

# 8124 NORTH RR 620

AUSTIN, TX



**FOR SALE**

2ND-GENERATION DAYCARE CENTER

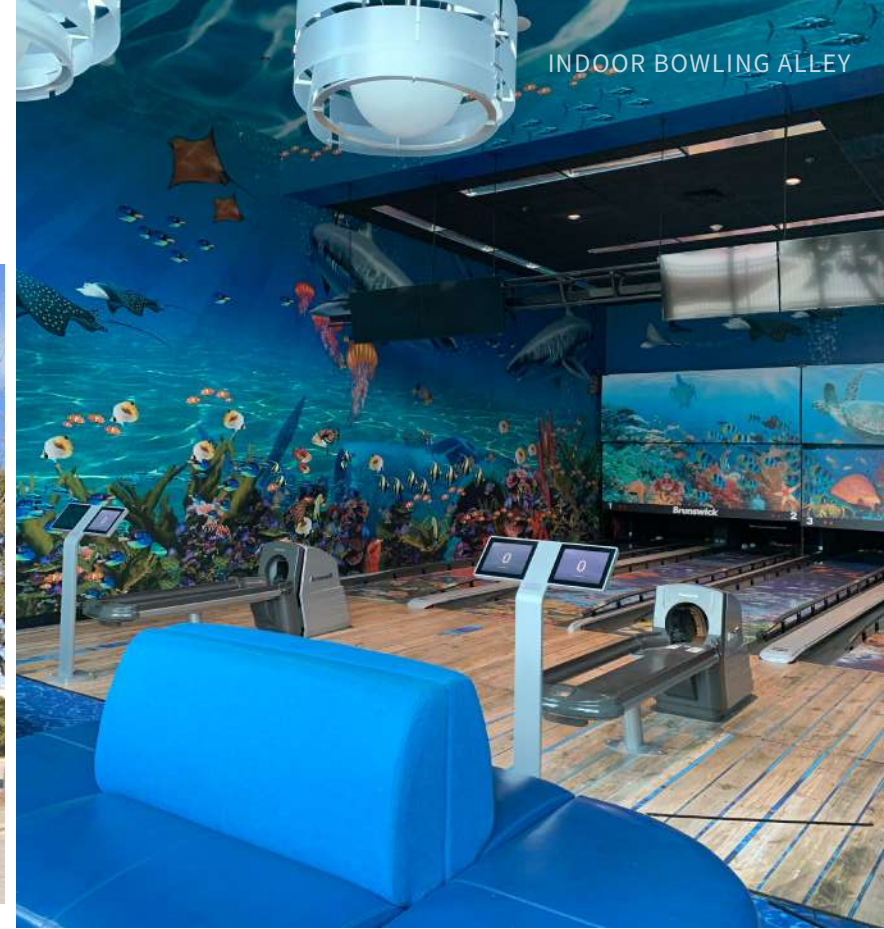


# 8124 NORTH RR 620



## PROPERTY SUMMARY

<b>ADDRESS :</b>	8142 N RR 620, Unit RT9 Austin, TX 78726
<b>ZONING:</b>	GR-CO
<b>PROPERTY TYPE:</b>	Retail [Daycare Center]
<b>LAND AREA:</b>	9.09 AC (396,100 SF)
<b>BUILDING SIZE:</b>	33,237 SF
<b>YEAR BUILT:</b>	2016
<b>TRAFFIC COUNTS (CPD):</b>	N RR 620: 47,179 CPD Wilson Parke Ave: 5,207 CPD
<b>PRICE:</b>	<b>CALL BROKER FOR PRICING</b>



