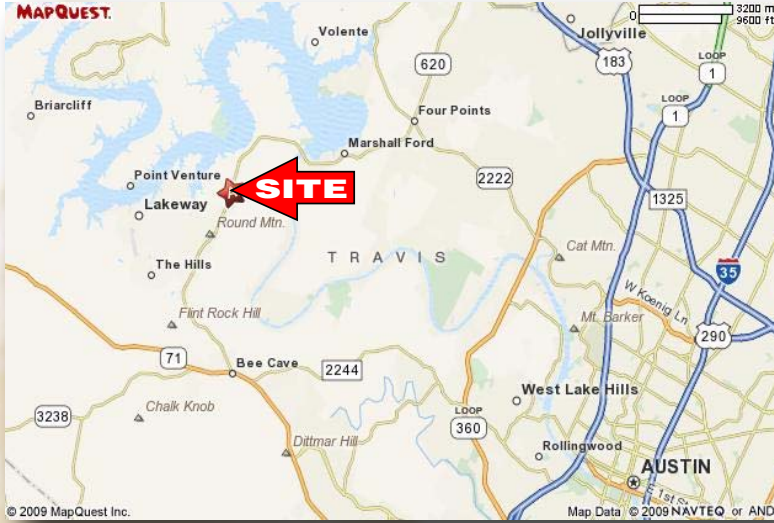


±6 ACRES FOR SALE

RANCH ROAD 620 SOUTH at DEBBA DRIVE
LAKEWAY, TEXAS 78734



LOCATION: On the east side of Ranch Road 620 South at Debba Drive; approximately three miles south of Mansfield Dam in Lakeway, Texas. The City of Lakeway is located in western Travis County on the south shore of Lake Travis.

SIZE: Approximately 6.06 acres

FRONTAGE/ ACCESS: Excellent visibility and access with planned curb-cuts on both Ranch Road 620 and Debba Drive. Ranch Road 620 and Debba Drive are controlled by at 4-way traffic signal.

TRAFFIC COUNTS: 36,000 vehicles per day on Ranch Road 620 south of Debba Drive

PRICE: \$8.00 per Square Foot

COMMENTS: Site Plan approved for 40,400 Square Feet of Office, Retail and Restaurant space. Can subdivide for right user.

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

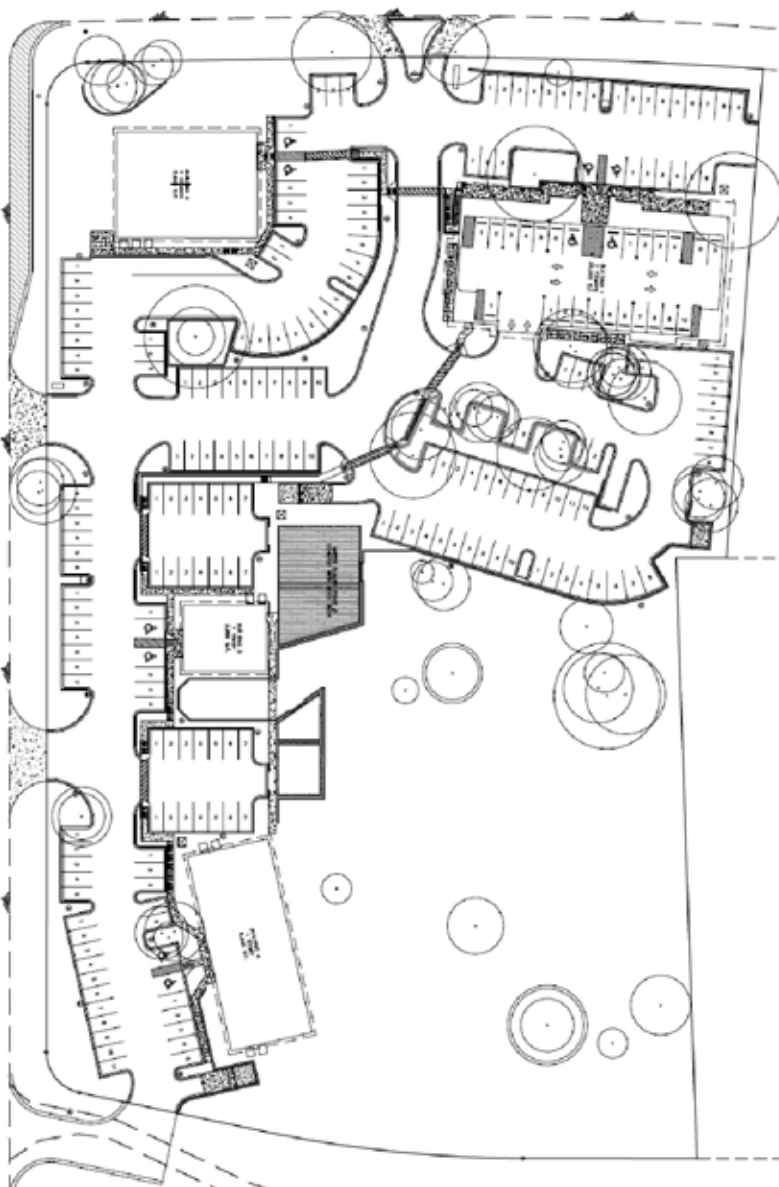
(512)472-2100 FAX: (512)472-2905

CONTACT **Justen E. Aranda**
Mobile: (512) 750-5690
Justen@matexas.com

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RR-620 (100'-R.O.W.)

DEBRA DR. (60'-R.O.W.)



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