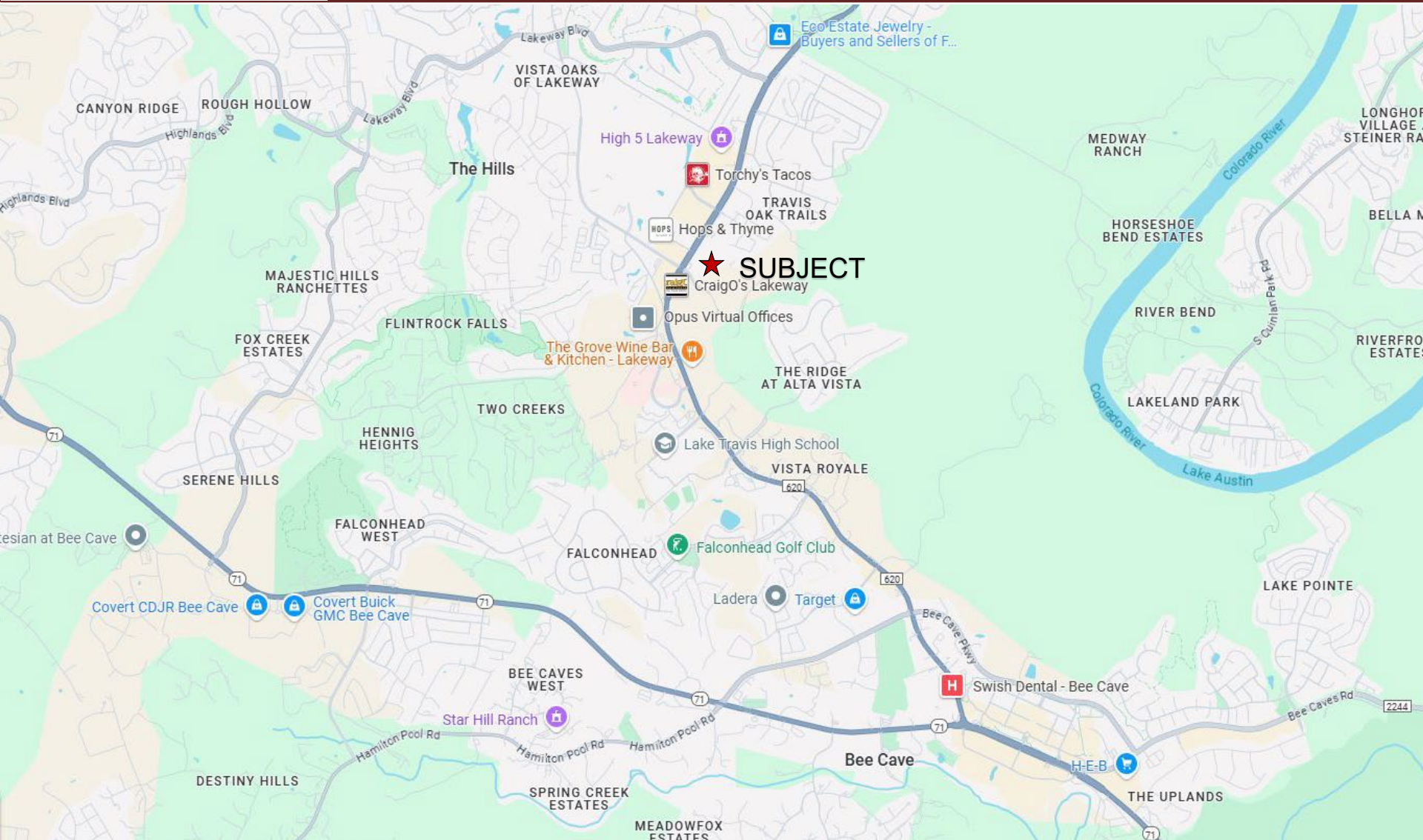


RANDALLS VISTA RIDGE OUTPARCEL - FOR LEASE
2301 RANCH ROAD 620 S, LAKEWAY, TX 78734
22,063 SF / .50 ACRES AVAILABLE LAND



THE OPPORTUNITY

Land Available for Lease – Premier Lakeway Location

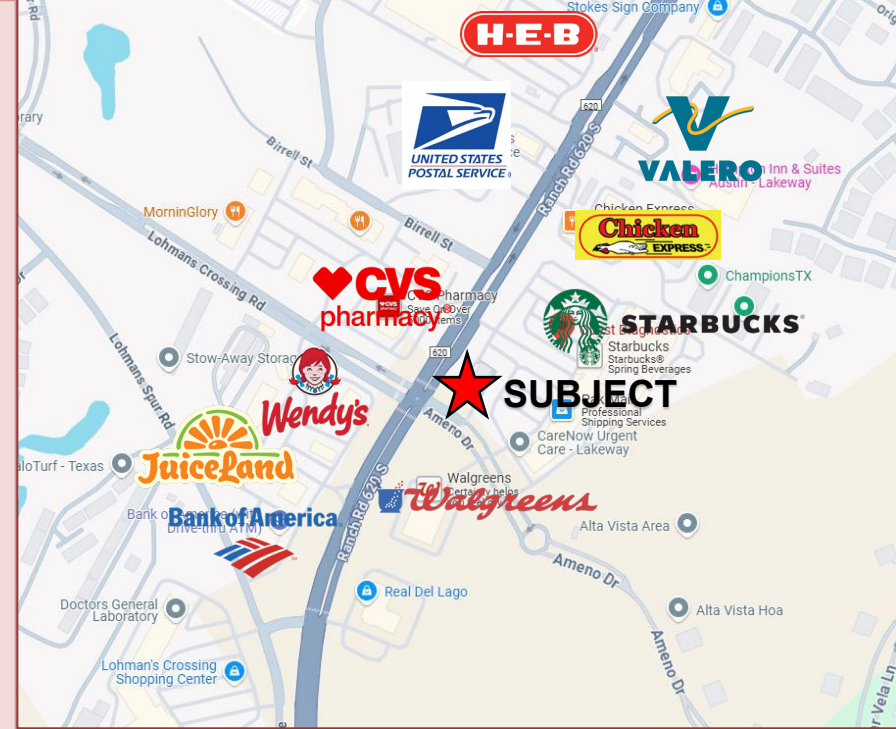
Rare opportunity to lease **22,063 SF/.50 acres of highly visible land** at one of Lakeway's most prominent intersections, **Ranch Road 620 and Ameno Drive**. Located within the thriving **Vista Ridge Shopping Center**, this site is positioned directly in front of **Randalls Grocery Store** on the remainder 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

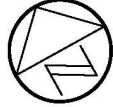


ASSET PROFILE

ADDRESS:	2301 Ranch Road 620 S Lakeway, TX 78734
SITE SIZE:	22,063 SF/.50 acres remains after taking of the original fuel center parcel
DIMENSIONS:	(see attached survey)
UTILITIES:	All utilities on site (former fuel center)

Survey