INDOOR BOWLING ALLEY

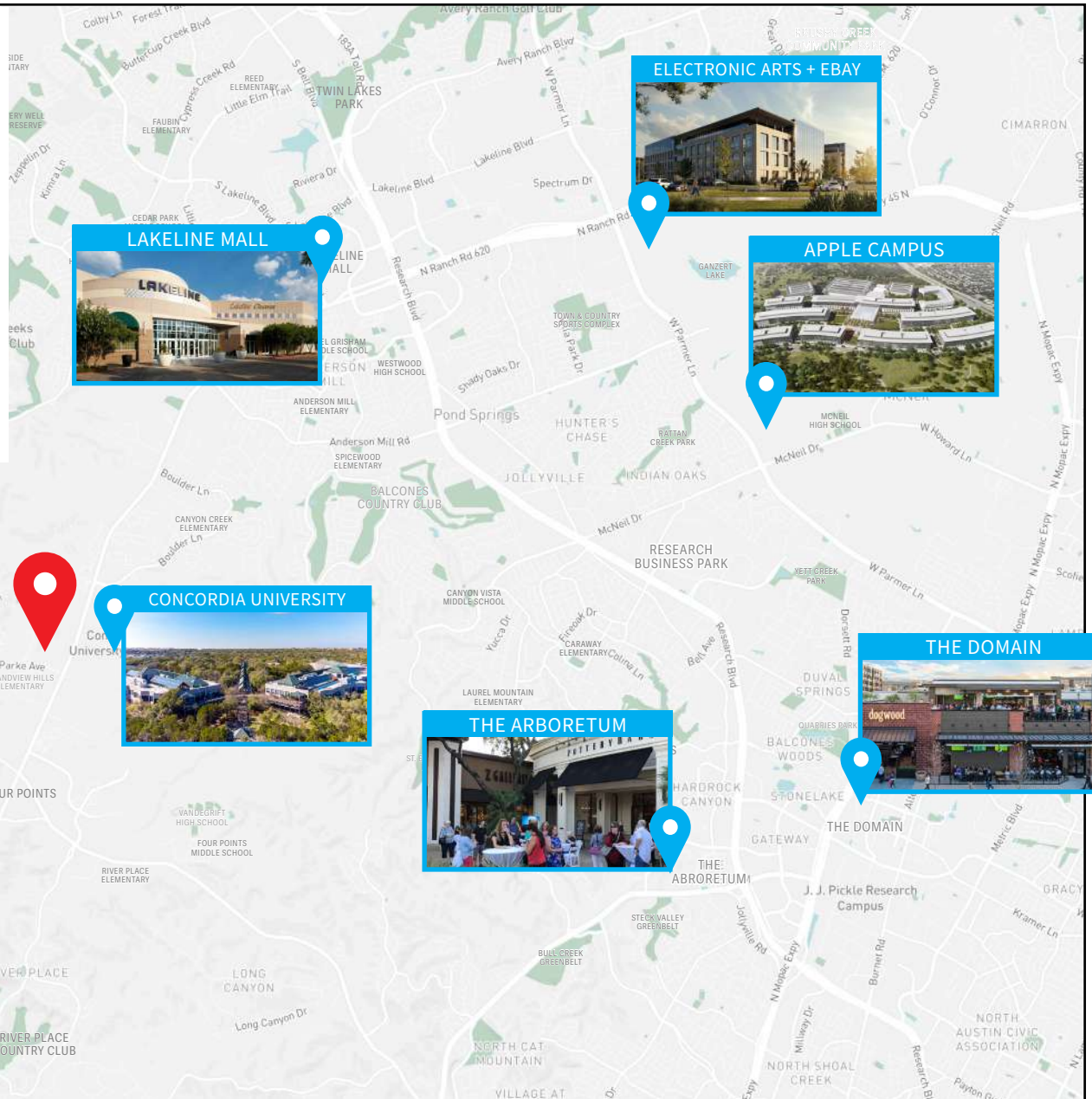
## PROPERTY DESCRIPTION

- » The former school is located on RR 620, just north of the intersection with RM 2222, which sees traffic in excess of 47,000 vehicles per day
- » Situated one mile from RM 2222 and 4.5 miles from the US 183/183A/SH-45 intersection, the property provides immediate access to Austin's expansive highway network as well as surrounding upscale, executive neighborhoods including Steiner Ranch, River Place, Long Canyon, Canyon Creek, and Twin Creeks

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**8124 N RR 620** is located near all types of infrastructure including schools, churches, shopping, recreation and fire police protection, which are considered to be an enhancement to the property's viability. The population within the surrounding neighborhoods within the Four Points area have shown moderate growth in population and household growth since 2010. The area currently has a middle-income demographic profile. The outlook for the Four Points area is for continued performance with moderate improvement over the next several years. As a result, the demand for existing developments is expected to be average-to-good.



