

Northwest Austin Development Opportunity

12905 N FM 620 Austin, TX 78750



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Property For Sale

10.40 Acres

Executive Summary

12905 N FM 620 Austin, TX 78750

OFFERING SUMMARY

Sale Price: Contact Broker
Property Size: 10.40 Acres
Zoning: CS

PROPERTY OVERVIEW

12905 N FM 620 in Northwest Austin offers a rare 10.4-acre assemblage of six contiguous parcels in the established Anderson Mill submarket. Positioned in a corridor anchored by mature residential density and strong daily traffic counts along FM 620, the site delivers a true infill opportunity in a trade area where large, developable land positions rarely come to market. With proximity to US 183 and direct access along FM 620, the property is well suited for retail, mixed-use, or flex industrial development serving the surrounding Northwest Austin trade areas.

PROPERTY HIGHLIGHTS

- Six platted parcels, 10.4 acres
- Sold as one assemblage
- Established Anderson Mill submarket, limited land supply
- True infill site, surrounded by rooftops
- Convenient access to US 183
- CS zoning, suited for retail and commercial uses
- Rare scale assemblage for this corridor



Additional Photos

12905 N FM 620 Austin, TX 78750



Market Aerial

12905 N FM 620 Austin, TX 78750

LAKELINE MALL
A SIMON MALL

Dillard's
The Style of Your Life.

jcpenney

inhabitable
workplace

★ macy's

AMERICAN EAGLE
OUTLET

★ macy's
backstage

HAVERTY'S
FURNITURE

VERSONA

The Lodge
at Lakeline Village

JARED
JEWELERS

SHOGUN
Japanese Grill & Sushi Bar

CROWN
VALET

H-E-B plus!

cedro

HOMESENSE

WOORI
AMERICA BANK

Michael's

Great Clips
IT'S GONNA BE GREAT

EUROPEAN
WAX
CENTER

ALAMO
DRAFTHOUSE CINEMA

T Mobile

85

MOOYAH

THE HOME DEPOT

Panera

Target

MART

WELLS FARGO

KOHLS

CRANBURY

verizon

TARGET
SALLY BEAUTY

ULTA

FIRST WATCH

POBELLY

AT&T

FX

ABC BANK

Texas Children's
Hospital

ExtraSpace
Storage

UOE ULTIMATE
OUTDOOR

45 TEXAS

UMI
ULTIMATE AUTO CARE

MERI JAPAN
BOUQUET

sam's club

Bank of America

firestone
COMPLETE AUTO CARE

McDonald's

Olive Garden

DHI MORTGAGE

Chevron

Bistro

VESERI

STAY AMERICA
DIRECT SALES

SUBJECT PROPERTY

ReStore
Austin Habitat for Humanity
Lake Creek

GOODWILL
CENTRAL TEXAS

O'Reilly AUTO PARTS

FITNESS
CONNECTION

DARE UP
READY. AIM. PARTY.

LONE STAR
KOLACHES

WHATABURGER

LOWE'S

Chick-fil-A

IHOP

TACO PALENQUE
FRESH MEX

Gong cha

MURPHY
USA

Schlotzsky's
COZY BITES

WAL*MART
SUPERCENTER

PINEVIEW
RESTAURANT

ATX KITCHENS

Area Demographics

12905 N FM 620 Austin, TX 78750



1 1 Mile Radius

Total Population
14,581

Median HH Income
\$104,807

Median Age
36.7

Total Households
6,999

5 5 Mile Radius

Total Population
220,202

Median HH Income
\$146,506

Median Age
37.6

Total Households
91,032

10 10 Mile Radius

Total Population
704,694

Median HH Income
\$137,564

Median Age
37.2

Total Households
292,845

78750

60%+Have bachelor's
degree or higher

\$129,25

Median HH
Income

37.1

Median Age

\$498,000

Average Home
Value

42,500

Vehicles Per Day
FM 620

Source U.S. Census Bureau, ACS 5-Year Estimates 2024 | Cubit Planning 2024

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