



3944  
BLG 5

FOR SALE

# FREESTANDING BUILDING

**3944 S RR 620**

BEE CAVE, TX 78738



LEAD COMMERCIAL

# Executive Summary

## PROPERTY OVERVIEW

Located at 3944 S Ranch Road 620 in Bee Cave, Texas, the property is a 32,000-square-foot freestanding building constructed in 2019 and positioned along the highly trafficked Ranch Road 620 corridor in Southwest Austin. The asset sits within the affluent Bee Cave and Lakeway trade area and is surrounded by a strong concentration of national retailers, restaurants, and lifestyle destinations that drive consistent consumer traffic. The building features an open layout adaptable to a variety of office, retail, entertainment, fitness, or medical uses.

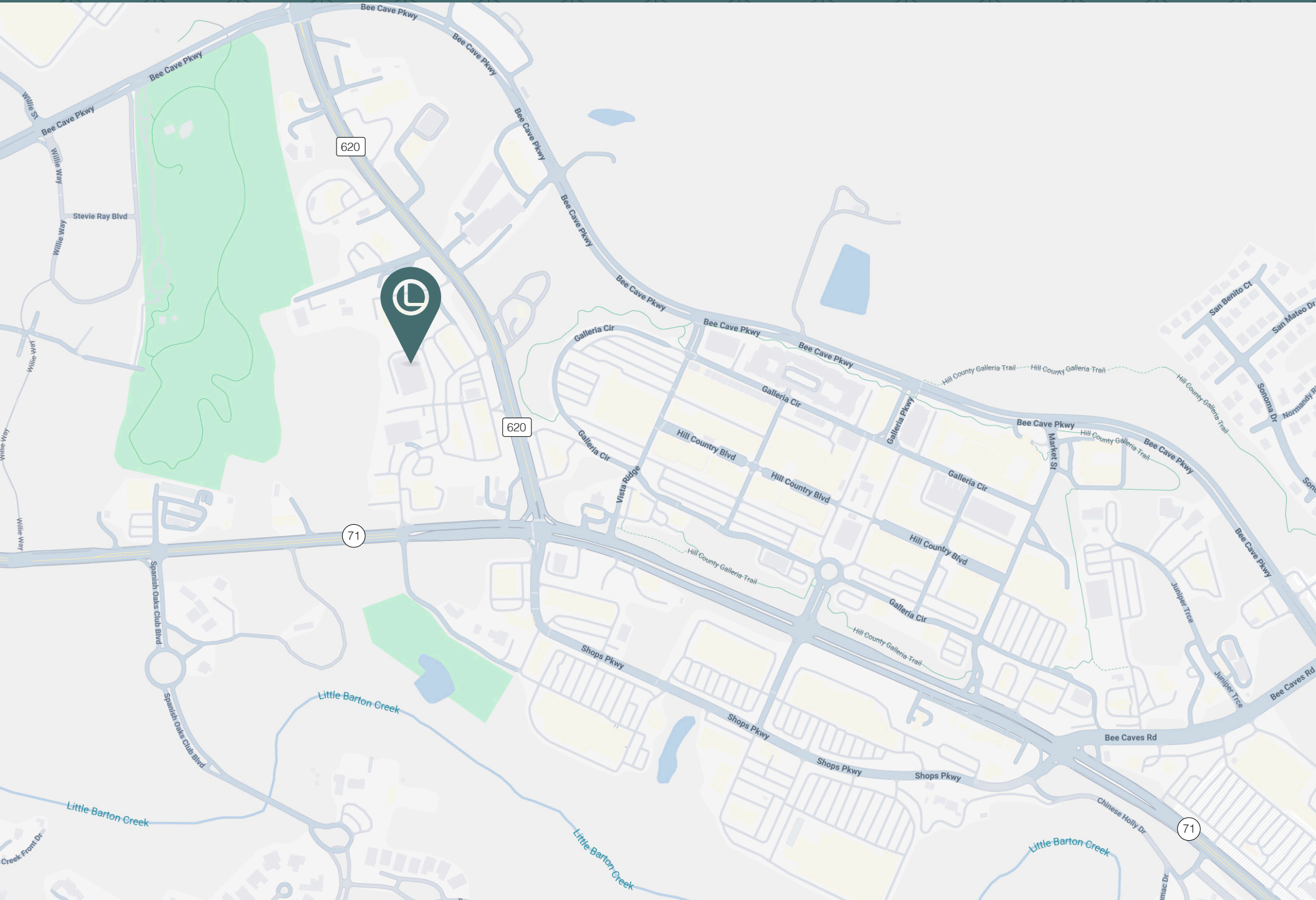
## PROPERTY HIGHLIGHTS

- Modern 2019 construction
- Prime frontage along Ranch Road 620 with 24K–27K VPD
- Located within the affluent Bee Cave / Lakeway trade area
- Median household income \$143K+ within 3 miles
- Flexible layout adaptable to office, retail, entertainment, fitness, or medical users