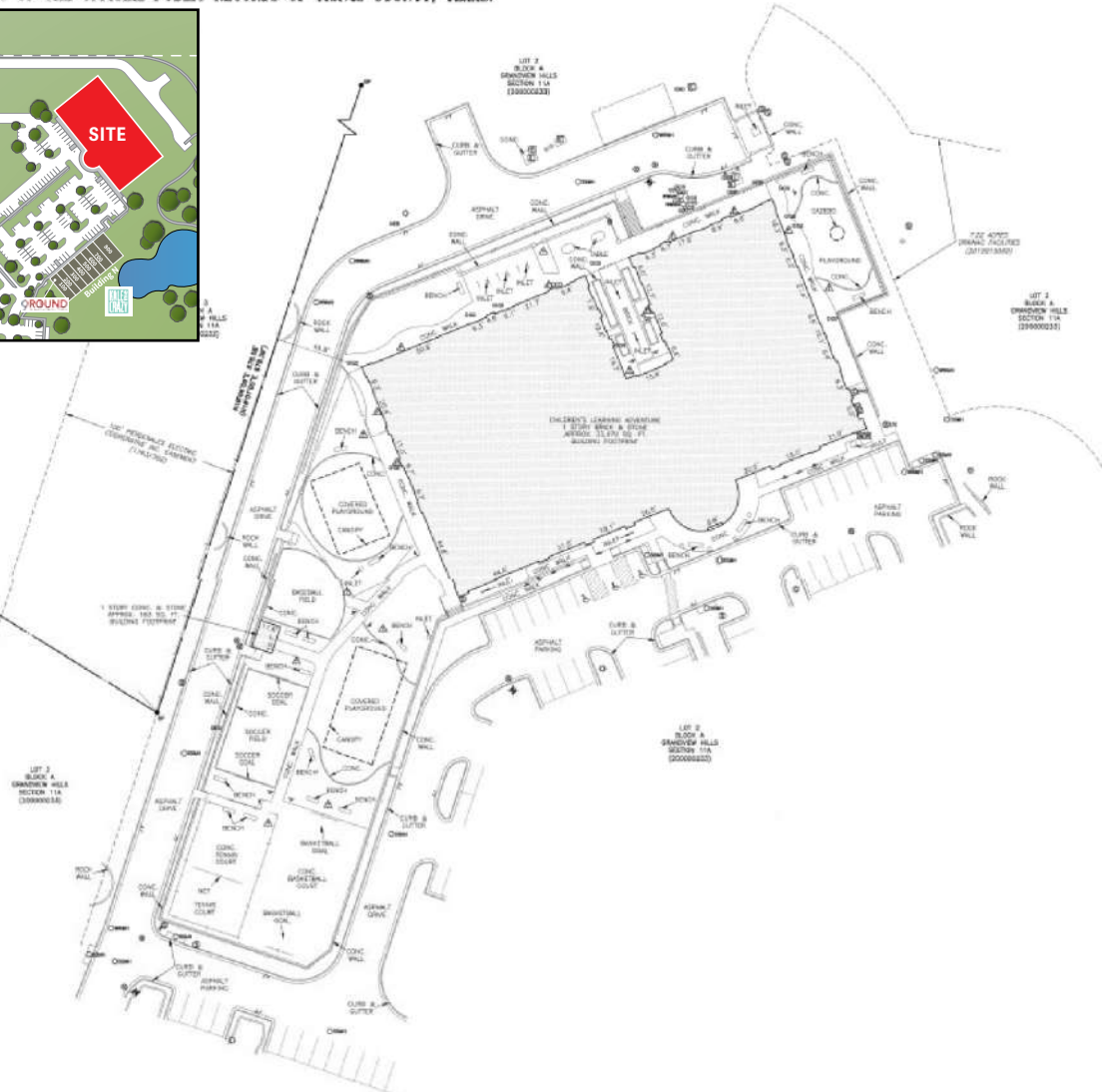


# 8124 NORTH RR 620

# TRADE AREA



AN AS BUILT SURVEY OF A PORTION OF LOT 2, BLOCK A, GRANDVIEW HILLS SECTION 11A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000293 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- ⊕ 1/2" REBAR WITH "BENT & RETURN" CAP PLANS
- ⊗ WATER METERS
- ⊙ WATER VALVE
- ⊕ FIRE HOUSING
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ STORMWATER CONTROL VALVE
- ⊕ PVC PPE
- ⊕ ELECTRIC UTILITY
- ⊕ ELECTRIC PULL BOX
- ⊕ LIGHT POLE
- ⊕ TRASH CAN
- ⊕ WATER FOUNTAIN
- ⊕ GAS UTILITY
- ⊕ CLEANSUIT
- ⊕ WASTEWATER MANHOLE
- ⊕ STORMWATER MANHOLE
- ⊕ HANDICAP PARKING SPACE
- ⊕ SINK
- ⊕ BOLLARD
- ⊕ EDGE OF PAVEMENT
- ⊕ BIRD WIRE FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ WOODPOST PICH FENCE
- ⊕ WOOD FENCE
- ⊕ FENCE
- ⊕ RECORD INFORMATION

THIS IS A SURFACE DRAWING.  
