

FOR SALE | DEVELOPMENT OPPORTUNITY

0.791 AC Land in Austin / Round Rock Area

15610 RR 620, Austin, TX 78717

partners



PROPERTY AT A GLANCE

ADDRESS	15610 RR 620
CITY, STATE, ZIP	Austin, TX 78746
COUNTY	Williamson
LAND ACRES	0.791 AC
ASKING PRICE	\$1,400,000
PARCEL NUMBER	R382482

EXCLUSIVELY LISTED

PRIMARY CONTACT



Todd Mahler
Sr. Vice President



512.605.7494



todd.mahler@partnersrealestate.com

EXECUTIVE SUMMARY

\$1,400,000

PRICE

\$40.60

PRICE PER SF

0.791 AC

LOT SIZE

ETJ

ZONING

ALL AVAILABLE

UTILITIES

PROPOSED USE

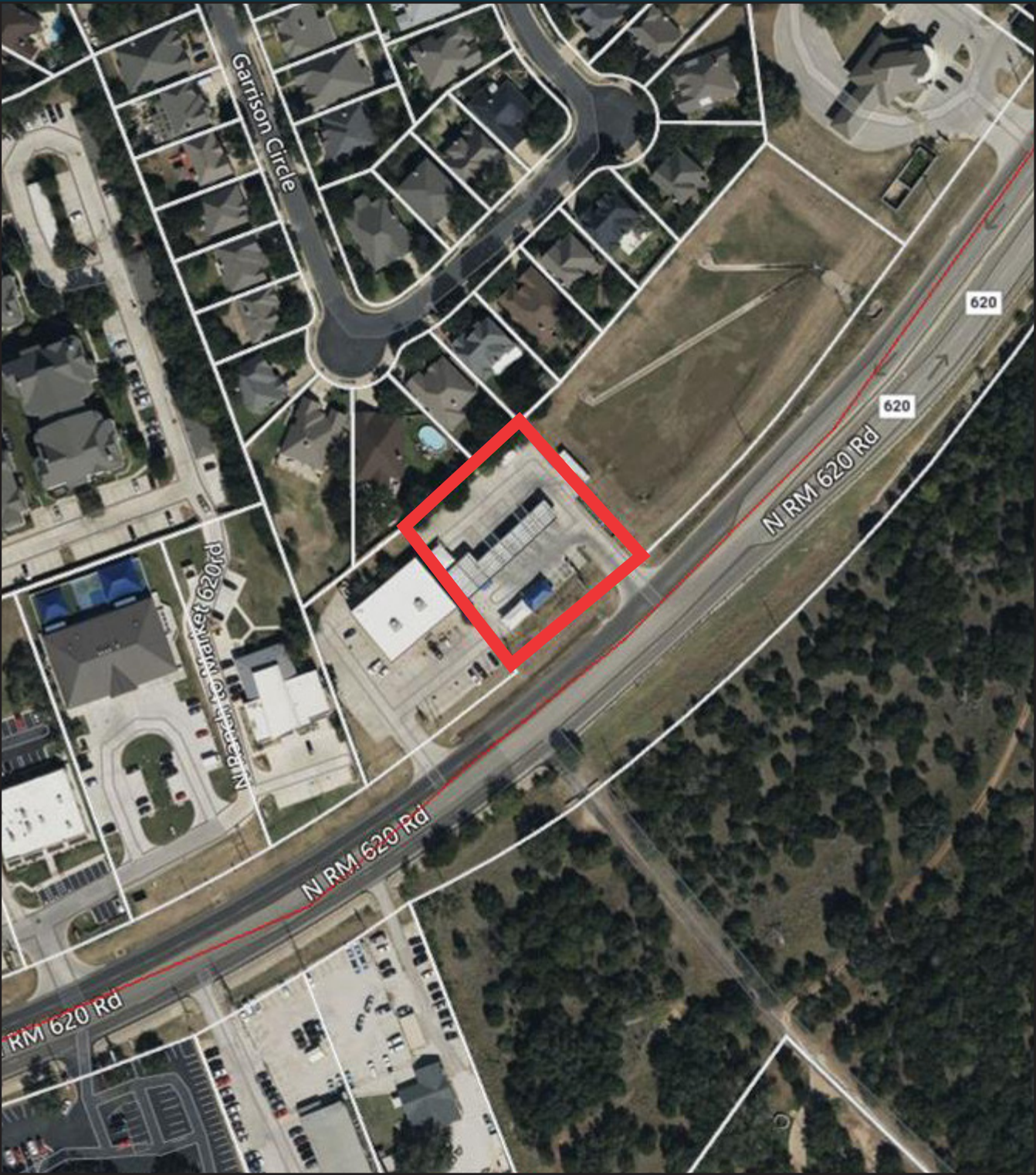
Office, Medical, Retail, Daycare, Qsr, C-Store, & Other Commercial

