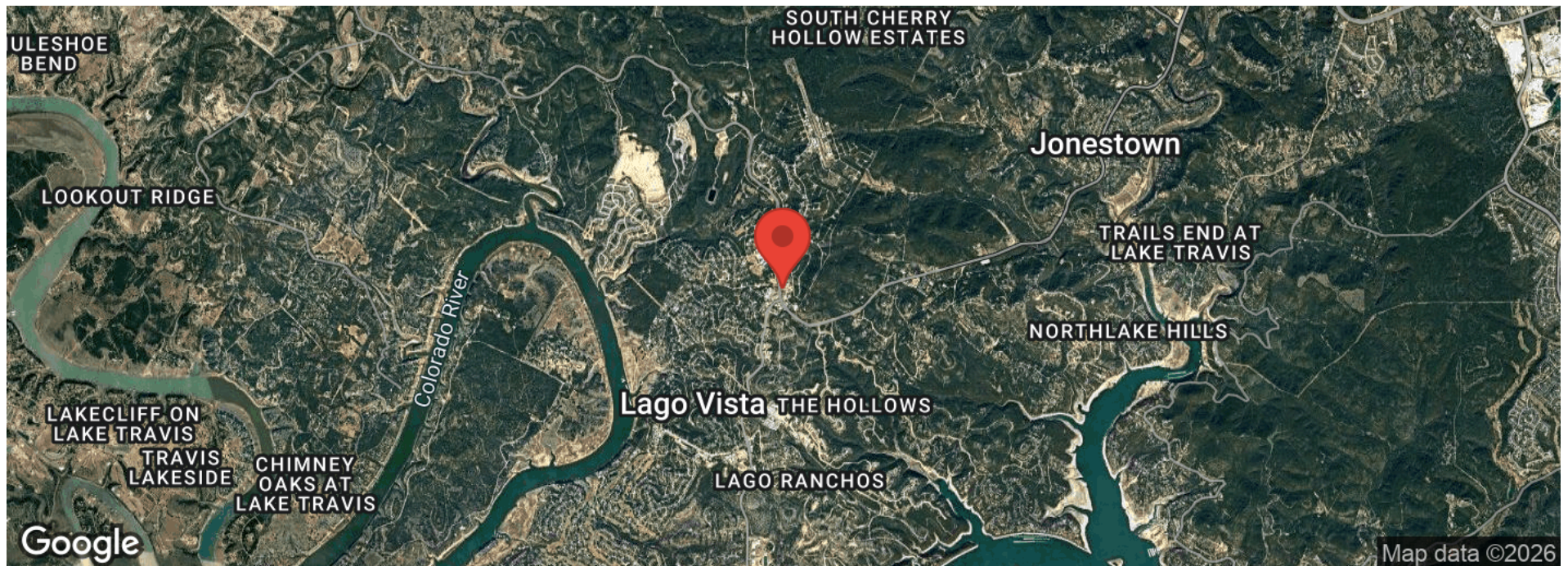
INTERIOR

20624 RANCH TO MARKET 1431



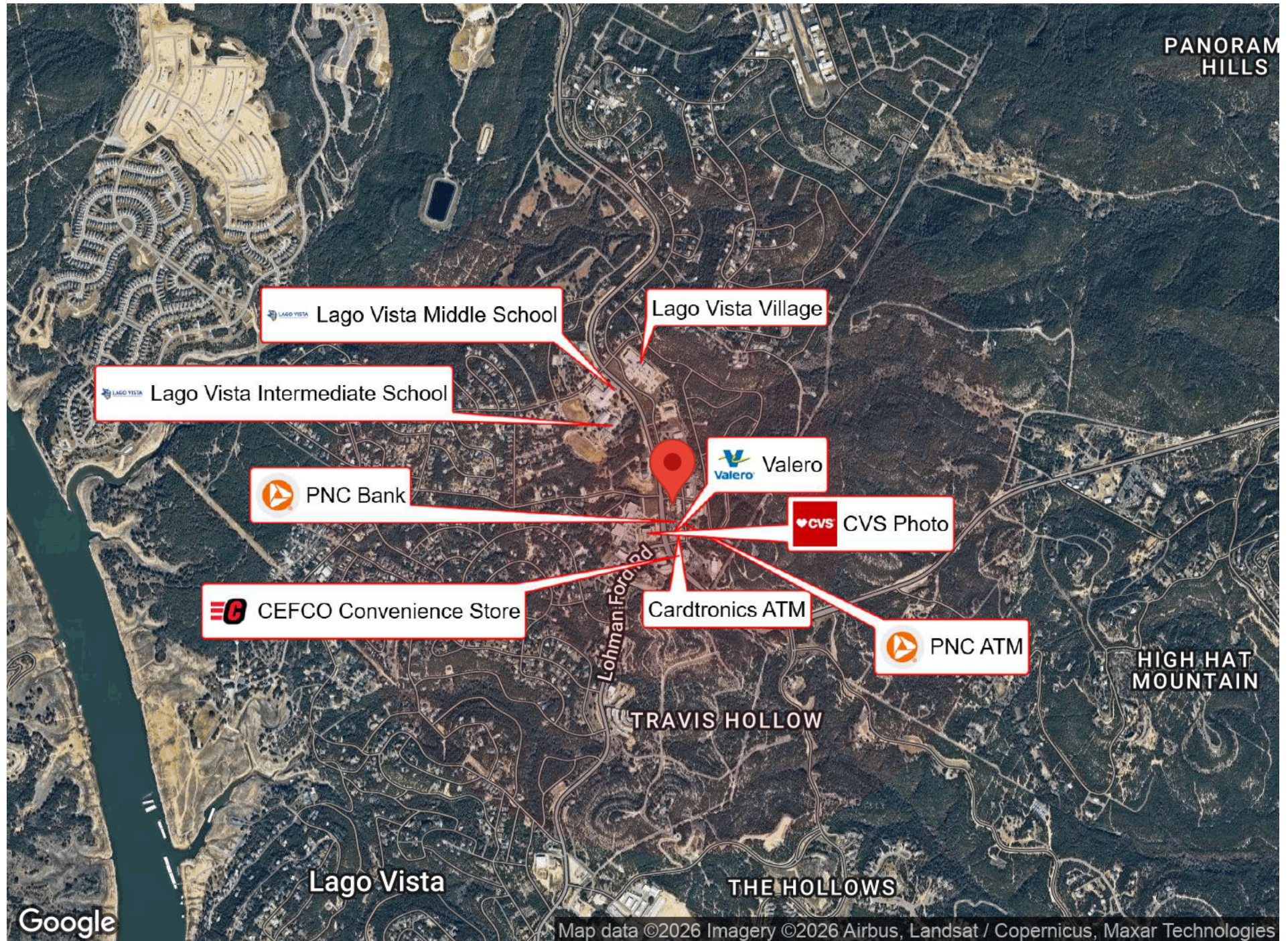
LOCATION MAPS

20624 RANCH TO MARKET 1431



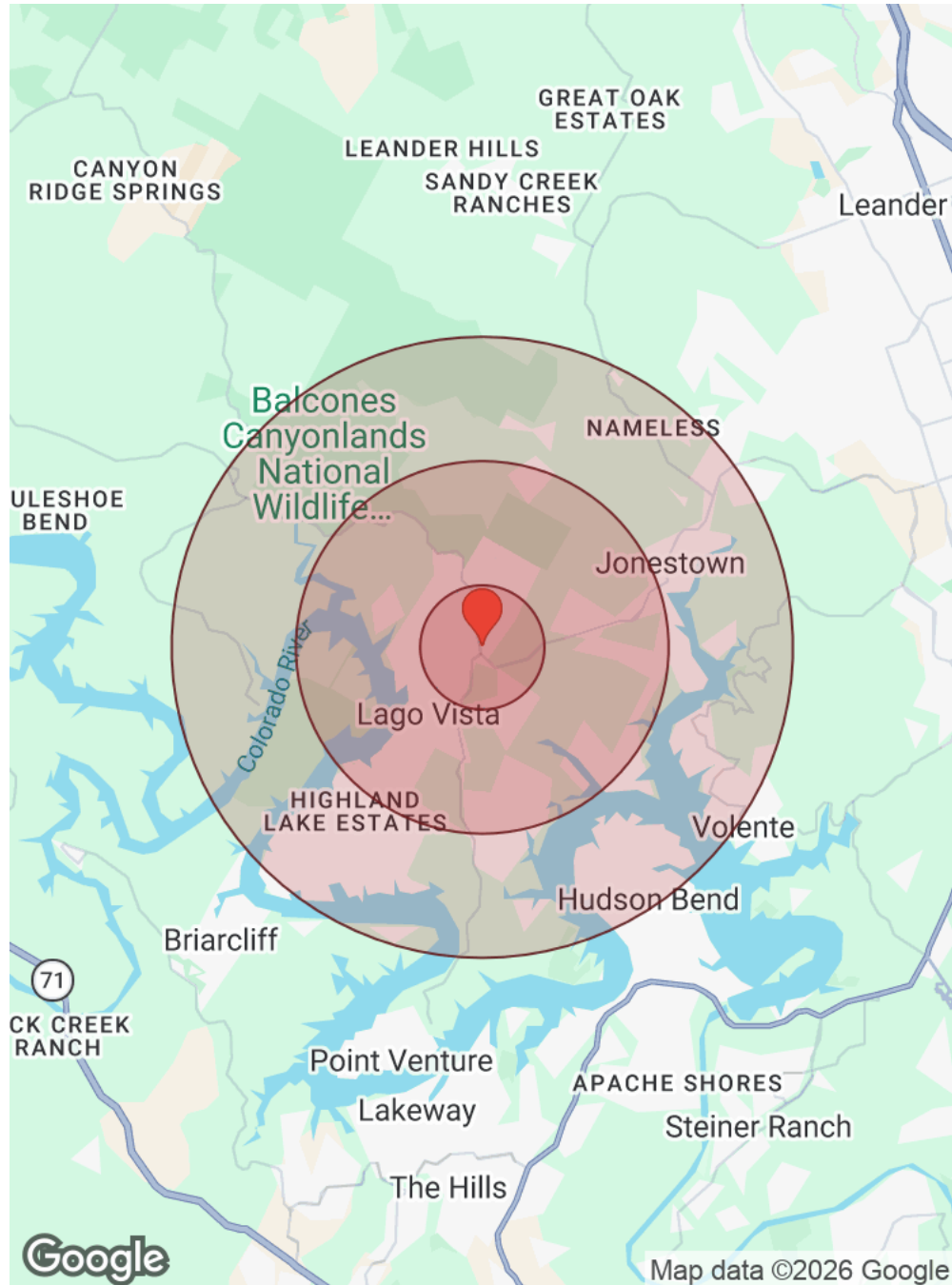
BUSINESS MAP

20624 RANCH TO MARKET 1431



DEMOGRAPHICS

20624 RANCH TO MARKET 1431



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	706	4,173	10,316
	Female	649	3,903	9,844
	Total Population	1,355	8,076	20,160
Race / Ethnicity	White	910	5,637	14,281
	Black	43	204	458
	Am In/AK Nat	3	15	28
	Hawaiian	2	6	8
	Hispanic	323	1,702	4,105
	Asian	28	250	665
	Multiracial	41	233	556
	Other	5	29	58
