

FOR SALE OR LEASE



partners

Turnkey Brewery & Commercial Kitchen

Two-Building Production Campus

7800 W State Highway 71 · Austin, TX 78735

BUILDINGS

± 8,100 SF

SITE

± 0.929 AC

BAYS

Nine · ± 900 SF

PRICE

Contact Broker

Troy Martin

Vice President

512 580 6249

troy.martin@partnersrealestate.com



Partners

301 Congress Avenue, Suite 1360

Austin, TX 78701

partnersrealestate.com

A Food-Grade Production Campus on Highway 71

PROPERTY FACTS

Buildings	Bldg 1 — 4,500 SF · Food/beverage production Bldg 2 — 3,600 SF · Cold storage, warehouse, office
Site	± 0.929 AC
Clear Height	12' Eave / 13' Ridge
Loading	Eight 12' H × 10' W grade OH doors One pallet door
Power	208V 3-Ph 800A · 240V 1-Ph 400A
Frontage	± 200 FT on Hwy 71
Zoning	CS-NP

IMPROVEMENTS IN PLACE

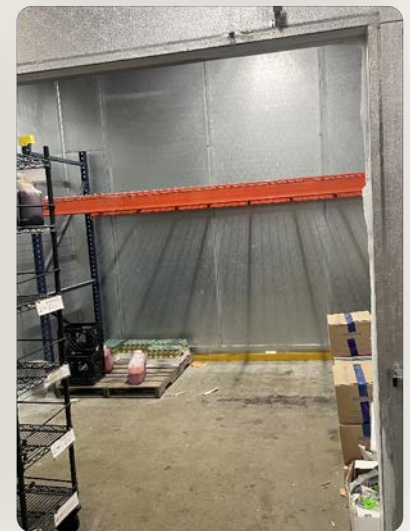
- Cold storage, brewing, fermentation, bottling rooms, warehouse and office
- Licensed commercial kitchen
- Walk-in cooler (35°F) and freezer (-10°F)
- Trench floor drains, and wash-down insulated wall panels
- Paved yard, drive-around circulation and parking

LOCATION — OAK HILL, AT THE "Y"



DESTINATION	DISTANCE · DRIVE TIME
Oak Hill "Y" (Hwy 71 / US 290)	≈ 1 mi · 3 min
Downtown Austin	≈ 11 mi · 20 min
Bee Cave	≈ 7 mi · 12 min
Austin-Bergstrom (AUS)	≈ 18 mi · 28 min

In Production Today



Brewing & Bottling Rooms

Commercial Kitchen

Walk-In Cooler & Freezer

Nine Drive-In Bays

208V Three-Phase, 800 Amps

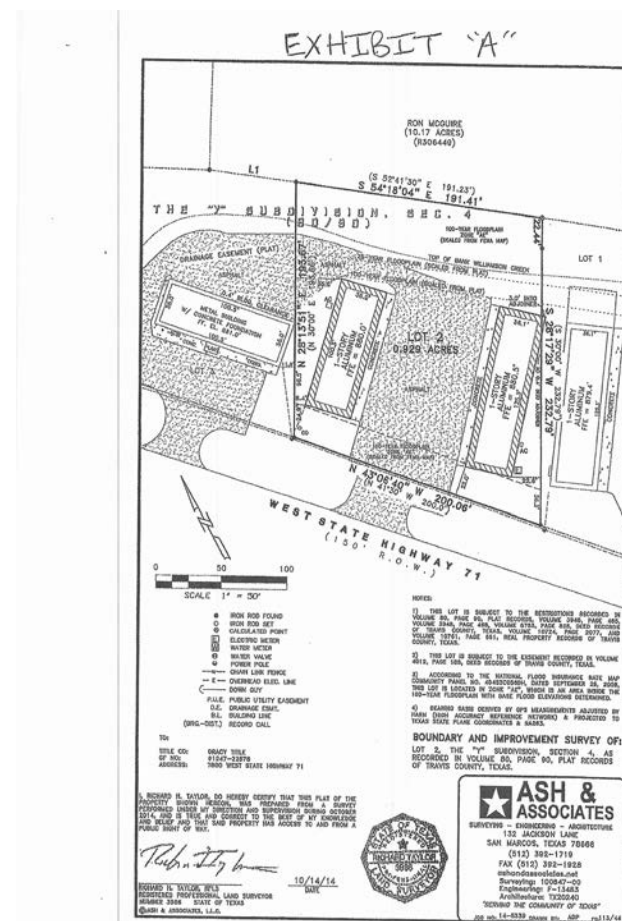
Compressed Air & Water Treatment

Wash-Down Finishes

Lot 2, The "Y" Subdivision, Section 4 — ± 200 feet of frontage on the 150' Highway 71 right-of-way, with Williamson Creek along the rear boundary.

