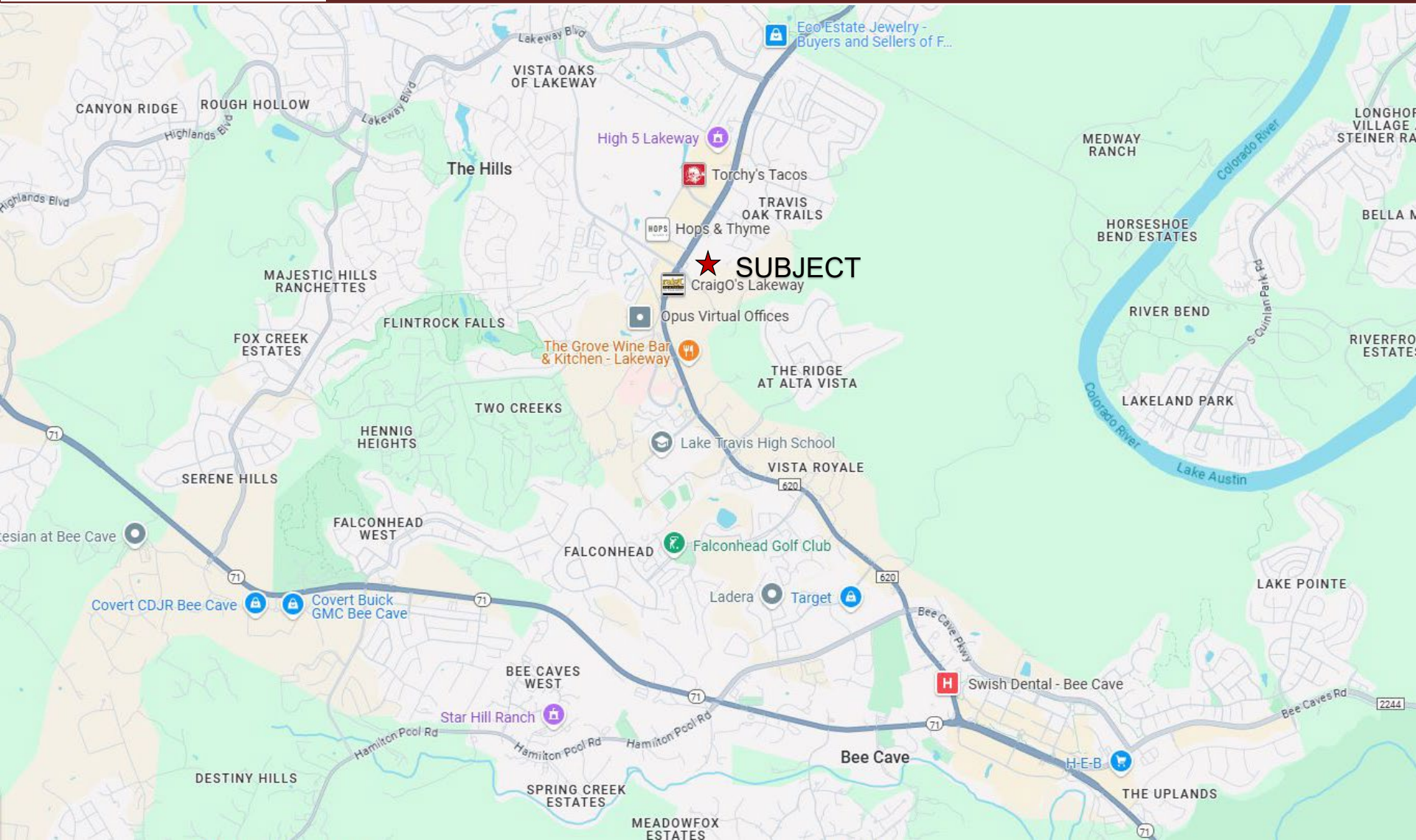


**RANDALLS VISTA RIDGE OUTPARCEL FOR LEASE**  
**2301 RANCH ROAD 620 S, LAKEWAY, TX 78734**  
**15,568 SF AVAILABLE LAND**