IDEAL LOCATION

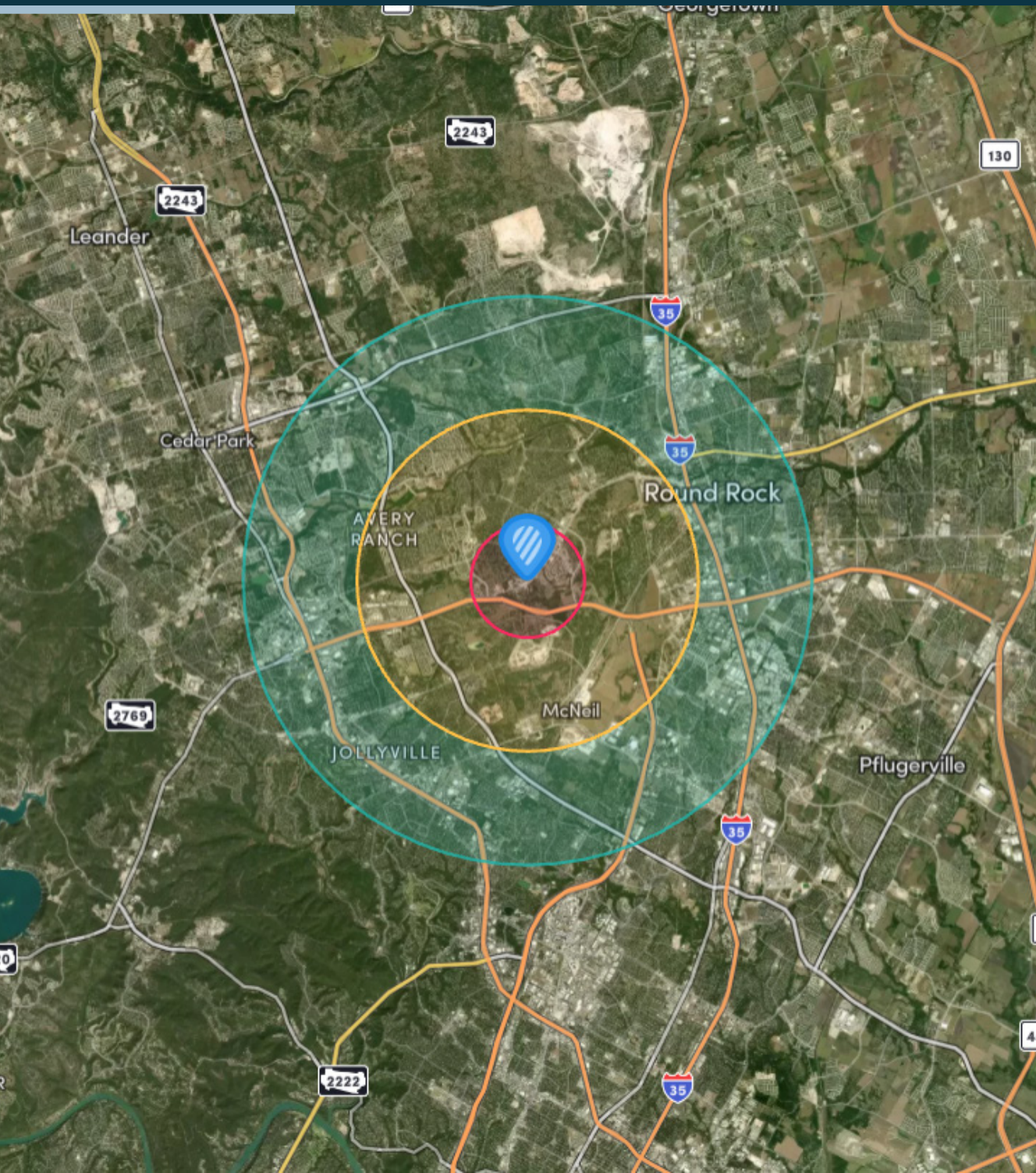
Well Positioned Close To St. David's Round Rock Medical, Brushy Creek Residential Communities, Cedar Valley Middle School, & Retail Amenities.

