

OFFICE FOR SALE

## PROFESSIONAL OFFICE ASSET

LUXURY INVESTMENT & OWNER OCCUPANT OPPORTUNITY



FOR SALE

**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, known as The Casey Building, is a high end professional office asset positioned along the primary commercial corridor serving Lago Vista and the North Lake Travis area. Designed with upscale Hill Country architecture, the property features 9 professional office suites within a two story executive style environment ideal for investors, owner occupants, medical users, professional services, or boutique firms seeking a premium presence in a rapidly expanding market. The property offers existing rental income from established long term tenants while still providing flexibility for an owner occupant to offset operational costs through in place tenancy.

### Location Overview

Positioned directly along RM 1431, The Casey Building benefits from strong frontage, daily visibility, and regional connectivity throughout the North Lake Travis corridor. The surrounding area continues to experience residential growth, increased consumer demand, and ongoing commercial expansion driven by Lago Vista, Jonestown, Cedar Park, and Lake Travis recreation activity. The property is surrounded by rooftops, schools, retail services, and lake oriented communities while remaining within convenient reach of the greater Austin market.



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
- P 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

 <b>HILL COUNTRY ARCHITECTURE</b>	 <b>RM 1431 FRONTAGE</b>	 <b>LAGO VISTA TRADE AREA</b>	 <b>EXECUTIVE INTERIORS</b>
 <b>NORTH LAKE TRAVIS</b>	 <b>PROFESSIONAL SETTING</b>	 <b>REGIONAL CONNECTIVITY</b>	 <b>SHARED OFFICE AMENITIES</b>

### IDEAL FOR USERS SUCH AS:

 <b>PROFESSIONAL OFFICE</b>	 <b>MEDICAL OFFICE</b>	 <b>EXECUTIVE SUITES</b>	 <b>FINANCIAL SERVICES</b>
 <b>LEGAL SERVICES</b>	 <b>REAL ESTATE OFFICES</b>	 <b>OWNER OCCUPANT INVESTORS</b>	 <b>BOUQUETTE FIRMS</b>



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# AERIAL PHOTOS

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# EXTERIOR

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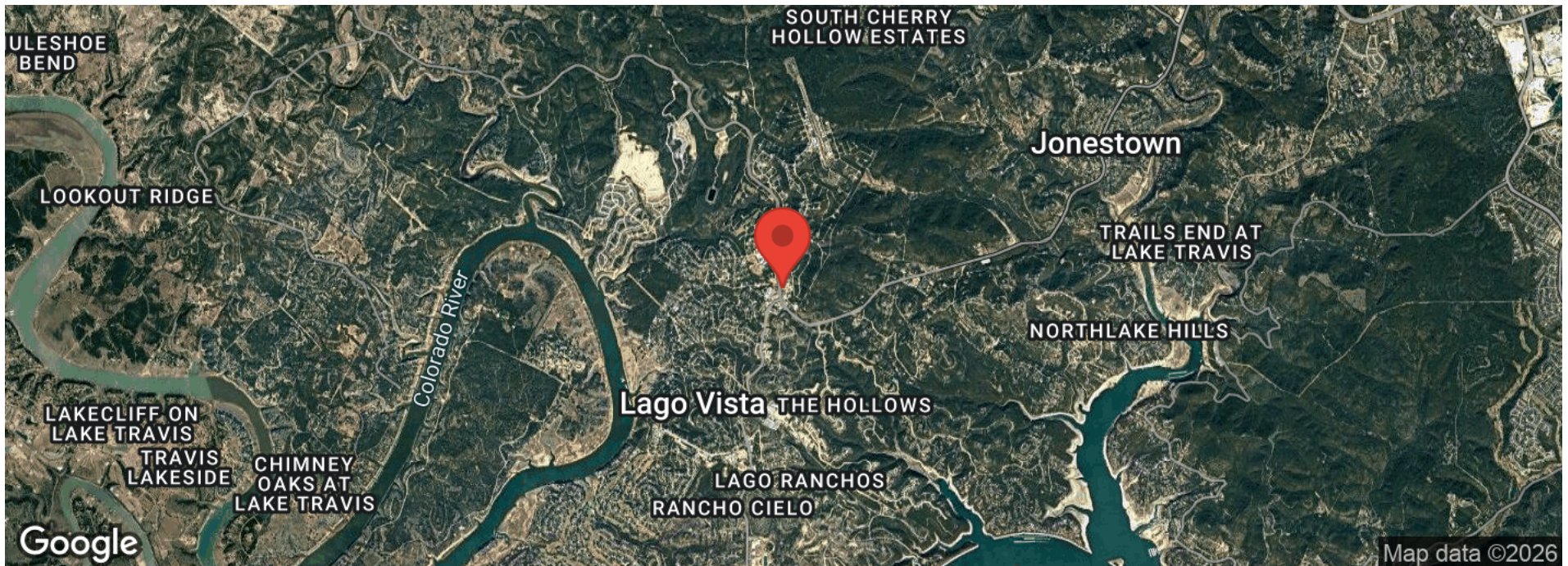
# INTERIOR