# THE OPPORTUNITY

## Land Available for Lease – Premier Lakeway Location

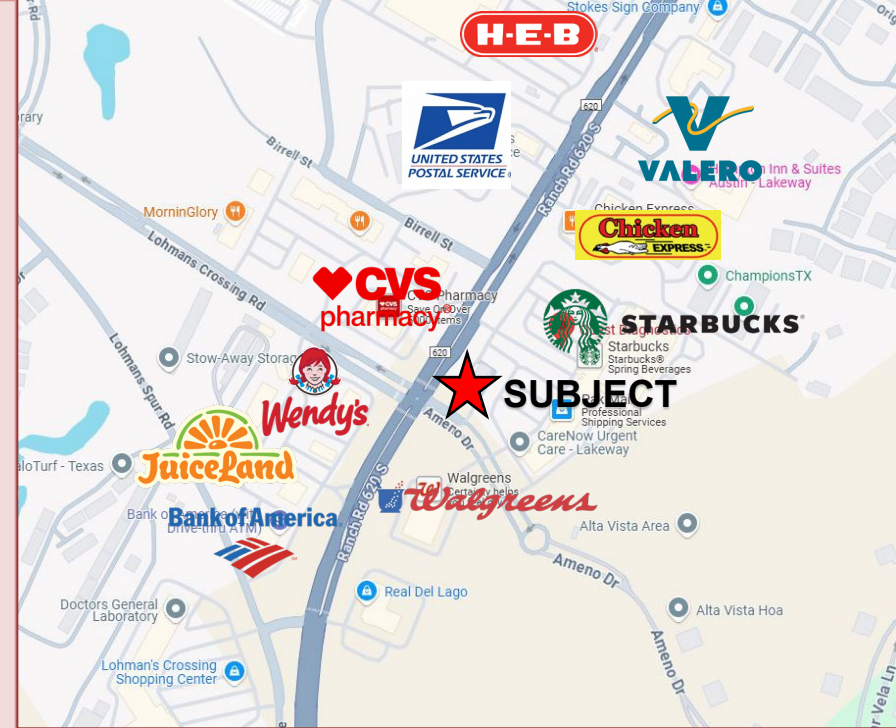
Rare opportunity to lease **15,568 SF of highly visible land** at one of Lakeway's most prominent intersections, **Ranch Road 620 and Ameno Drive**. Located within the thriving **Vista Ridge Shopping Center**, this site is positioned directly in front of **Randalls Grocery Store** on the remainder of the former fuel center parcel.

The property offers exceptional visibility, strong traffic counts, convenient access, and exposure to the area's affluent and rapidly growing customer base. Surrounded by established retail, restaurants, service providers, and dense residential neighborhoods, this location is ideally suited for a variety of retail, service, restaurant, financial, medical, or specialty commercial uses.

Opportunities to secure a pad site at this premier Lakeway intersection are extremely limited.

## HIGHLIGHTS

- High-income area
- Common cross parking with Randalls Grocery Store
- Busy Intersection
- Utilities



## ASSET PROFILE

<b>ADDRESS:</b>	2301 Ranch Road 620 S Lakeway, TX 78734
<b>SITE SIZE:</b>	15,568 SF remains after taking of the original fuel center parcel
<b>DIMENSIONS:</b>	160'-10" X 96'-9"
<b>UTILITIES:</b>	All utilities on site ( former fuel center)

