

FOUR POINTS SHOPPING CENTRE

7301 N FM 620 | AUSTIN, TX 78730

Perform Properties

Property Details

Owned GLA

125,612 SF

Availability

2 Suites | 2,345 SF

Overview

- Anchored by a strong-performing HEB
- This HEB is the preferred grocery store of the affluent Lake Travis community with an average household income of \$199,908 within a 3-mile radius
- Situated at the intersection of 2222 and 620, with an average 40,000 VPD
- Located 1.5 miles east of Lake Travis

Tenant Mix



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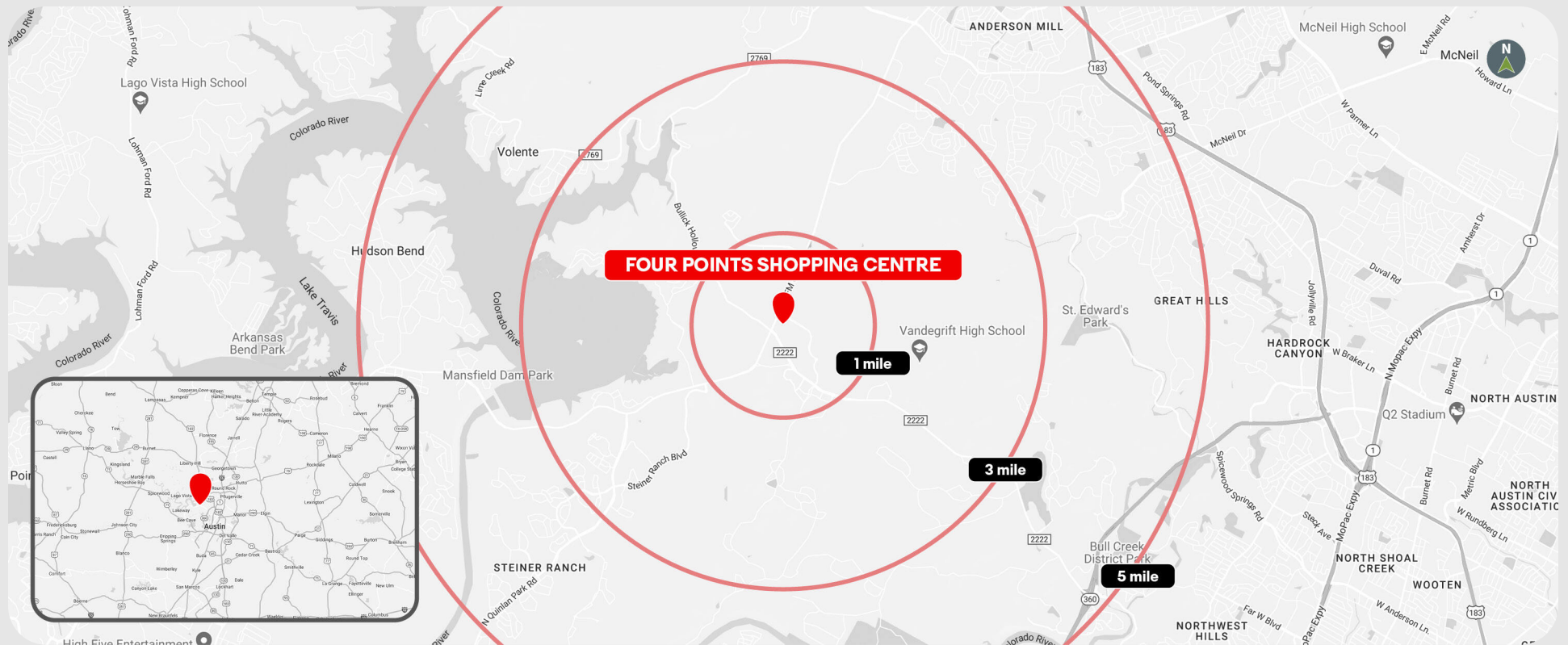
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Demographics

Source: Advan, 2025.