AN EXHIBIT SKETCH OF 0.507 ACRES (APPROX. 22,063 SQ. FT.), BEING ALL OF LOT 1A-2, BLOCK A, THE RESUBDIVISION OF LOT 1A, BLOCK A SCHRAMM RANCH SECTION ONE, PHASE ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202600041 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

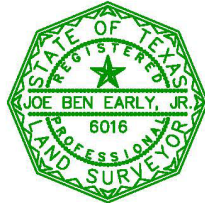


1" = 40'

LEGEND

- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ⊙ TXDOT TYPE II DISK FOUND
- ⚡ MAG NAIL WITH "CHAPARRAL 4995 WASHER" FOUND (OR AS NOTED)
- * COTTON SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- () RECORD INFORMATION

6/18/2026



EARLY LAND SURVEYING, LLC

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

DATE OF SURVEY: 2/10/26
PLOT DATE: 6/18/26
DRAWING NO.: 1261-001-LOT 1A-2 SKETCH
DRAWN BY: JBE
SHEET 1 OF 1

RM HIGHWAY 620
(R.O.W. WIDTH VARIES)
(10727/2233)

0.3521 ACRES AWARDED TO THE STATE OF TEXAS BY FINAL JUDGMENT DATED APRIL 2, 2025 ENTERED IN CAUSE NO. C-1-PB-23-003970, CONDEMNATION PROCEEDING IN PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS.