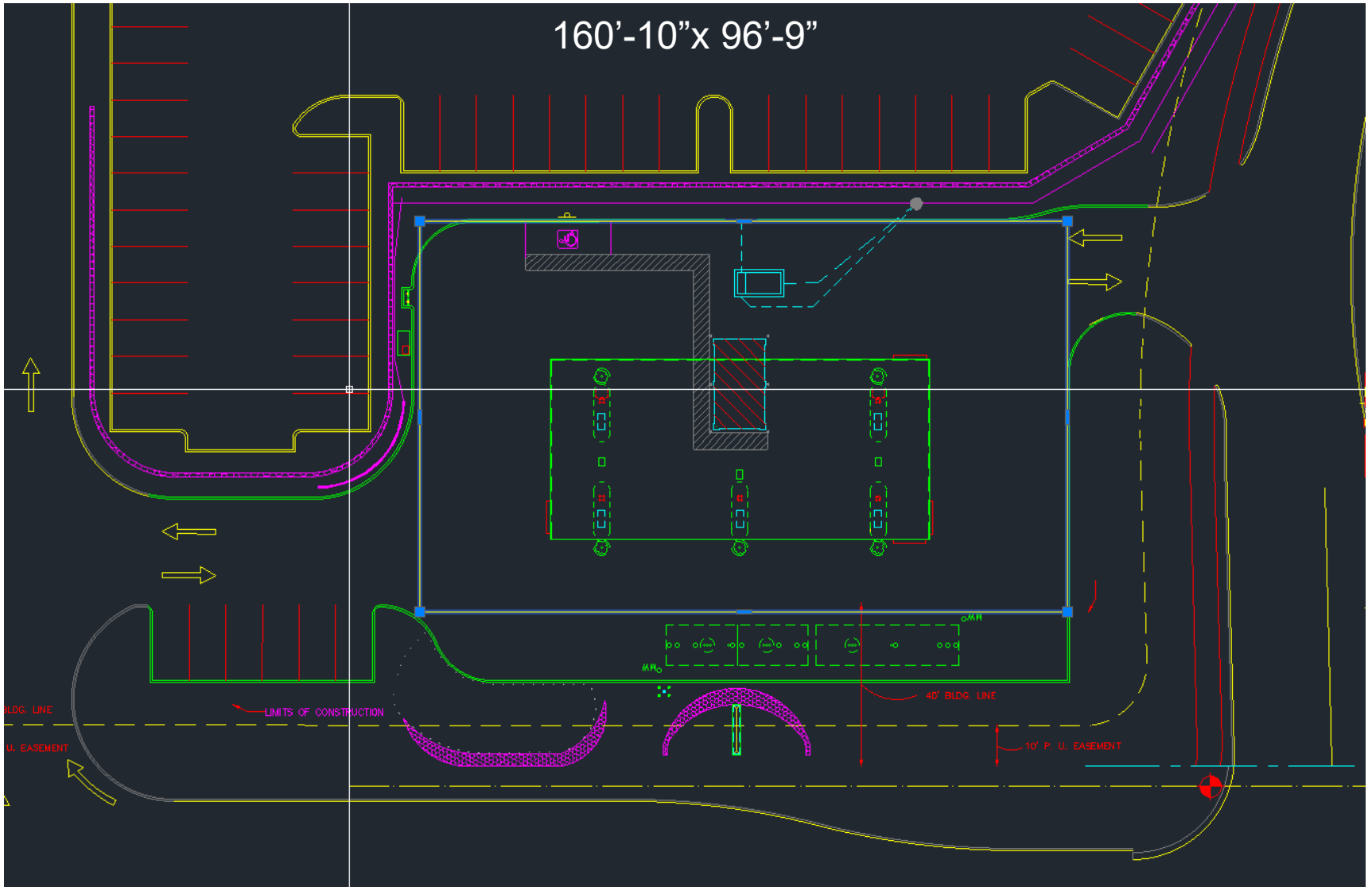
# TRAFFIC COUNT



# AERIAL



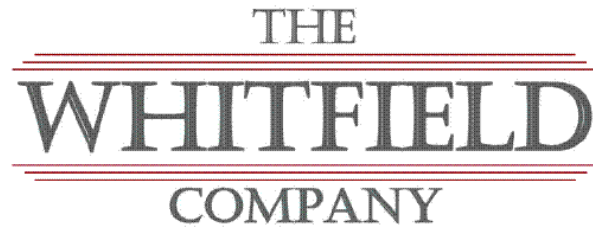
# SITE PLAN



## DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

Presented By:



**Gail Whitfield**  
512.422.4556 cell  
512.476.9900 office  
[gail@thewhitfieldco.com](mailto:gail@thewhitfieldco.com)