



7400 State Highway 71, Spicewood, TX 78669

BUILDING SIZE

3,780 SF

SALE PRICE

\$985,000

LEASE RATE

\$28/SF NNN

PROPERTY HIGHLIGHTS

- Brand-new construction, shell condition
- Demisable into three 1260 sf suites
- Hwy 71 frontage, strong visibility
- Well on site
- Condo land sale; common area rights
- Next to Public Storage

IDEAL FOR

- Owner / user investment
- Retail
- Showroom
- Office
- Single or multi-tenant

HWY 71 TRAFFIC COUNT
26,000 VPD

SUITE CONFIGURATION

The 3,780 SF building can be demised into three equal-size suites of approximately 1,260 SF each, sold or leased individually or in combination, or occupied as a single user.

SUITE 1

±1,260 SF

Sale or Lease

SUITE 2

±1,260 SF

Sale or Lease

SUITE 3

±1,260 SF

Sale or Lease

Sale Price: \$985,000 (\$260.58/SF) **Lease Rate:** \$28.00/SF NNN

LOCATION

Positioned on Highway 71 between Marble Falls and the Pedernales River, in the path of growth between Lakeway / Bee Cave and Spicewood's newest master-planned communities.



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, or withdrawal without notice. Traffic count figures available upon request.