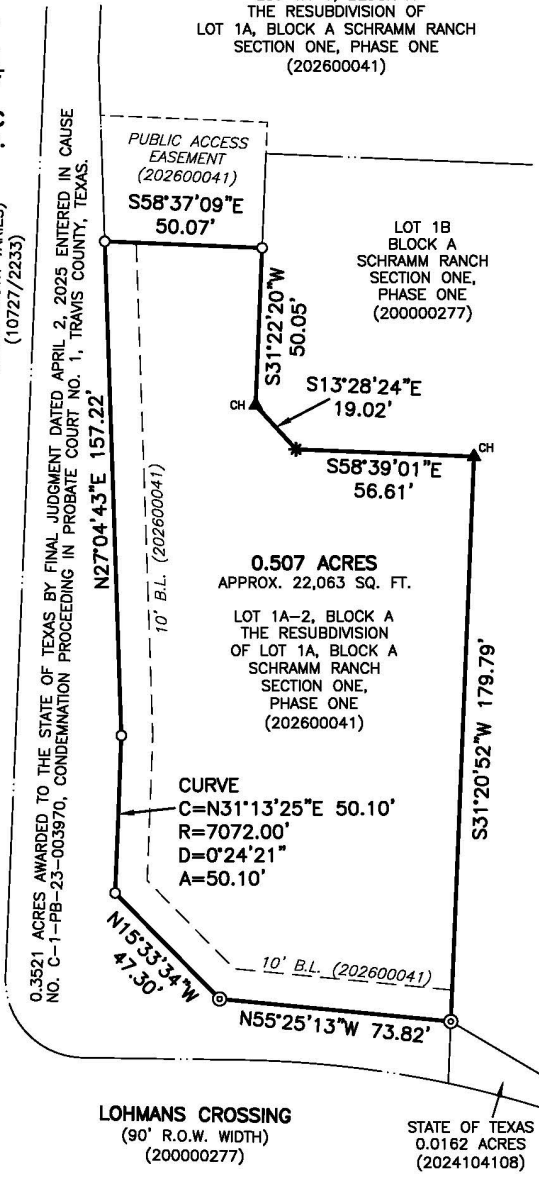
LOT 1A-1, BLOCK A
THE RESUBDIVISION OF
LOT 1A, BLOCK A SCHRAMM RANCH
SECTION ONE, PHASE ONE
(202600041)

LOT 1B
BLOCK A
SCHRAMM RANCH
SECTION ONE,
PHASE ONE
(200000277)

0.507 ACRES
APPROX. 22,063 SQ. FT.

LOT 1A-2, BLOCK A
THE RESUBDIVISION
OF LOT 1A, BLOCK A
SCHRAMM RANCH
SECTION ONE,
PHASE ONE
(202600041)