HIGHLY ACCESSIBLE

Situated Between Heavily Traveled Hwy 45 & IH 35



PROPERTY LOCATION



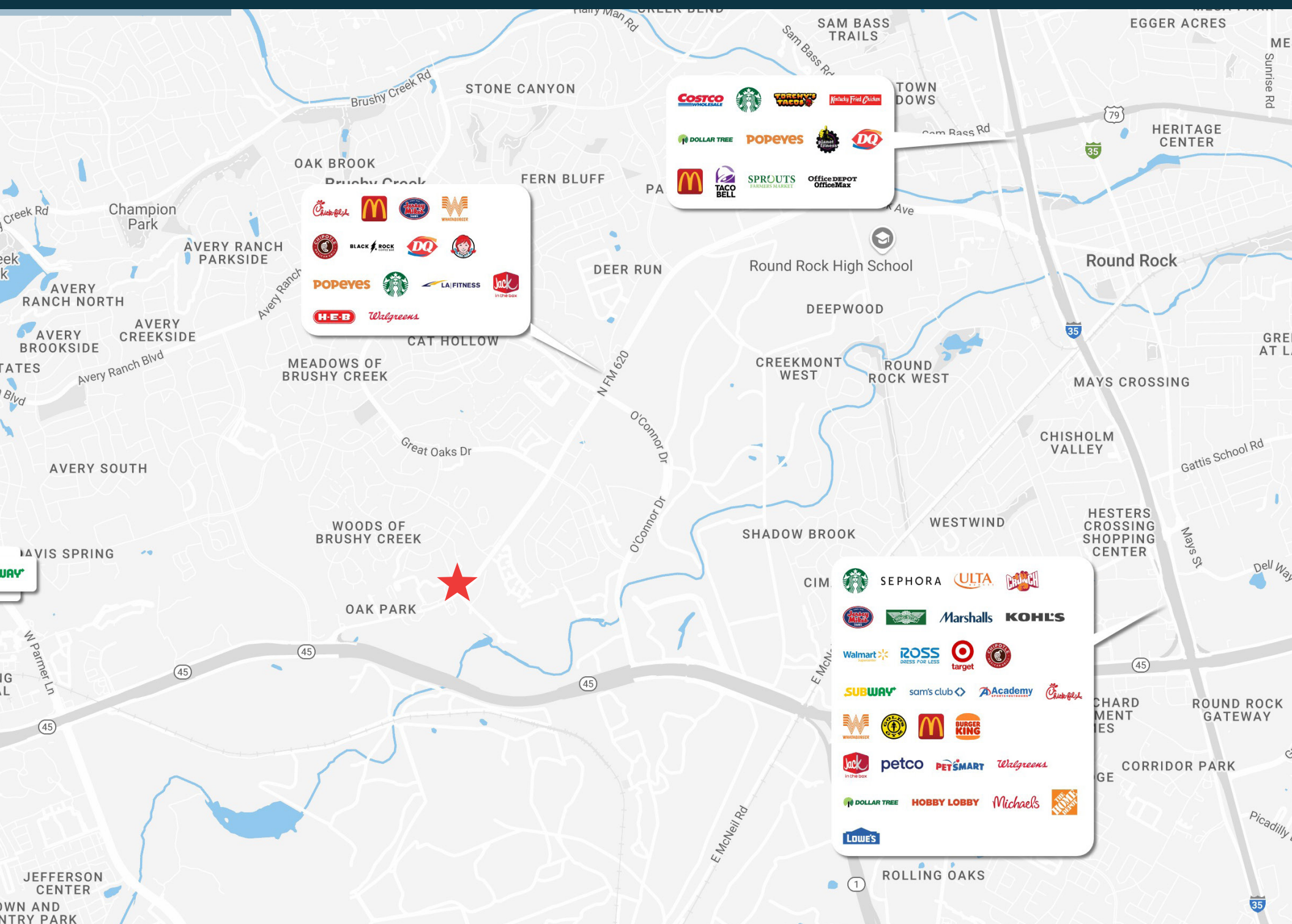
DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
2025 Population	7,996	82,993	293,189
2030 Population Project.	8,695	91,528	317,693