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------------|------------|--------------------|------------|----------------|----------------|
| 1-MILE RADIUS | 2,879 | 2,541 | 1,343 | \$88,799 | \$70,115 |
| 3-MILE RADIUS | 26,792 | 28,107 | 11,312 | \$199,908 | \$137,987 |
| 5-MILE RADIUS | 96,279 | 98,706 | 36,582 | \$206,865 | \$153,281 |



For more information, contact: Catie Whorton | [737-258-3213](tel:737-258-3213) | cwhorton@performproperties.com

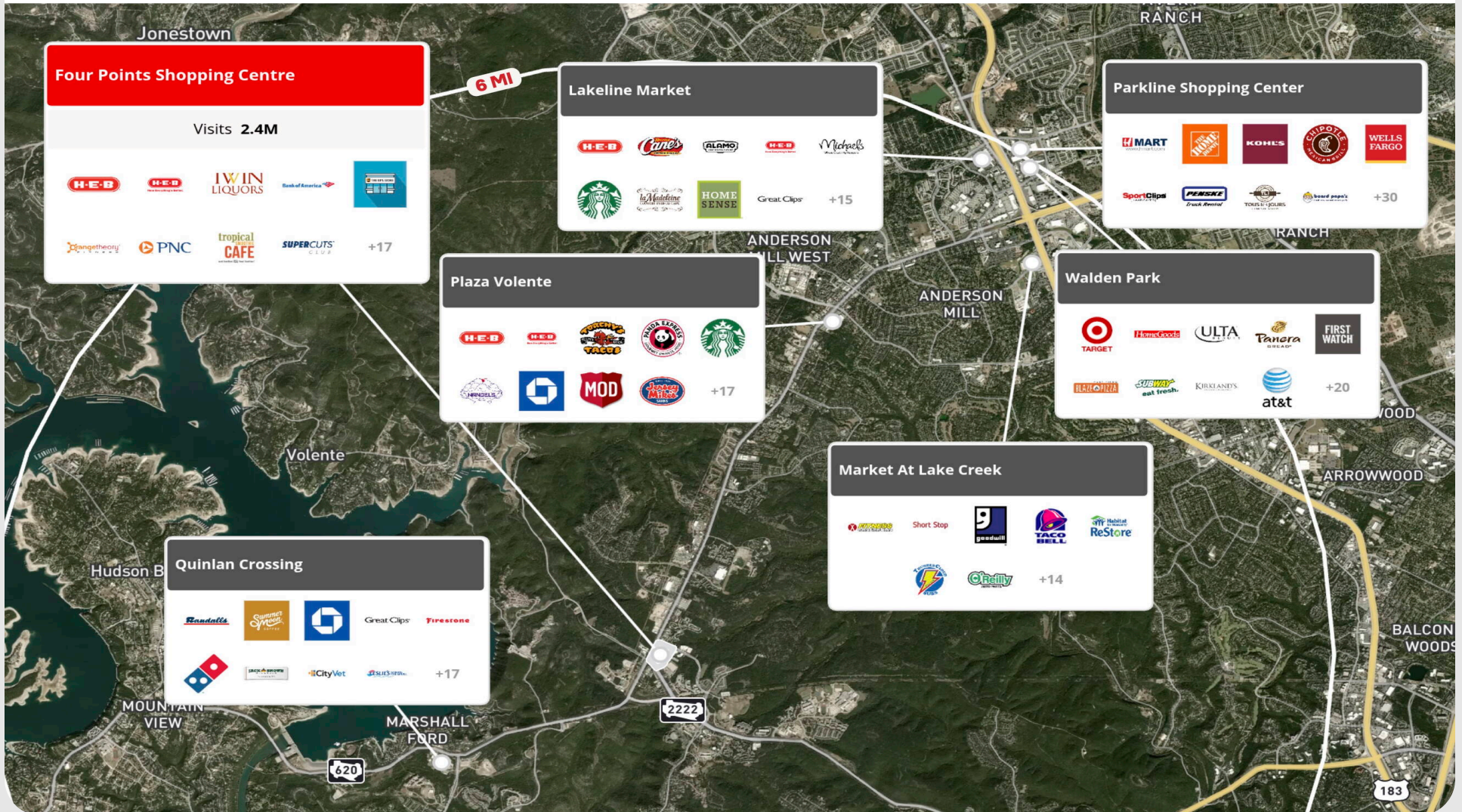
Updated June 2026

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Market Aerial

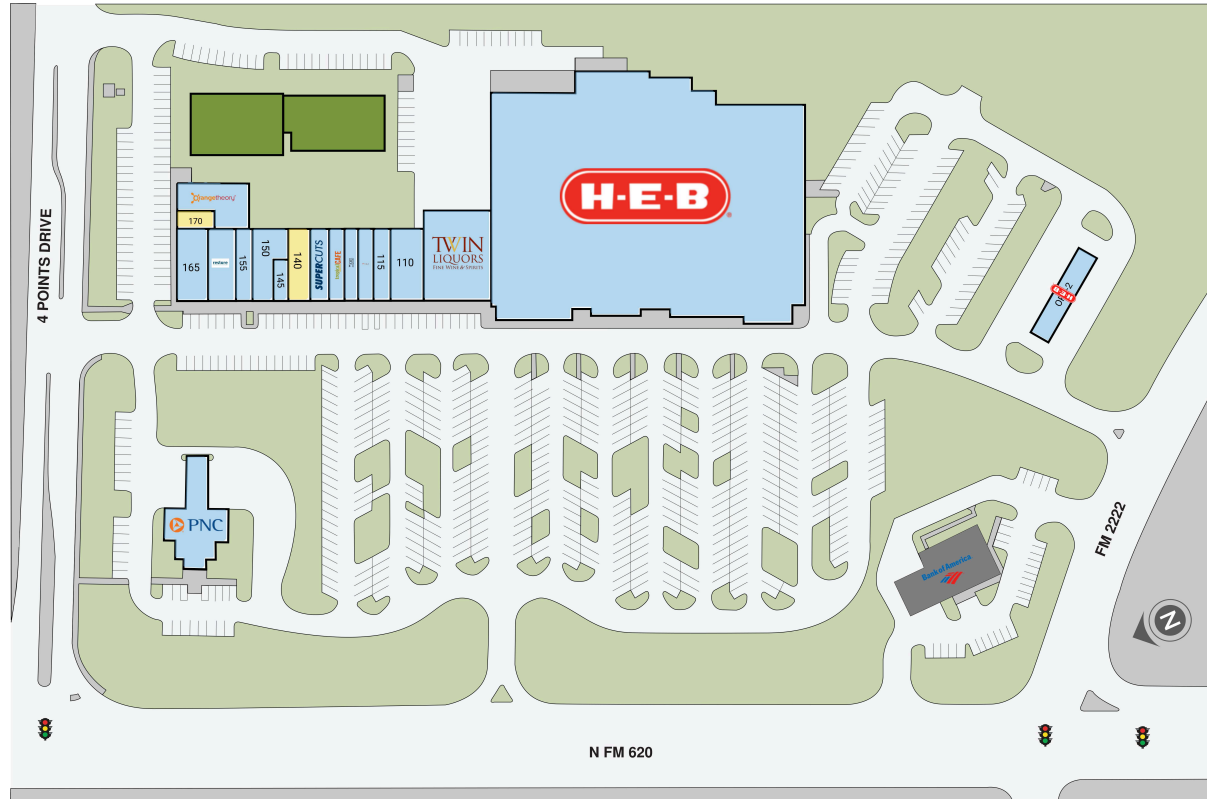


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Site Plan



| Suite | Tenant | GLA (SF) |
|-------|--------------------------------|----------|
| 140 | AVAILABLE | 1,635 |
| 170 | AVAILABLE | 710 |
| 100 | H-E-B | 89,650 |
| 105 | TWIN LIQUORS | 6,660 |
| OPR-1 | PNC BANK | 4,126 |
| 175 | ORANGETHEORY FITNESS | 2,922 |
| OPR-2 | HEB FUEL STATION | 2,640 |
| 110 | TOMLINSON'S FEED & PETS INC. | 2,502 |
| 150 | FOUR POINTS DENTAL | 2,010 |
| 165 | WESTLAKE EYECARE PLLC | 1,977 |
| 160 | RESTORE HYPER WELLNESS THERAPY | 1,860 |
| 115 | STRETCH ZONE | 1,600 |
| 130 | TROPICAL SMOOTHIE CAFE | 1,575 |
| 125 | THE JOINT CHIROPRACTIC | 1,260 |
| 120 | MATHNASIUM | 1,235 |
| 155 | THE UPS STORE | 1,225 |
| 135 | SUPERCUTS | 1,200 |
| 145 | STATE FARM INSURANCE | 825 |

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Get in Touch with Us

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