



OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (NNN)
Building Size:	14,880 SF
Available SF:	2,765 SF
Lot Size:	1.961 Acres
Year Built:	2015
Zoning:	County

PROPERTY OVERVIEW

Space for immediate lease in Hill Country Design Center! Located at 10827 Highway 290 W, this space offers a perfect blend of functionality and convenience in the Texas Hill Country. 2765 SF shell space is available. Whether you're an established retailer or a budding entrepreneur, the features of this property are equally impressive. The roll-up loading door ensures easy access for deliveries and shipments, while prominent signage along Hwy 290 frontage ensures maximum visibility, allowing your business to stand out in the bustling high growth corridor. Convenience is key, and this property delivers. With easy highway access and a traffic light, your customers and clients will appreciate the ease of access to this prime commercial location.

PROPERTY HIGHLIGHTS

- Convenient traffic light egress/ingress
- Excellent Hwy 290 frontage visibility & signage
- Roll up door for easy loading
- Ideal for high end design/home business
- business

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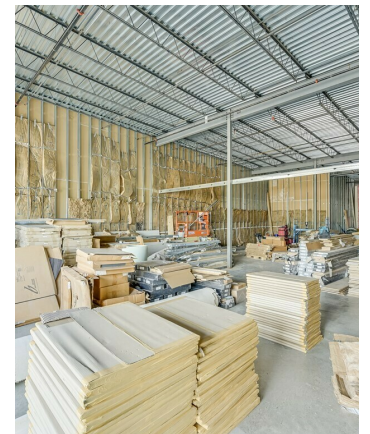
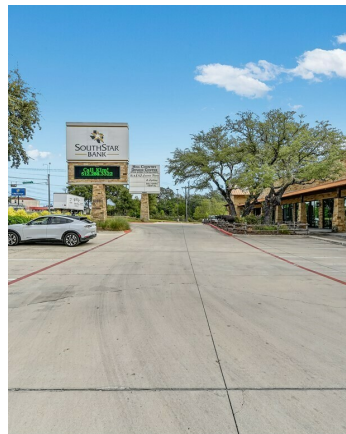
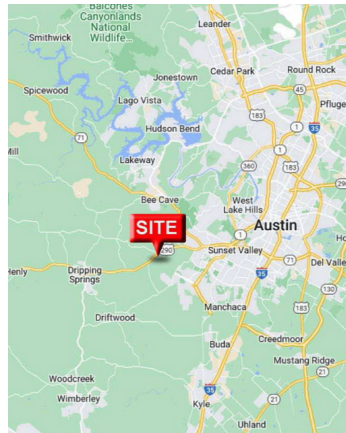
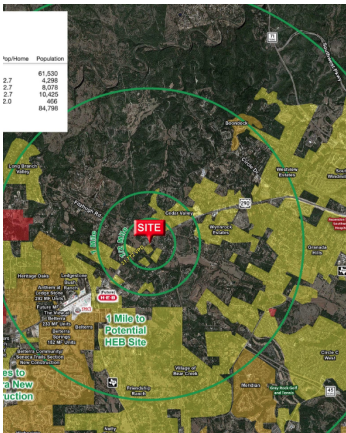
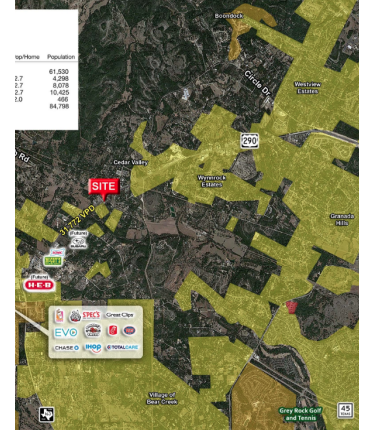
512.633.0369
guy.oberg@compass.com
TX #534590