 BEARING BASED THE FCMS (CONCRETE) SYSTEM OF 1/2" REBAR, CONTROL JOINTS, BENTED OR CIP SOLUTIONS FROM THE NATIONAL INSTITUTE SURVEY (NIMS) ON-LINE PROVISIONING USER SERVICE (PUS) FOR CHANNON, CONCRETE, POINT TO POINT.  
 CHANNON CONTROL POINT "0254" 1" ALUMINUM STRIP SET IN CONCRETE.  
 TYPICAL SURFACE POINT MARKS PLANS EQUIPPED WITH:  
 N: 1012000.01  
 E: 200000.00  
 SURFACE ELEVATIONS:  
 N: 1012000.01  
 E: 200000.00  
 ELEVATION = 101200 VERTICAL DATUM: 1985 (GEOID 80)  
 COMPARED SCALE FACTOR = 0.9998888 (FOR SURFACE TO GROUND ELEVATIONS)  
 HORIZONTAL SCALE FACTOR = 1.0001111000 (FOR GRID TO SURFACE COMPARISONS)  
 SCALED ABOUT 0.5 THIN ANGLE 100000"

**TITLE COMMITMENT NOTE:**  
 This Survey was prepared without the benefit of a Commitment for Title, and may be subject to additional encumbrances or restrictions not shown herein. No additional commitment research was done for the purpose of this survey.

