The Village at Lakeway FM 620, Lakeway, TX

THE SITE

- Located along 620
- Shopping Center with multiple retail anchor, multi-tenant & pad site opportunities

SPACE AVAILABLE

- Pad Sites: ±0.77 - ±0.99 ac.
- MT Retail Space: 1,200 - 13,500 SF
- Retail Anchor: 55,000 SF
- Grocer Anchor: 22,979 SF

RATES

- Please call for pricing

NEARBY RETAILERS

H-E-B · Randalls · Raising Cane's Chicken Fingers · Torchy's Tacos · Santa Catarina Mexican Restaurant · Hat Creek Burger Company



DEMOGRAPHICS (2026)

POPULATION ESTIMATE

10 min	15 min	20 min
28,036	50,685	81,876

DAYTIME POPULATION

10 min	15 min	20 min
31,514	55,170	83,580

MED. HOUSEHOLD INCOME

10 min	15 min	20 min
$152,063	$152,692	$158,302

TRAFFIC COUNTS

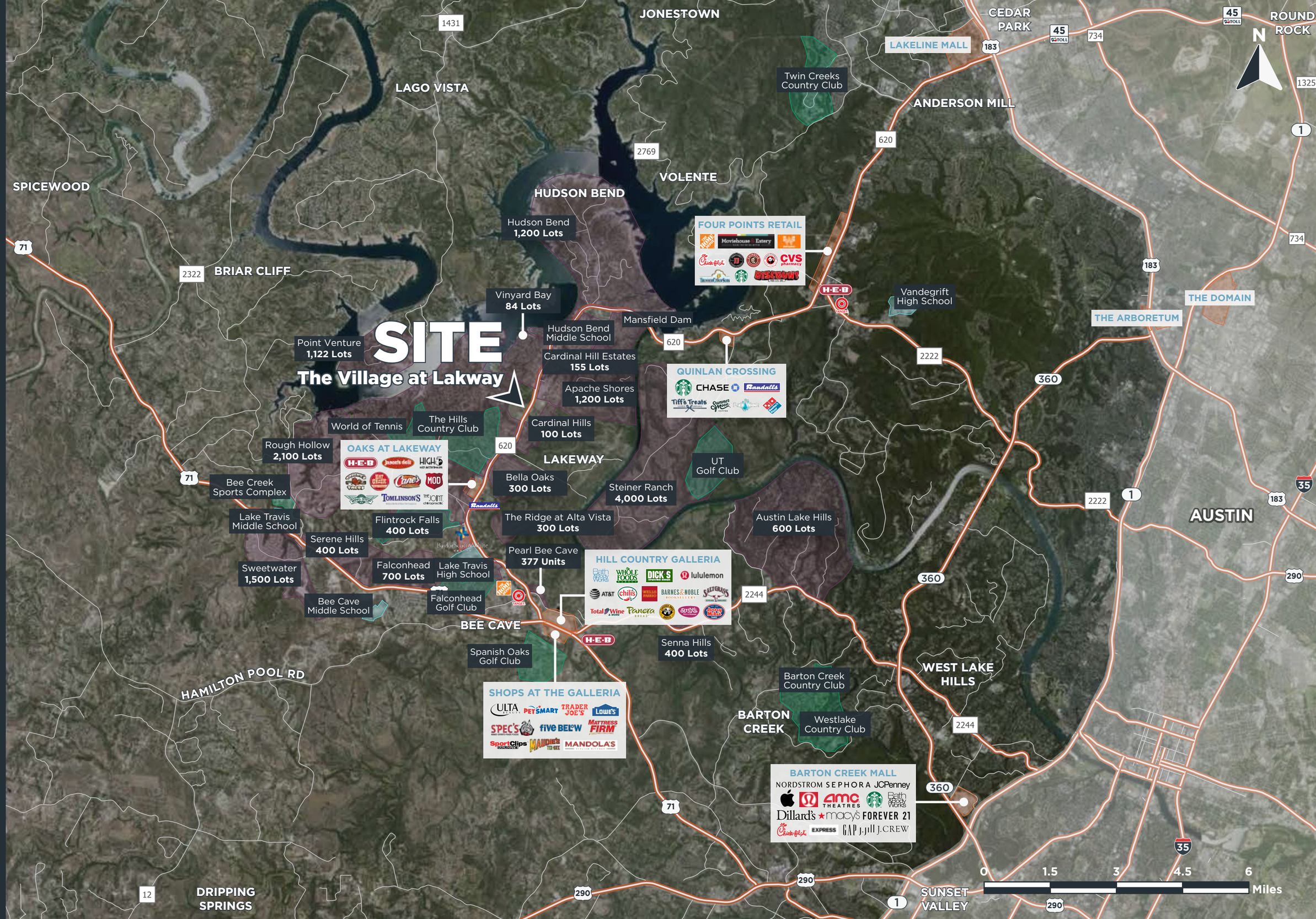
- 45,898 VPD (FM 620)
- 1,781 VPD (Clara Van St)

Evan Deitch
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edeitch@endeavor-re.com