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10827 HIGHWAY 290 W AUSTIN

ADDITIONAL PHOTOS



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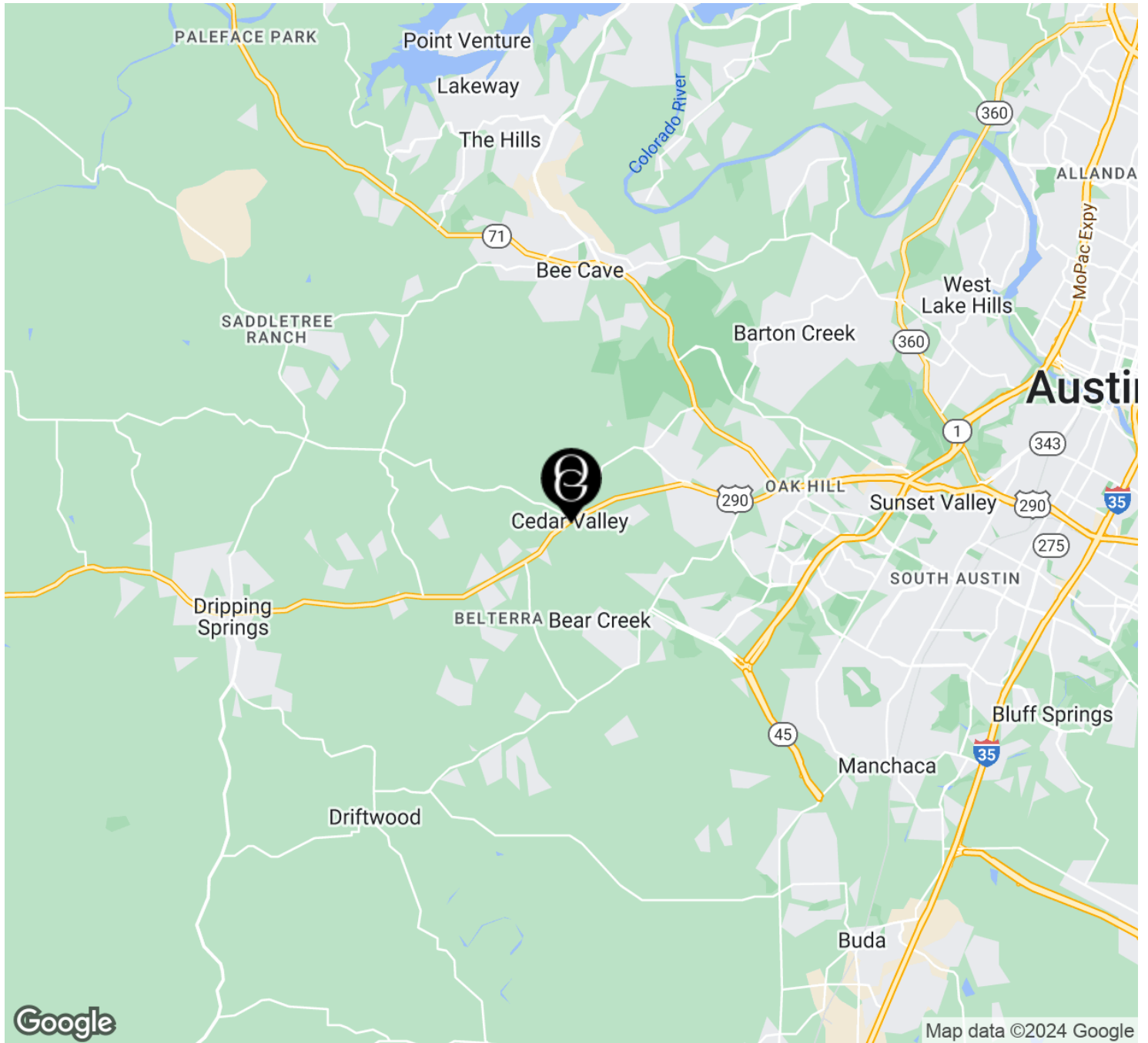
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LOCATION MAP

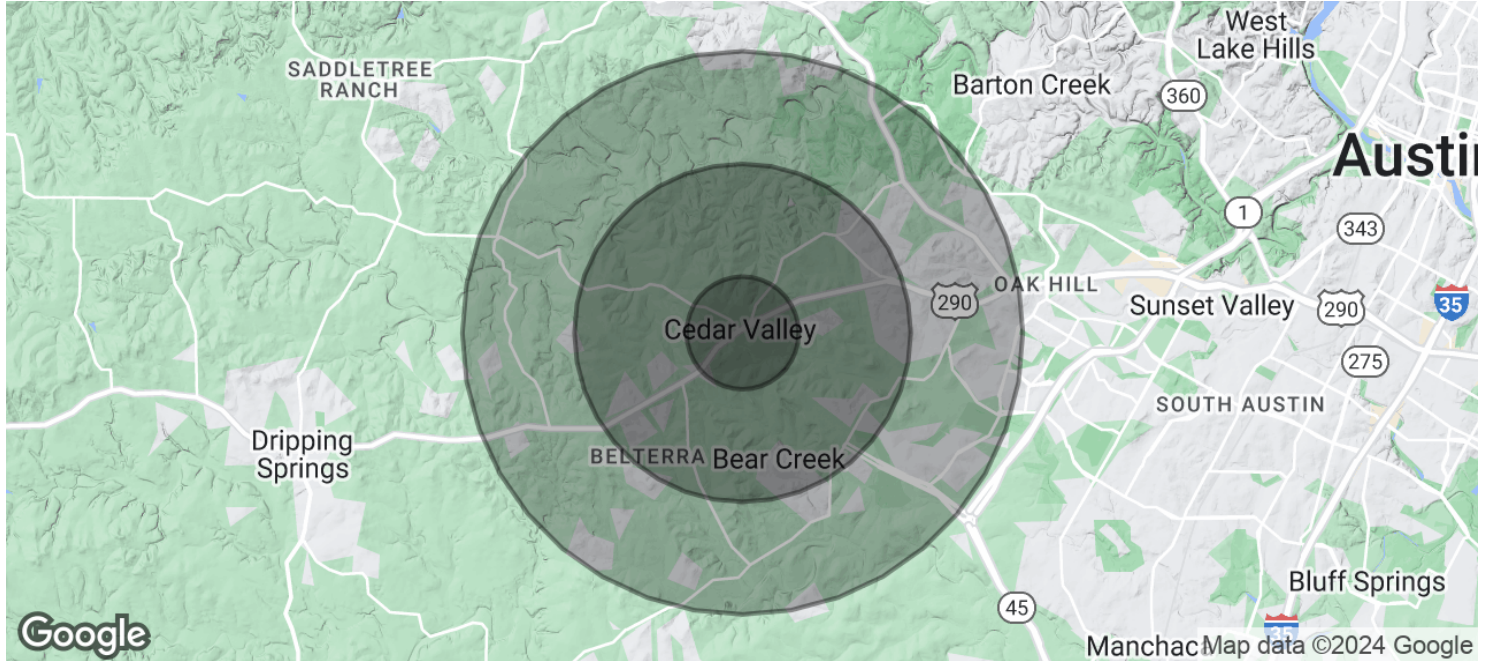


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	835	13,557	59,725
Average Age	45.6	40.7	39.7
Average Age (Male)	43.6	38.6	38.7
Average Age (Female)	48.5	40.2	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	276	4,381	21,392
# of Persons per HH	3.0	3.1	2.8
Average HH Income	\$176,395	\$165,653	\$148,941
Average House Value	\$581,485	\$501,730	\$451,210

* Demographic data derived from 2020 ACS - US Census

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