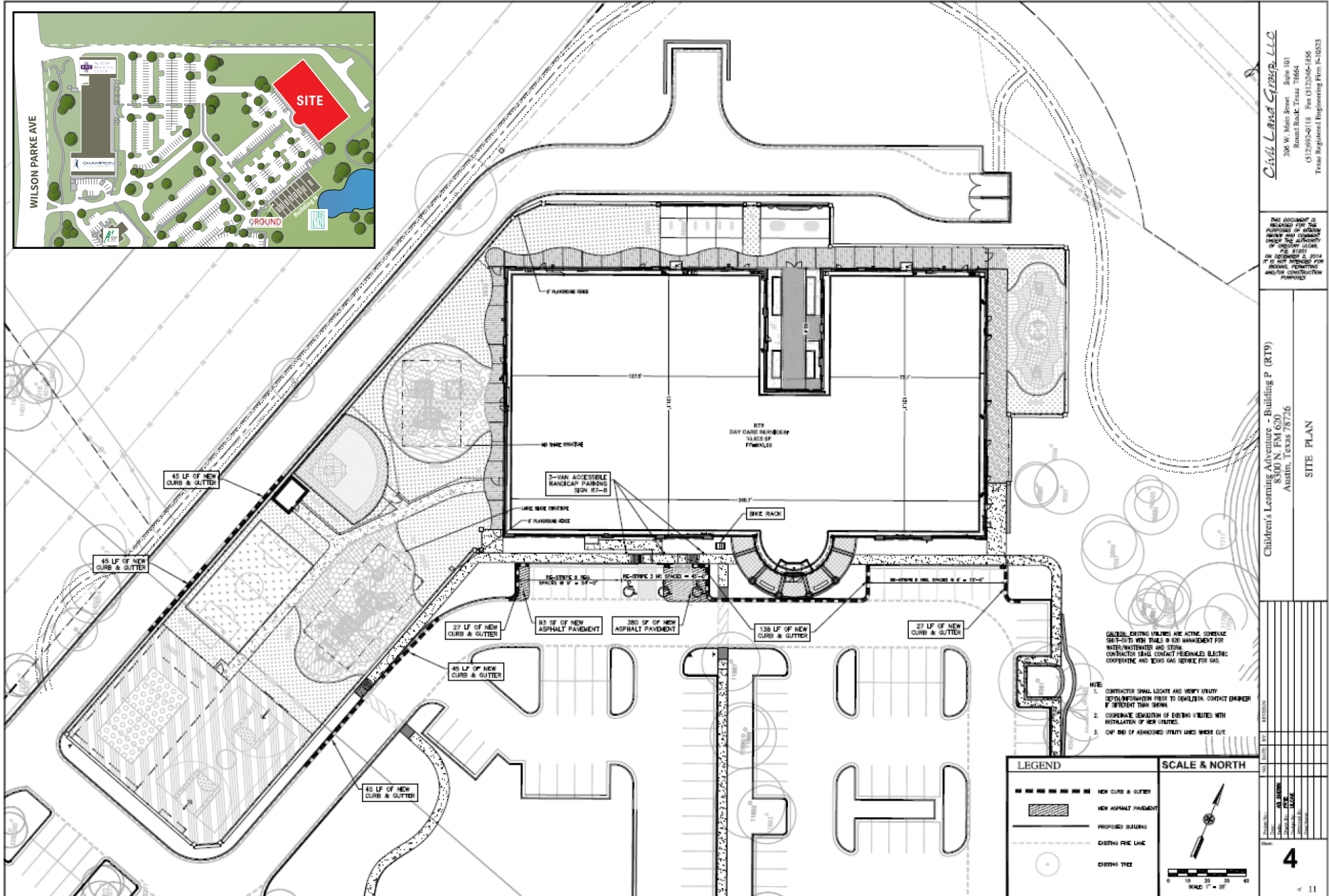
**SURVEYOR'S CERTIFICATE:**  
 DATE OF SURVEY: August 18, 2018  
 I hereby certify that the survey shown herein was entirely made upon the ground under my direction and supervision on the date shown.  
 Robert C. Wells, Jr. Date: 8-17-18  
 Registered Professional Land Surveyor  
 State of Texas No. 4985

GALLANT CONSTRUCTION  
 AS-BUILT DRAWINGS

Robert C. Wells, Jr.  
No. 4985

Chaparral  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3540 Beecher Loop  
Austin, Texas 78744  
512-443-1724  
FAX: 512-443-1724

PROJECT NO.: 1150-001  
 DRAWING NO.: 1150-001-AB  
 PLOT DATE: 08/17/18  
 PLOT SCALE: 1" = 30'  
 DRAWN BY: RCB  
 SHEETS: 01 OF 01



**Civil Land Group, LLC**  
 208 W. Main Street, Suite 101  
 Austin, Texas 78701  
 (512) 952-2813 Fax: (512) 952-1348  
 Texas Registered Engineering Firm P-10933

THE ASSUMPTION IS MADE FOR THE PURPOSES OF THIS PLAN AND CONTRACT DOCUMENTS THAT THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE AS SHOWN AND ARE NOT TO BE DEPENDENT ON ANY OTHER INFORMATION UNLESS OTHERWISE NOTED.

