



FOR SALE · LAND

# Lakeway Approved Self Storage & Retail

BEE CREEK & HIGHLANDS BLVD · LAKEWAY, TEXAS

SITE AREA

±4.51 AC

APPROVED FOR

Self Storage &  
Retail

LOCATION

Lakeway, TX

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## DEVELOPMENT POTENTIAL

Buyer should conduct an independent review with the City of Lakeway regarding intended uses and entitlements, and shall conduct all independent due diligence regarding the property.

## SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

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# Rare approved self storage & retail site in Lakeway, Texas



OFFERING PRICE

PER SQFT

**\$3,929,112**

**\$20/SF**

**Address:** 1900 HIGHLANDS BLVD, AUSTIN, TX 78738

**Pricing:** \$3,929,112 (\$20/SF)

**Acreage:** 4.51 ACRES

**Approved Entitlements:**

SPECIAL USE PERMIT APPROVED FOR:

- » 4,955 SF OF RETAIL SPACE
- » 100,000 SF OF SELF-STORAGE

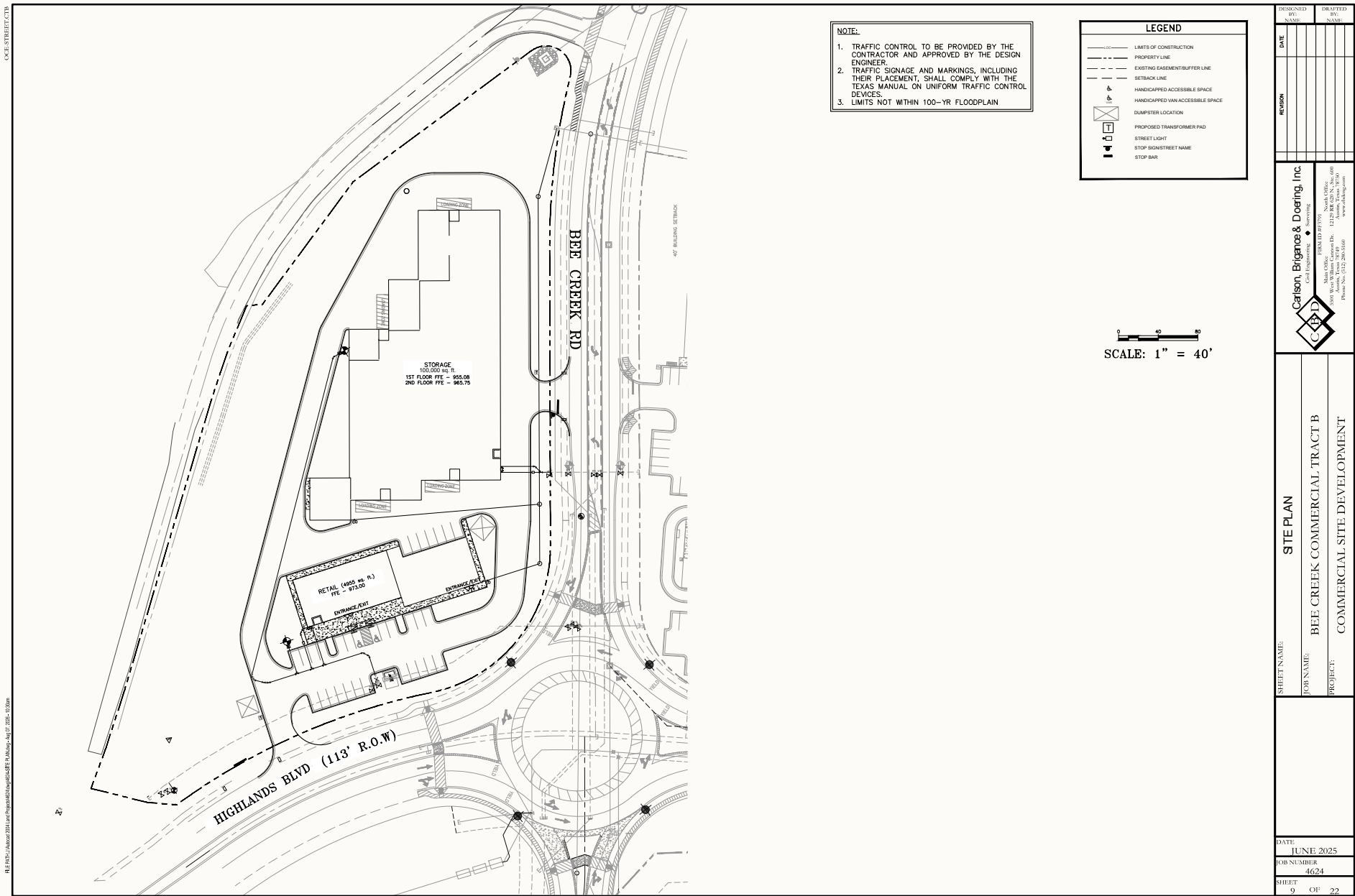
**Development-Ready Materials:**

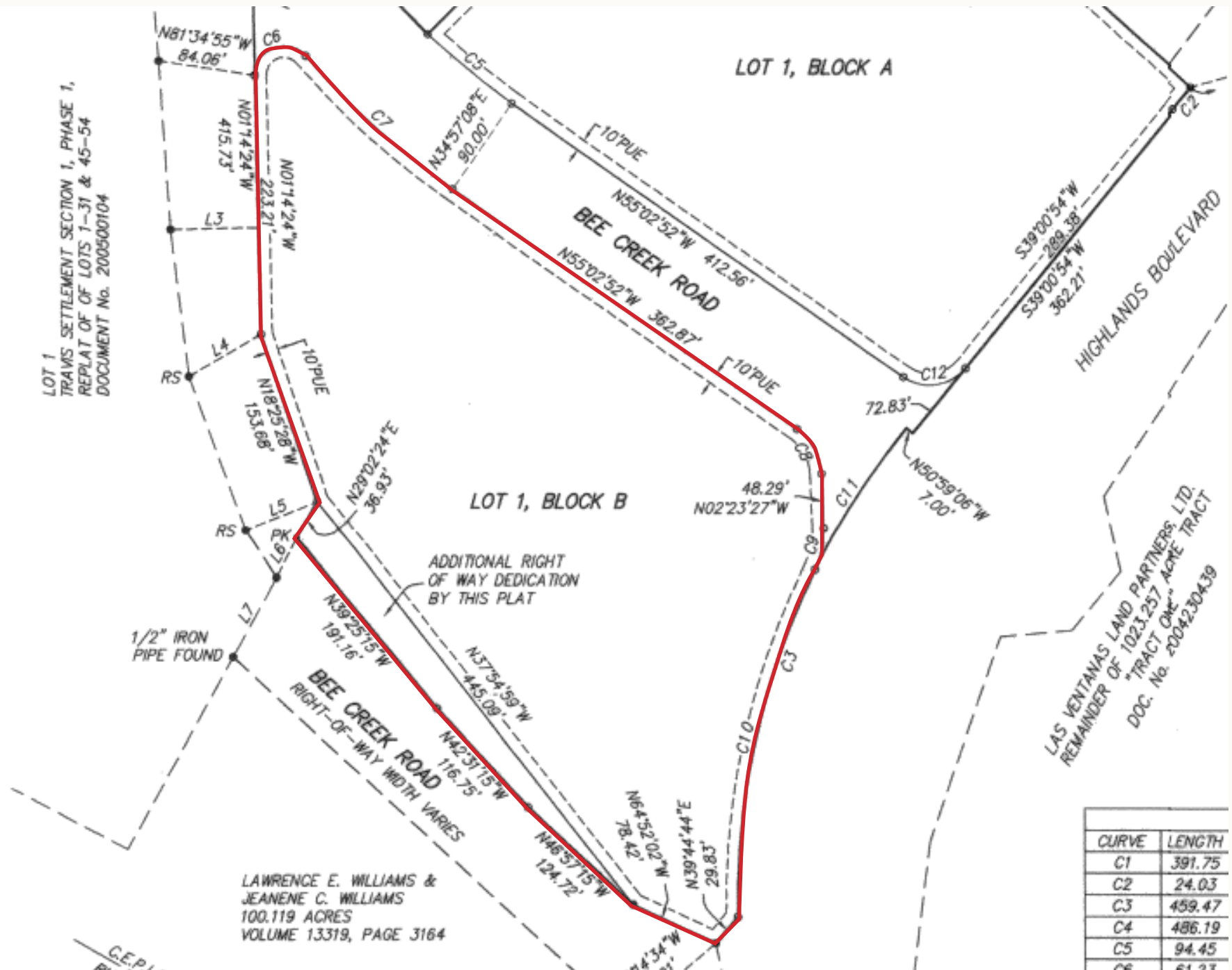
- » ENGINEERED SITE PLAN
- » CONCEPTUAL RENDERINGS
- » CONSTRUCTION QUOTES FOR RETAIL AND SELF-STORAGE