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2025 Household	2,844	31,238	118,430
2030 Population Project.	3,085	34,586	128,499

HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
Avg. Household Income	\$179,300	\$160,700	\$138,100

PROPERTY LOCATION



A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "MICHAEL J. LANCASTER" is written in a larger font, and the license number "5529" is written below it. A small star is positioned between the name and the license number.

ASBUILT SURVEY
OF LOT 50, BLK. C
THE WOODS OF BRUSHY CREEK
SEC. VI, PHASE 1
BOOK Q, PG. 138-140
15610 R.R. 620, WILLIAMSON COUNTY

15610 R.R. 620, WILLIAMSON COUNTY

LOT 14, BLK. C
THE WOODS OF BRUSHY CREEK
SEC. VI, PHASE II
BOOK Q, PG. 141

LOT 15, BLK. C
THE WOODS OF BRUSHY CREEK
SEC. VI, PHASE II
BOOK Q, PG. 141

(N 49°30'34" E 103.53')

$$\begin{array}{r} (N \quad 45.31'44'' \quad E \quad 67.63') \\ N \quad 45.23'41'' \quad E \quad \underline{67.55'} \end{array}$$

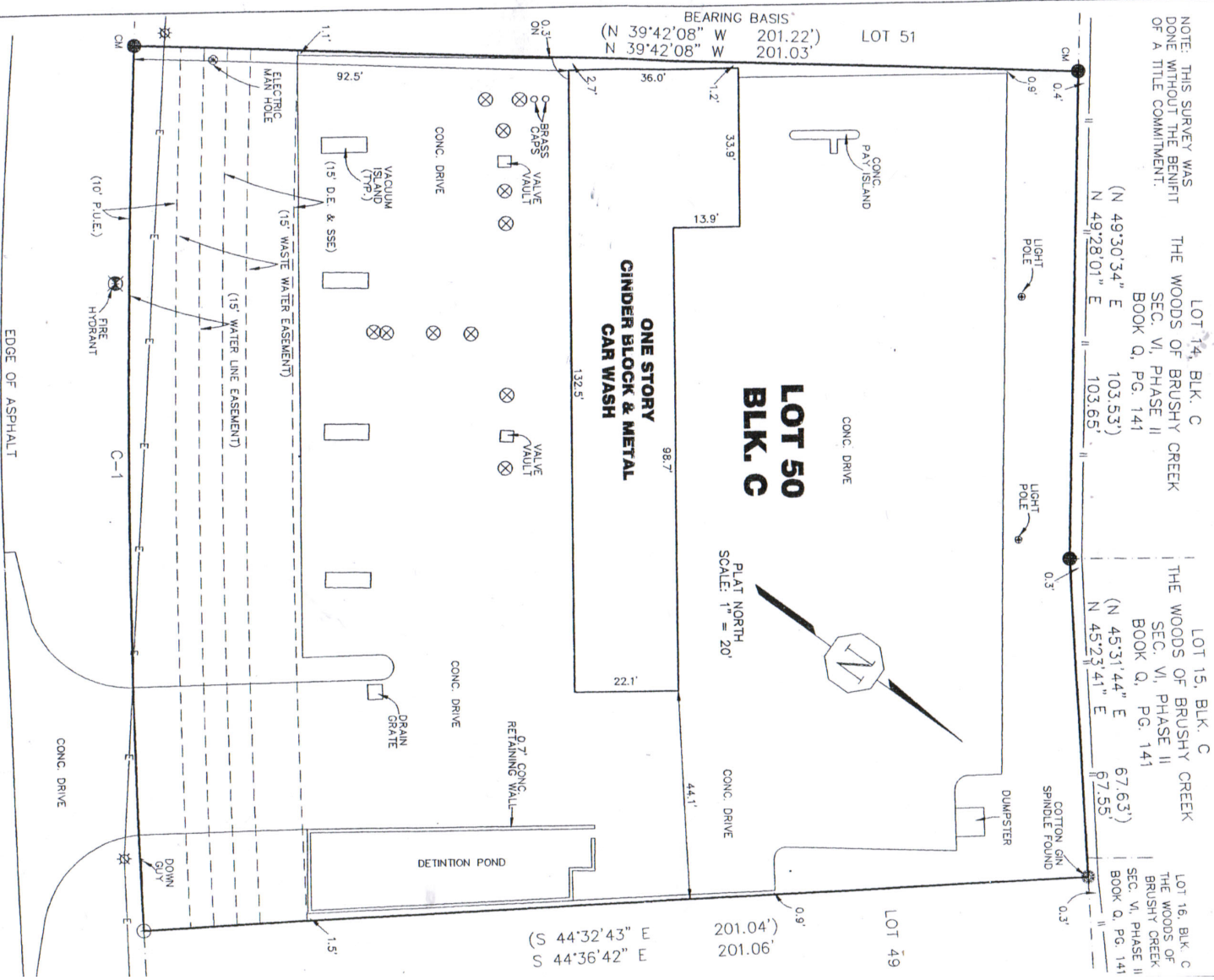
LOT 16, BLK. C
THE WOODS OF
BRUSHY CREEK
SEC. VI, PHASE II
BOOK Q, PG. 141

MAP SYMBOLS:

- X BARBED WIRE FENCE
- CHAIN FENCE
- COOL BOARD FENCE
- U UTILITY LINE
- C PUBLIC UTILITY EASEMENT
- B BUILDING LINE
- BL BUILDING FOUND
- 1/2 REAR SET
- RCH REAR FOUND
- CON CONTROL MOVEMENT
- REC RECORD FROM PG 138
- D DRAINAGE EASEMENT
- PW RIGHT-OF-WAY
- F POWER POLE

SANITARY SEWER MAN HOLE

STORM SEWER EASEMENT



ABOUT THE COUNTY

WILLIAMSON COUNTY

Williamson County, Texas, is located in Central Texas, just north of Austin, and is part of the Austin metropolitan area. The county is known for its rapid growth, vibrant communities, and mix of suburban and rural areas. It includes a diverse range of cities, with Georgetown being the county seat and other notable cities like Round Rock, Cedar Park, and Leander also within its borders.

Williamson County is known for its strong economy, with key industries including technology, healthcare, and education, thanks to its proximity to Austin. The county offers a high quality of life with numerous parks, recreational areas, and family-friendly communities. Its schools, primarily served by multiple independent school districts, are well-regarded.

Williamson County also has a rich history, with many historical sites and museums, including the Williamson County Museum in Georgetown. As one of the fastest-growing counties in Texas, it provides a mix of rural charm and suburban convenience, attracting new residents for both its natural beauty and its expanding economy.





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.

11-03-2025



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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 listing 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-629-0500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Todd Mahler	686323	todd.mahler@partnersrealestate.com	512-643-8071
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date