

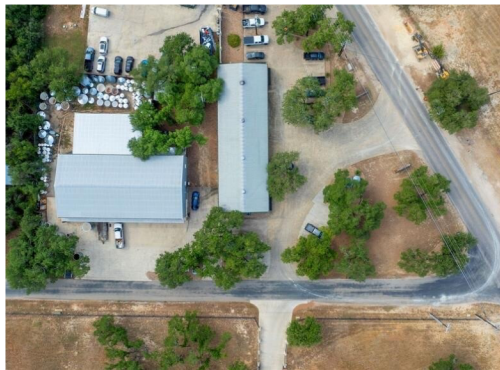


*Friedman Real Estate*

CREATING REAL VALUE IN PROPERTY AND PLACES.

# FOR SALE

**16299 Fitzhugh Rd  
Dripping Springs, TX  
78620**



## ABOUT THIS PROPERTY

DISCOVER AN EXCEPTIONAL OPPORTUNITY ALONG FITZHUGH ROAD WITH THIS VERSATILE FLEX PROPERTY OFFERING OUTSTANDING VISIBILITY AND ACCESS. THE BUILDING FEATURES 5,000 SF OF ENCLOSED SPACE PLUS AN ADDITIONAL 2,500 SF OF COVERED SPACE THAT CAN EASILY BE ENCLOSED FOR FUTURE EXPANSION. A MEZZANINE LEVEL PROVIDES ADDED FLEXIBILITY FOR STORAGE OR WORKSPACE, WHILE 3-PHASE POWER IS ALREADY AVAILABLE TO SUPPORT A WIDE RANGE OF BUSINESS OPERATIONS. THE PROPERTY ALSO INCLUDES A PRIVATE, FENCED YARD—IDEAL FOR EQUIPMENT, FLEET VEHICLES, OR OUTDOOR STORAGE—MAKING IT A GREAT FIT FOR CONTRACTORS, SALES OPERATIONS, ONLINE DISTRIBUTORS, ENGINEERS, HVAC SPECIALISTS, LICENSED PLUMBERS, POOL DESIGNERS, LANDSCAPE DEVELOPERS, AND MORE. THE EXISTING OFFICE AREA IS COMPACT YET HIGHLY ADAPTABLE, WITH ROOM TO EXPAND OR CONFIGURE TO YOUR SPECIFIC NEEDS. CONVENIENTLY POSITIONED WITH PRIME ACCESS TO DRIPPING SPRINGS, AUSTIN, BEE CAVE, LAKEWAY, AND BEYOND, THIS LOCATION IS HARD TO BEAT. ADDITIONALLY, ONCE CONSTRUCTION AT THE Y IN OAK HILL IS COMPLETE, THE PROPERTY WILL ALSO OFFER SEAMLESS ACCESS TO DOWNTOWN AUSTIN AND AUSTIN-BERGSTROM INTERNATIONAL AIRPORT. WITH FUNCTIONALITY, VISIBILITY, AND GROWTH POTENTIAL ALL IN ONE, THIS PROPERTY IS AN IDEAL FIT FOR A VARIETY OF BUSINESS USES.

## CONTACT DETAILS

**JOSH FRIEDMAN  
BROKER/OWNER**



O: (512) 892-9934

C: (512) 924-5323



[JOSH@FRIEDMANREALTORS.COM](mailto:JOSH@FRIEDMANREALTORS.COM)





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