## OFFERING SUMMARY

<b>SALES PRICE</b>	Contact Broker	<b>ZONING</b>	PDD
<b>INVESTMENT TYPE</b>	Owner/User, 1031 Exchange	<b>PARKING</b>	143 Spaces   4.47/1,000
<b>ADDRESS</b>	3944 S Ranch Road 620, Bldg 5	<b>FLOODPLAIN</b>	No
<b>YEAR BUILT/RENOVATED</b>	2019	<b>SUBMARKET</b>	Southwest Austin
<b>PROPERTY TYPE</b>	Retail Freestanding	<b>NEIGHBORHOOD</b>	The Shops at Bee Cave
<b>LAND AREA</b>	2.514 Acres	<b>BUILDING SIZE</b>	32,000 SF

# Location Map



Aerial



SH 71

RANCH ROAD 620 S

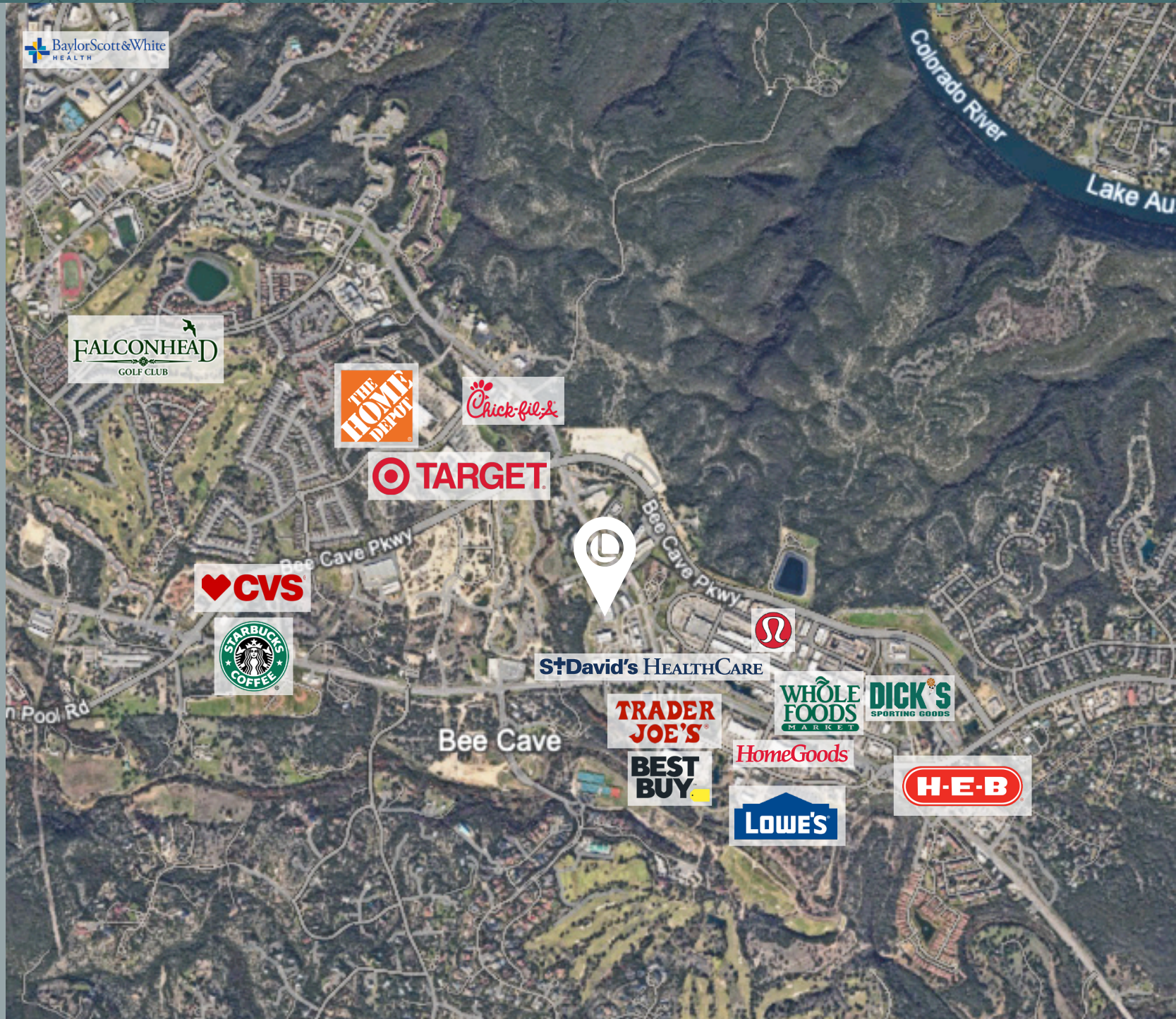


# Exterior Photos



# Retailer Map

1. Baylor Scott & White Medical Center
2. Falconhead Golf Club
3. The Home Depot
4. Target
5. Chick-fil-A
6. CVS
7. Starbucks
8. Lululemon
9. Dick's Sporting Goods
10. Whole Foods
11. St. David's Emergency Center
12. Trader Joe's
13. H-E-B
14. Home Goods
15. Best Buy





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