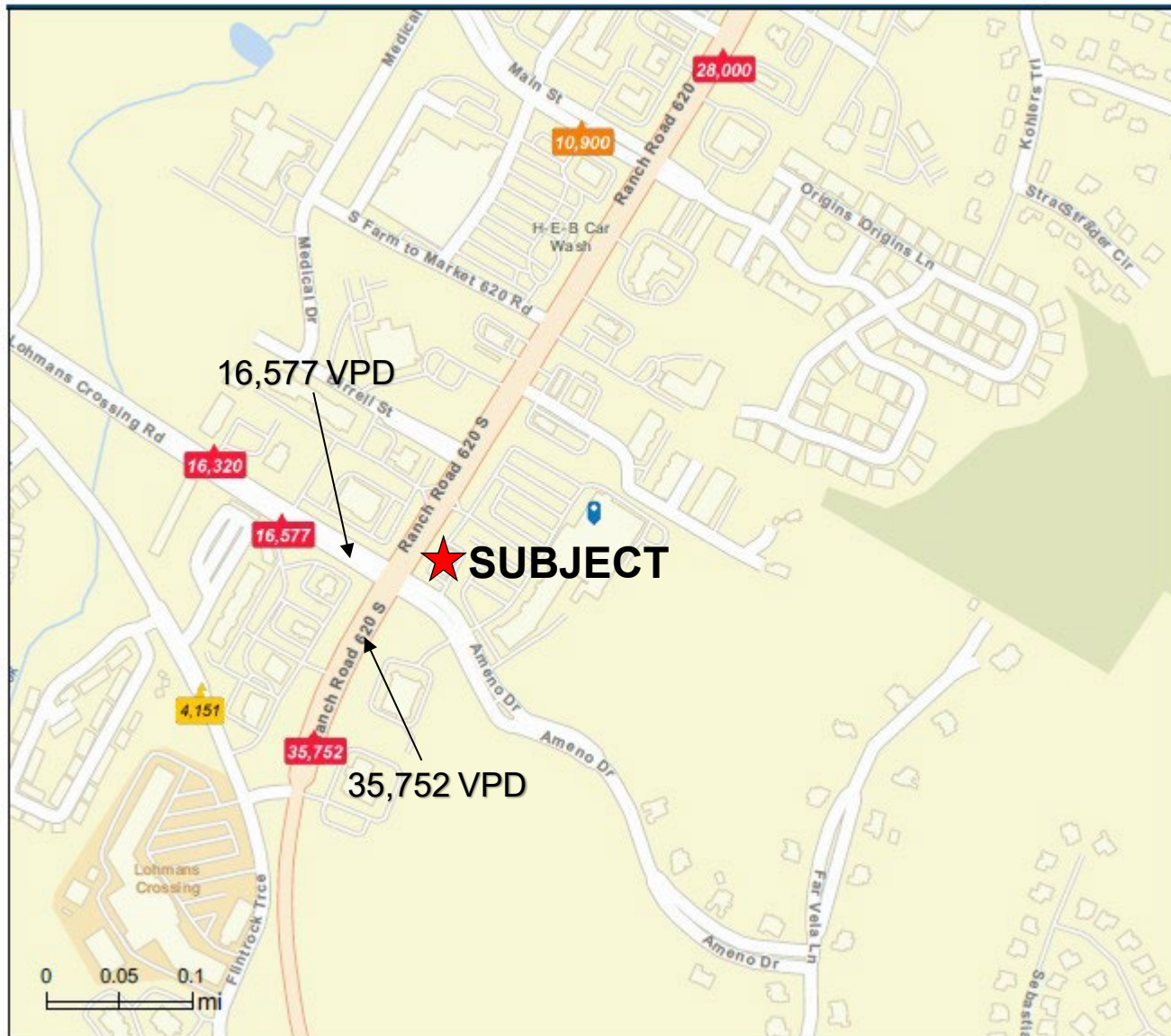
CURVE
C=N31°13'25"E 50.10'
R=7072.00'
D=0°24'21"
A=50.10'



LOHMANS CROSSING
(90' R.O.W. WIDTH)
(200000277)

STATE OF TEXAS
0.0162 ACRES
(2024104108)