Housing	Total Units	746	4,488	11,228
	Occupied	603	3,563	8,859
	Owner Occupied	509	3,019	7,501
	Renter Occupied	94	544	1,358
	Vacant	143	925	2,369
Age	Ages 0 - 14	195	1,072	2,697
	Ages 15 - 24	104	641	1,621
	Ages 25 - 54	500	2,931	7,176
	Ages 55 - 64	249	1,502	3,671
	Ages 65+	307	1,929	4,998
Income	Median	\$113,256	\$124,545	\$114,668
	Under \$15k	44	188	642
	\$15k - \$25k	3	59	200
	\$25k - \$35k	7	63	258
	\$35k - \$50k	51	217	541
	\$50k - \$75k	65	372	976
	\$75k - \$100k	107	609	1,288
	\$100k - \$150k	102	554	1,618
	\$150k - \$200k	97	489	941
	Over \$200k	126	1,012	2,394

TRAFFIC COUNTS

20624 RANCH TO MARKET 1431



TRAFFIC >>

 Collection Street	 Cross Street	 Traffic Vol Last Mea...	 Distance	
Dodge Trl	Bronco Ln E	222	2025	0.02 mi
Dodge Trail	-	196	2023	0.02 mi
RM 1431	Dodge Trl S	5,949	2025	0.06 mi
FM 1431	Dodge Trl S	5,937	2023	0.06 mi
RM1431	Dodge Trl S	6,655	2024	0.06 mi
1st St	Bronco Ln E	222	2025	0.10 mi
Dodge Trl	Piasino Trl W	1,291	2025	0.12 mi
Lohman Ford Road	-	5,898	2023	0.12 mi
FM 1431	Lohman Ford Rd NW	18,208	2024	0.14 mi
RM1431	Lohman Ford Rd NW	16,238	2020	0.14 mi

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DISCLAIMER

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