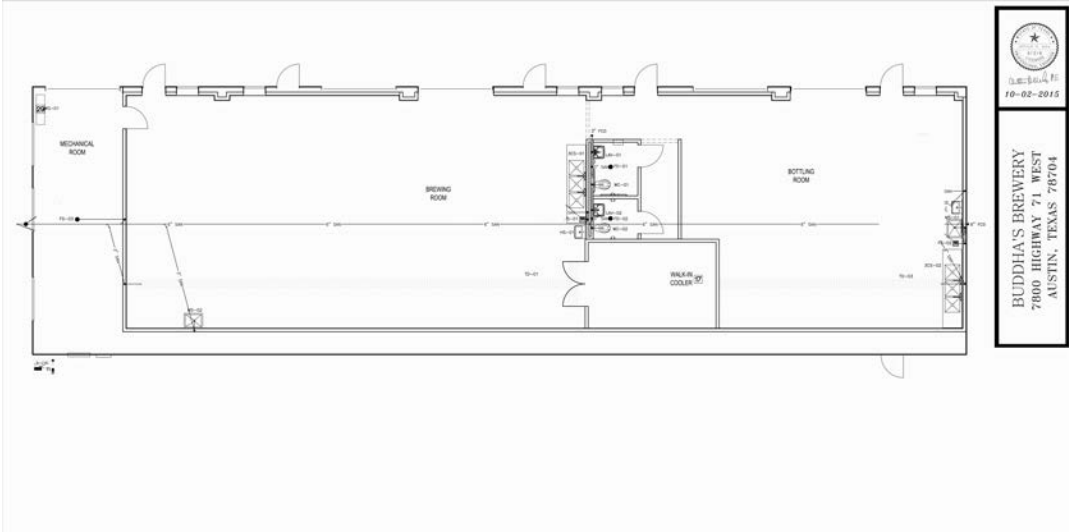
FEMA Zone AE

BOUNDARY & IMPROVEMENT SURVEY

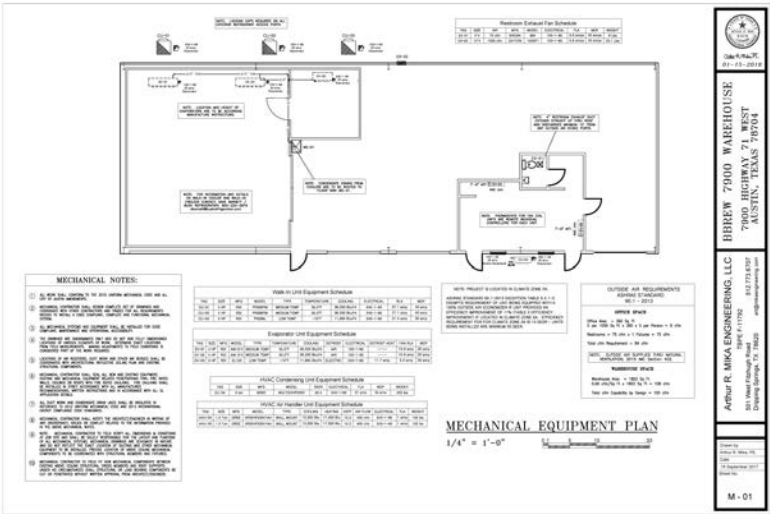


Two Buildings Nine ± 900 SF Bays

BUILDING 1 — PRODUCTION ± 4,500 SF · FIVE BAYS · 208V THREE-PHASE, 800 AMPS



BUILDING 2 — WAREHOUSE ± 3,600 SF · FOUR BAYS · 240V SINGLE-PHASE, 400 AMPS



Southwest Austin Trade Area 115,000+ Within Five Miles

An affluent, well-educated residential base along the Highway 71 and US 290 corridors — average household income above \$140,000 in the first mile and rising with every ring, with continued population growth projected through 2030.

TRADE AREA — BY RADIUS

	1 MILE	3 MILE	5 MILE
2025 Population	10,714	49,433	115,102
2030 Projection	11,143	51,068	118,862
Growth '25-'30	4.00%	3.31%	3.27%
2025 Households	4,408	20,805	46,890
Avg HH Income	\$140,861	\$153,619	\$162,853
Med HH Income	\$108,707	\$121,442	\$130,366
Bachelor's or Higher	54.7%	63.7%	65.0%
Median Age	38.7	40.4	41.0

Source: CoStar Demographic Detail Report, 8/5/2026. 2025 estimates and 2030 projections.

ASSESSED VALUE — TCAD 2026

\$1.34M

TOTAL APPRAISED

2.05%

COMBINED TAX RATE



partners

FOR SALE OR LEASE · CONTACT

± 8,100 SF turnkey brewery,
commercial kitchen and
cold storage on Highway 71.



Troy Martin

Vice President

512 580 6249 · troy.martin@partnersrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

Recipients are required to conduct their own investigation, analysis and due diligence, draw their own conclusions and make their own decisions. Any areas concerning taxes, zoning, entitlements, floodplain or specific legal or technical questions should be referred to professionals licensed or qualified to render such advice. In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental or consequential damages arising out of the use of this material.

301 Congress Avenue, Suite 1360
Austin, TX 78701

partnersrealestate.com