**Children's Learning Adventure - Building P (RTY)**  
 8300 N. FM 620  
 Austin, Texas 78726

SITE PLAN

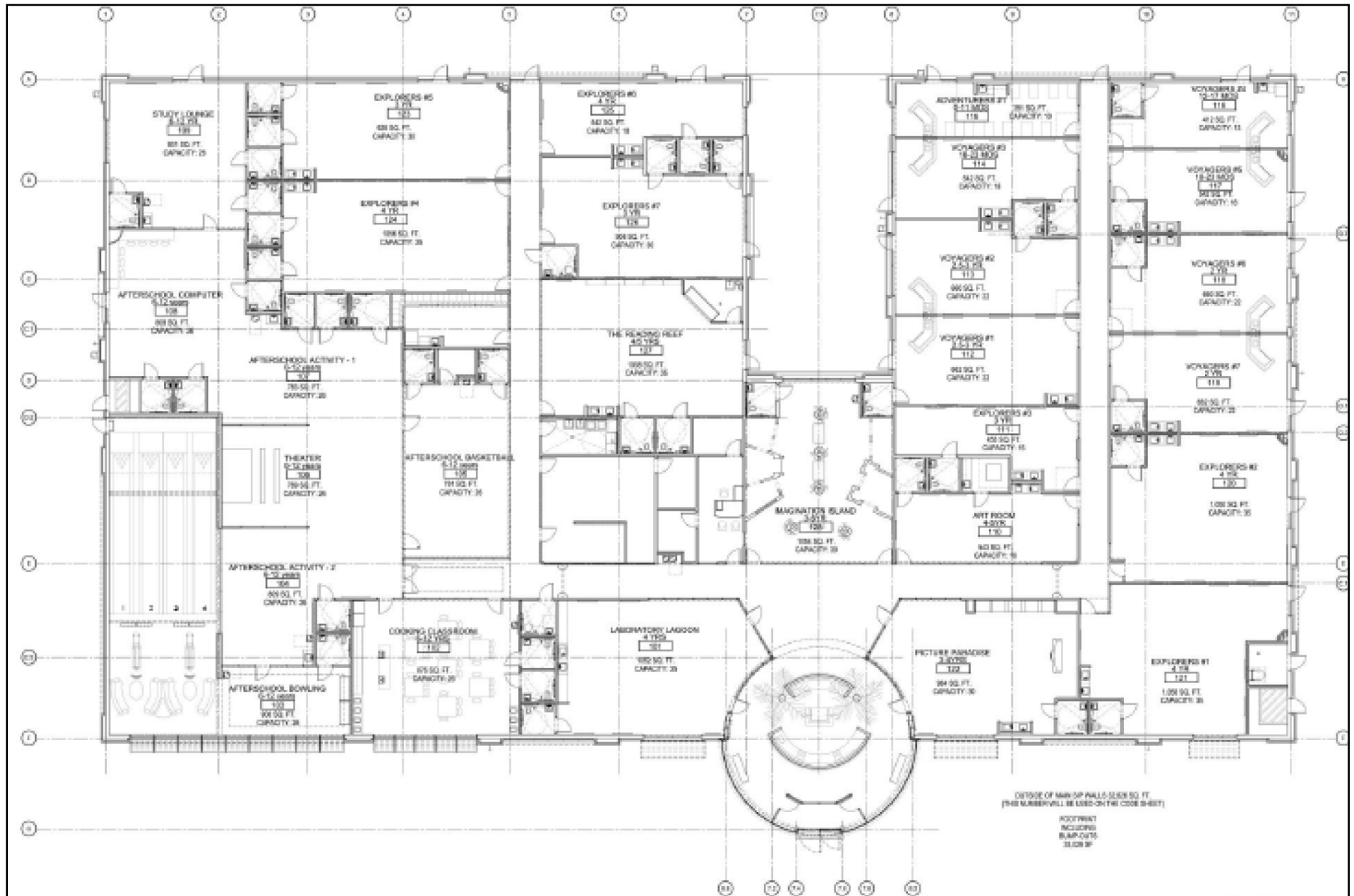
- NOTE:**
- CONTRACTOR SHALL LOCATE AND VERIFY UTILITY UTILITIES PRIOR TO EXCAVATION. CONTACT OWNER IF DEVIANT FROM PLAN.
  - COORDINATE DEMOLITION OF EXISTING UTILITIES WITH INSTALLATION OF NEW UTILITIES.
  - CALL ONE OF ADJACENT UTILITY LINES WHEN CUT.

LEGEND	
	NEW CURB & GUTTER
	NEW ASPHALT PAVEMENT
	PROPOSED BUILDING
	EXISTING FIRE LINE
	EXISTING TREE



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/20/2024
2	ISSUED FOR PERMIT	11/20/2024
3	ISSUED FOR PERMIT	11/20/2024
4	ISSUED FOR PERMIT	11/20/2024







**BUILDING INTERIOR**



**BUILDING EXTERIOR**

# CONTACT INFORMATION

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