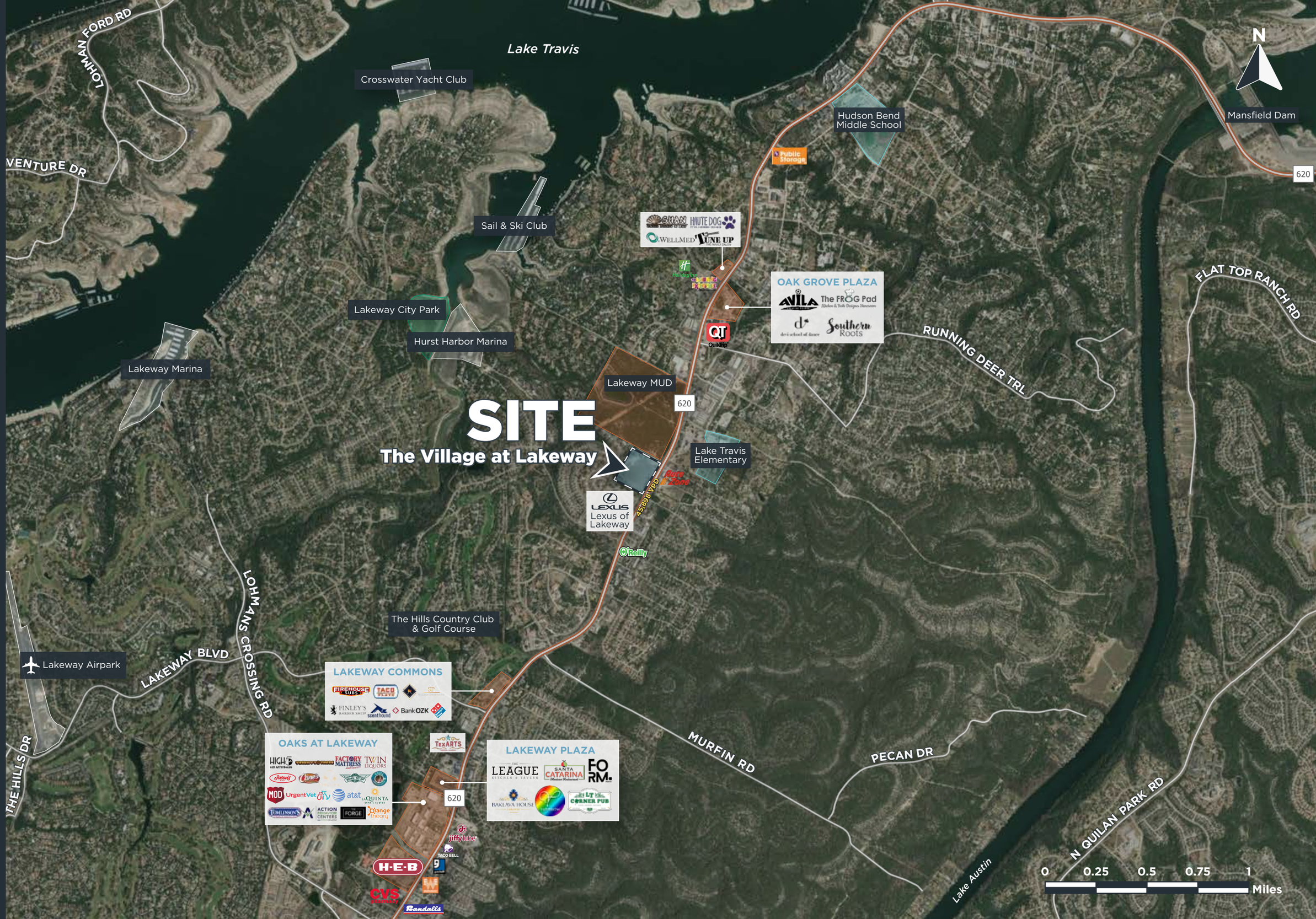
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ENDEAVOR REAL ESTATE GROUP


SITE
The Village at Lakway
JONESTOWN
LAGO VISTA
SPICEWOOD
HUDSON BEND
VOLENTE
CEDAR PARK
ROUND ROCK
LAKELINE MALL
ANDERSON MILL
BRIAR CLIFF
LAKEWAY
BEE CAVE
HAMILTON POOL RD
DRIPPING SPRINGS
BARTON CREEK
WEST LAKE HILLS
SUNSET VALLEY
AUSTIN
THE DOMAIN
THE ARBORETUM
Twin Creeks Country Club
UT Golf Club
Barton Creek Country Club
Westlake Country Club
Vandegrift High School
Mansfield Dam
Hudson Bend 1,200 Lots
Vinyard Bay 84 Lots
Point Venture 1,122 Lots
Hudson Bend Middle School
Cardinal Hill Estates 155 Lots
Apache Shores 1,200 Lots
Cardinal Hills 100 Lots
Bella Oaks 300 Lots
Steiner Ranch 4,000 Lots
The Ridge at Alta Vista 300 Lots
Austin Lake Hills 600 Lots
Flintrock Falls 400 Lots
Pearl Bee Cave 377 Units
Falconhead 700 Lots
Lake Travis High School
Falconhead Golf Club
Bee Cave Middle School
Spanish Oaks Golf Club
Senna Hills 400 Lots
Sweetwater 1,500 Lots
Serene Hills 400 Lots
Lake Travis Middle School
Bee Creek Sports Complex
Rough Hollow 2,100 Lots
World of Tennis
The Hills Country Club
FOUR POINTS RETAIL
QUINLAN CROSSING
OAKS AT LAKEWAY
HILL COUNTRY GALLERIA
SHOPS AT THE GALLERIA
BARTON CREEK MALL
1431
2769
620
2322
71
183
734
45 TOLL
1325
1
2222
360
2244
290
35
12
N
0 1.5 3 4.5 6 Miles