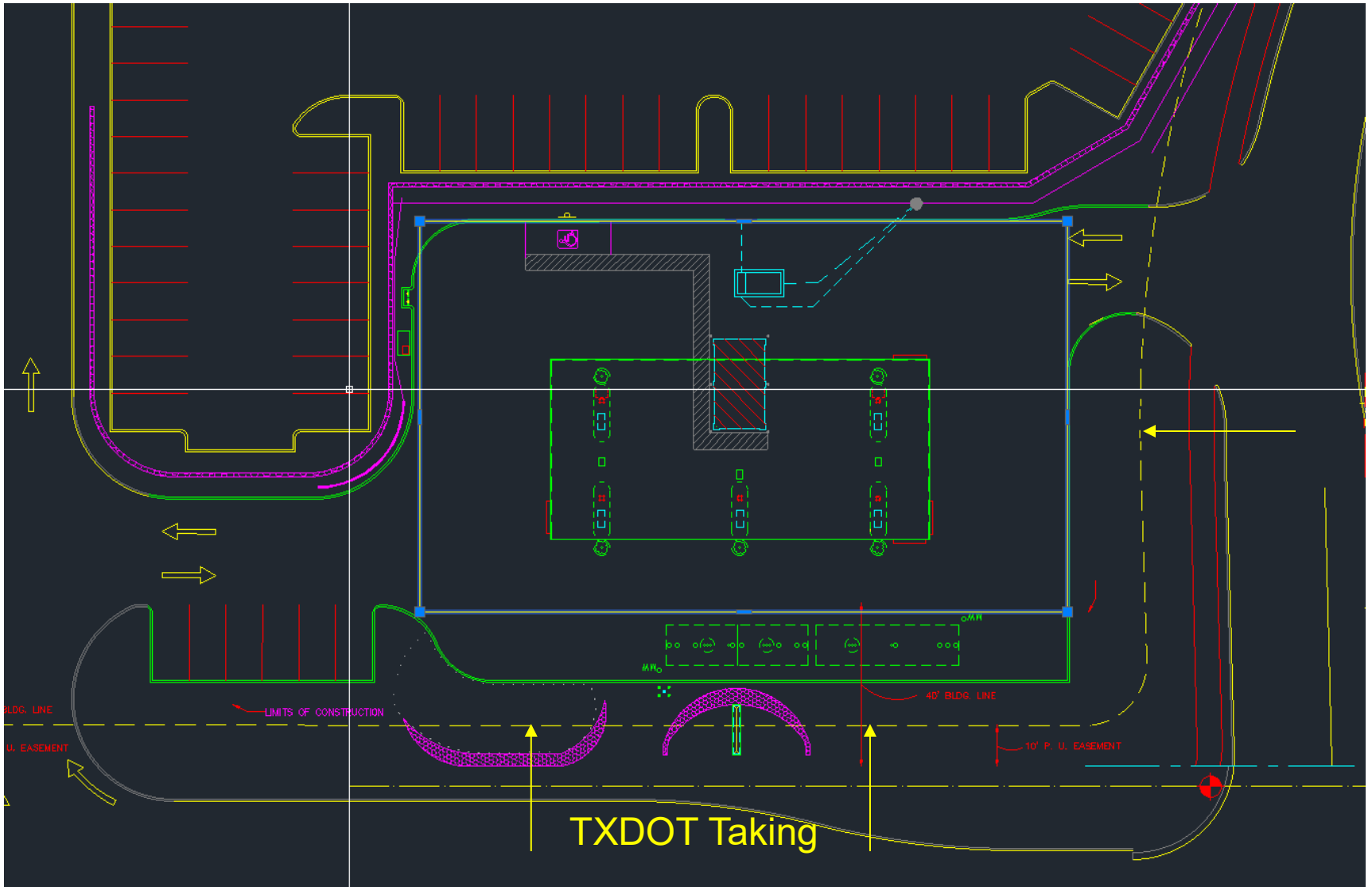
TRAFFIC COUNT



AERIAL



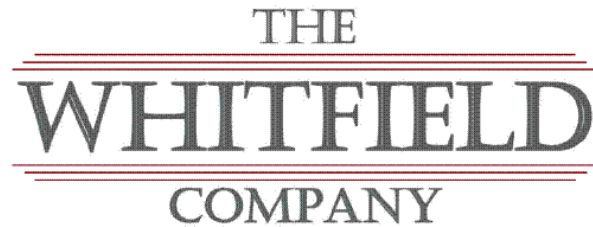
SITE PLAN



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:



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512.476.9900 office
gail@thewhitfieldco.com