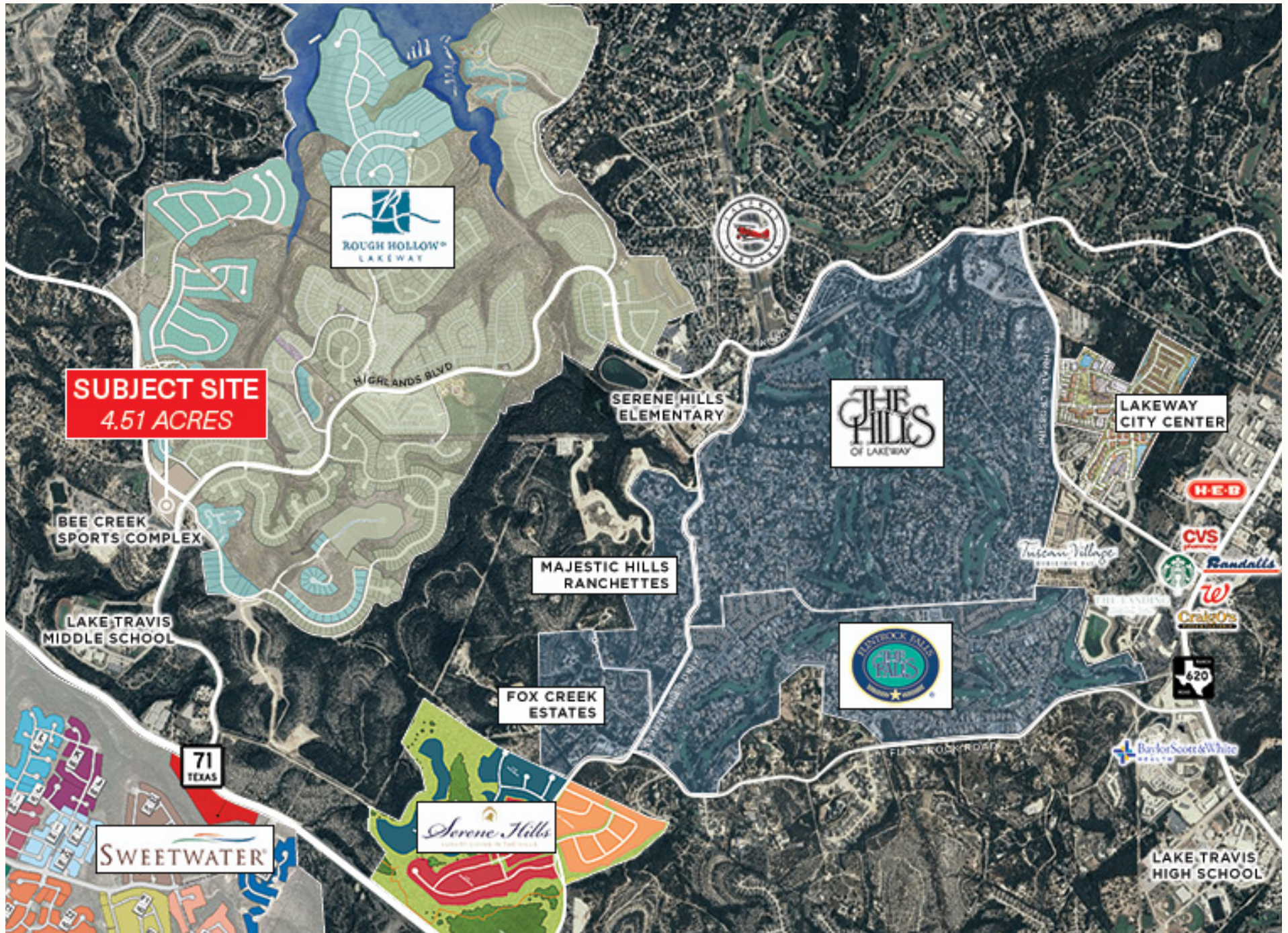
**Site Infrastructure:**

- » WATER QUALITY AND DETENTION FACILITIES IN PLACE
- » WATER AND WASTEWATER AVAILABLE TO THE SITE

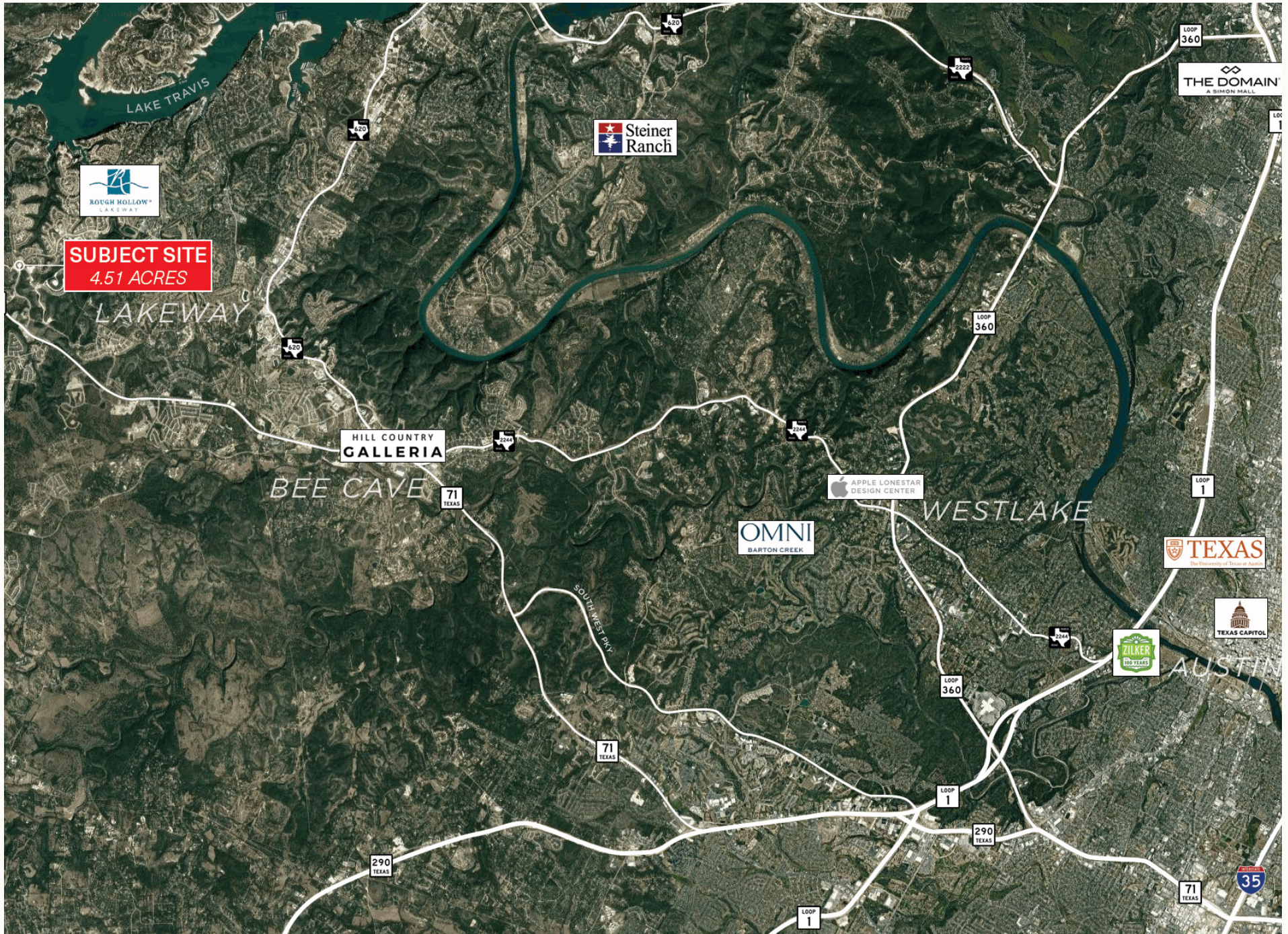
[Click for Interactive Map](#)











# Lakeway, Texas

The site sits at 1900 Highlands Blvd along the primary corridor through Rough Hollow, an 1,800-acre master-planned community stretching across more than three miles of Lake Travis shoreline on the lake’s south shore. Rough Hollow contains approximately 1,900 homes across more than 30 distinct neighborhoods, with an average sale price of roughly \$1.1 million over the trailing twelve months. The community is organized around the Rough Hollow Yacht Club & Marina and the Highland Village amenity center, sits within the highly rated Lake Travis ISD, and is under 30 minutes from downtown Austin.

Travis Club, a 1,500-acre golf and marina community just west in Spicewood, will deliver 497 additional homes — 274 single-family lots and 223 villas — priced from \$1 million to over \$8 million. Everyday retail and services for both communities concentrate along a single corridor, Ranch Road 620, and an active lake lifestyle drives steady, year-round demand for storage of boats, trailers, watercraft, and household overflow. Hill Country topography and limited commercially zoned land make competing supply difficult to deliver this far west of the city.

DEMOGRAPHICS

|                  | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------|-----------|-----------|-----------|
| POPULATION       | 5,350     | 28,900    | 67,500    |
| HOUSEHOLDS       | 1,950     | 10,700    | 25,000    |
| AVG. HH INCOME   | \$214,000 | \$224,000 | \$232,000 |
| MEDIAN AGE       | 41.5      | 42.5      | 42        |
| 5-YR POP. GROWTH | 4.2%      | 4.8%      | 5.3%      |



EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

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TREC BROKER

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