LAGO VISTA
BRIARCLIFF
2322
Hudson Bend
1,200 Lots
HUDSON BEND RD
2769
620
ANDERSON MILL
N
FOUR POINTS RETAIL
H-E-B
Vandegrift High School
2222
Mansfield Dam
Hudson Bend Middle School
Vinyard Bay
84 Lots
Point Venture
1,122 Lots
SITE
The Village at Lakeway
Cardinal Hill Estates
155 Lots
Highland Club Village
162 Lots
QUINLAN CROSSING
Apache Shores
1,200 Lots
AUSTIN
LAKEWAY
The Hills Country Club
LAKEWAY
Cardinal Hills
100 Lots
World of Tennis
Rough Hollow
2,100 Lots
OAKS AT LAKEWAY
UT Golf Club
Bella Oaks
300 Lots
71
Bee Creek Sports Complex
Lake Travis Middle School
SERENE HILLS
Steiner Ranch
4,000 Lots
Austin Lake Hills
600 Lots
Flintrock Falls
400 Lots
The Ridge at Alta Vista
300 Lots
Sweetwater
1,500 Lots
Serene Hills
400 Lots
Lake Travis High School
620
Pearl Bee Cave
377 Units
Falconhead
700 Lots
Falconhead Golf Club
HILL COUNTRY GALLERIA
360
Bee Cave Middle School
HAMILTON POOL RD
BEE CAVE
Senna Hills
400 Lots
WEST LAKE HILLS
LOST CREEK
2244
Spanish Oaks Golf Club
0 0.75 1.5 2.25 3 Miles


Lake Travis
LOHMAN FORD RD
VENTURE DR
Crosswater Yacht Club
Sail & Ski Club
Lakeway City Park
Hurst Harbor Marina
Lakeway Marina
Lakeway MUD
SITE
The Village at Lakeway
Lake Travis Elementary
Lexus of Lakeway
O'Reilly
Hudson Bend Middle School
Public Storage
Mansfield Dam
620
FLAT TOP RANCH RD
RUNNING DEER TRL
OAK GROVE PLAZA
The FROG Pad
Southern Roots
QT
N
The Hills Country Club & Golf Course
Lakeway Airpark
LAKEWAY BLVD
LOHMANS CROSSING RD
THE HILLS DR
LAKEWAY COMMONS
OAKS AT LAKEWAY
LAKEWAY PLAZA
MURFIN RD
PECAN DR
N GUILAN PARK RD
Lake Austin
H-E-B
CVS
Randalls
jiffy lube
TACO BELL
TexARTS
0 0.25 0.5 0.75 1
Miles


SITE
620
AVID STORAGE
N
Lake Travis Independent School District Educational Development Center
Lake Travis Elem School
730+ Students
Pinnacle Overlook at North Lakeway
FUTURE
401 NORTH INDUSTRIAL
45,898 VPD
CAVALIER CANYON DR
AutoZone
LEXUS
Lexus of Lakeway
NIGHTINGALE LN
La Gordibuena Taqueria
easterseals Lonestar
TILLMAN RETAIL CENTER
CLARA VAN ST
1,781 VPD
Natural Bio Health
620
0
250
500
750
1,000
Feet

Available

LOI Working

Negotiating Lease

Lease Executed

DETENTION

Retail 1
25,000 SF

Retail 2
8,000 SF

Shops 1
13,500 SF

Market
22,979 SF

Anchor
55,000 SF

±12.96 ac.
620 stalls
Parking Ratio: 4.98/1000

Shops 2
8,450 SF | ±1.79 ac.

2,400 SF

Shops 3
8,450 SF | ±1.53 ac.

Pad A
3,200 SF | ±0.77 ac
43 stalls

Pad B
5,000 SF | ±0.99 ac
61 stalls

RM 620 **45,898 VPD**

Future

Site Plan


TENANT
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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.

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 counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Endeavor 2015 Management LLC	**9003900**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Robert Charles Northington	**374763**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
Designated Broker of Firm	License Number	Email	Phone
Evan Gray Deitch	**662260**	**EDeitch@Endeavor-Re.com**	**512-682-5544**
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Connor Austin Lammert	**730868**	**CLammert@Endeavor-Re.com**	**512-532-2181**
Sales Agent/Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

TREC

EQUAL HOUSING