20624 RANCH TO MARKET 1431



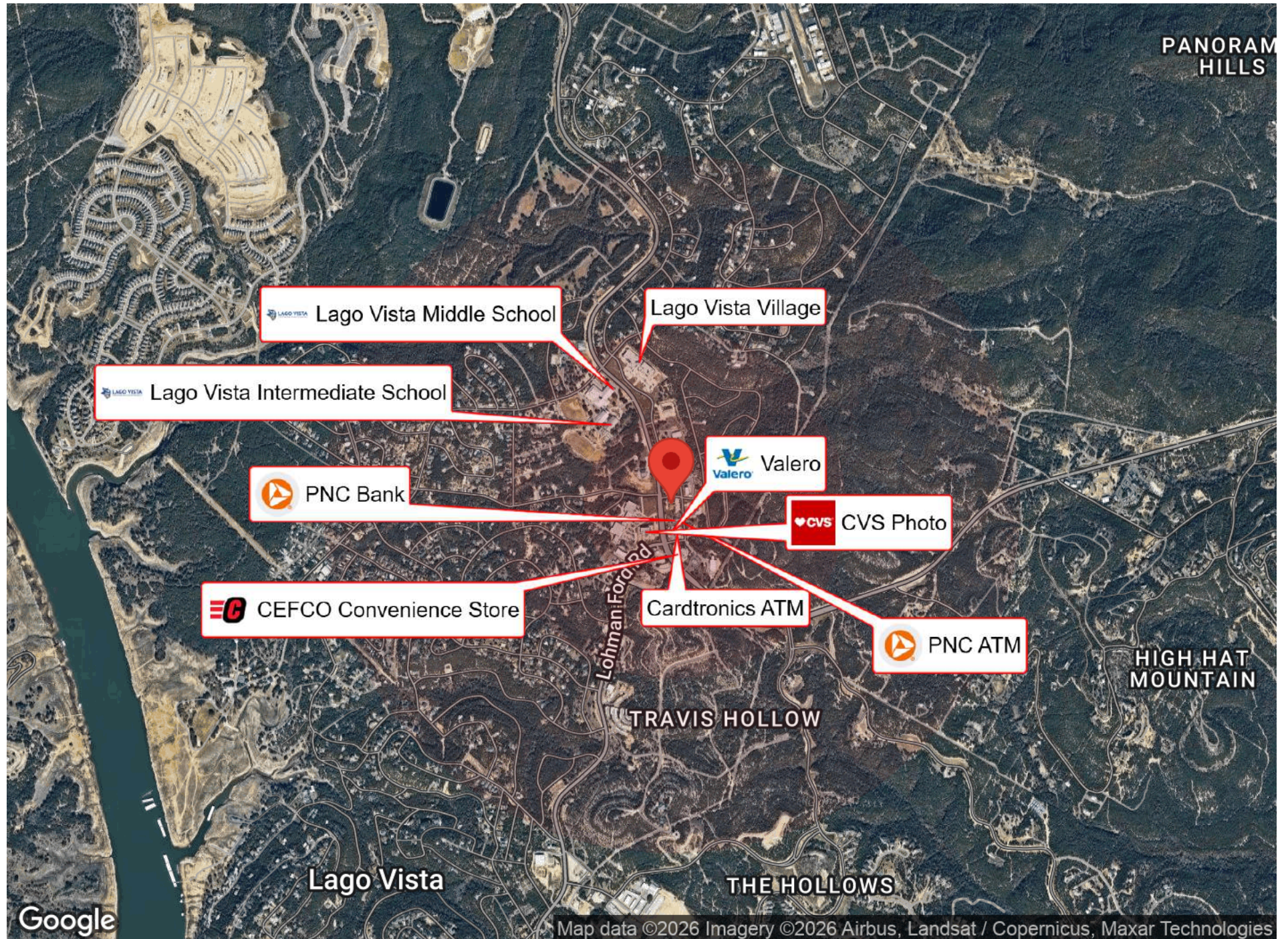
# LOCATION MAPS

20624 RANCH TO MARKET 1431



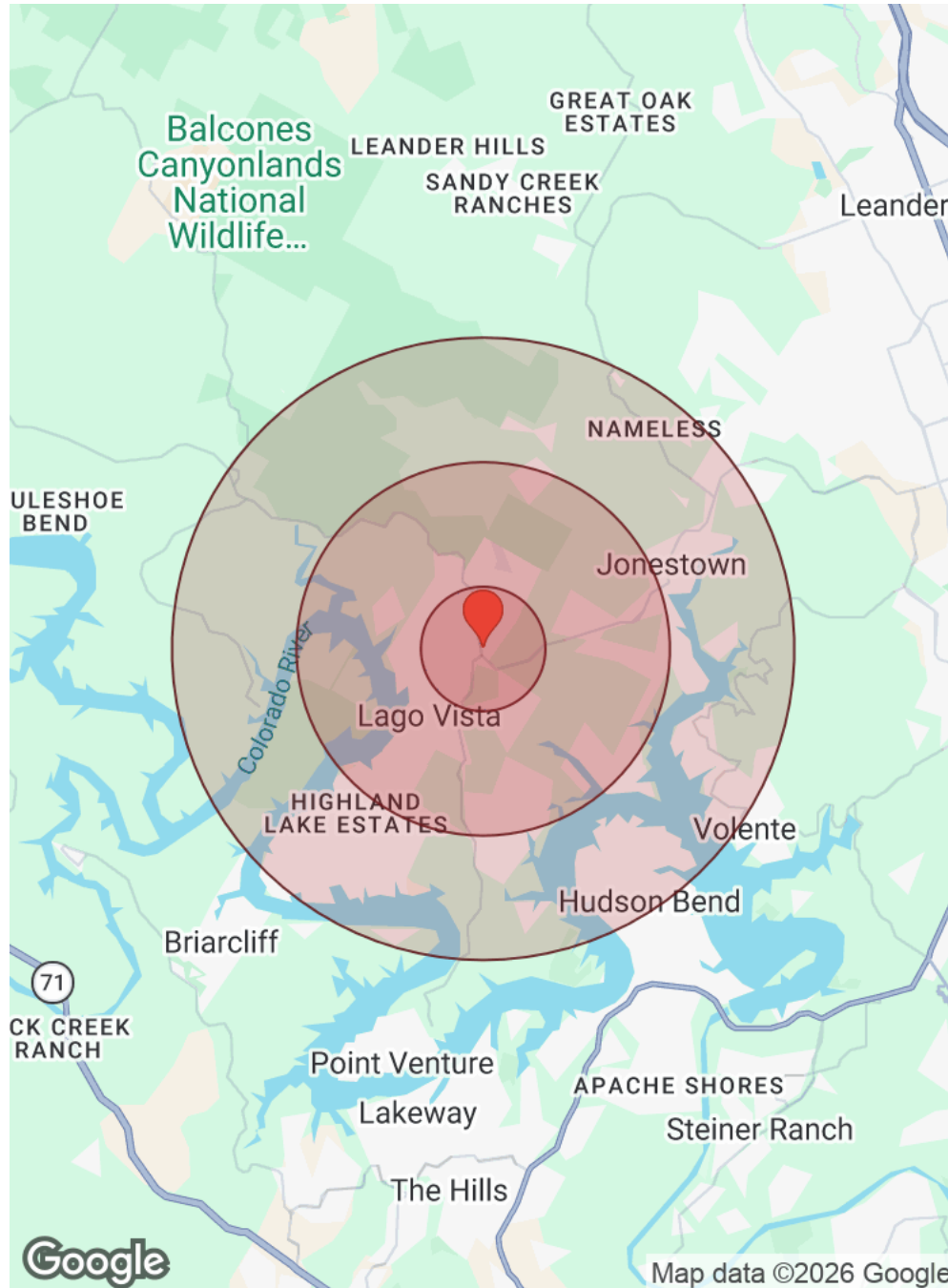
# BUSINESS MAP

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 >>

 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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