



OFFERING SUMMARY

Sale Price:	\$1,675,000
SF:	6,700 TOTAL SF
Lease Rate:	\$15/FT + \$3/FT NNN
Available SF:	5000 SF
Lot Size:	4 Acres
Price / SF:	\$250/FT
Year Built:	2025
Suite Size:	5000 SF
Market:	Austin
Submarket:	Southwest

PROPERTY HIGHLIGHTS

- New Construction | Fully Air Conditioned
- 2 Building with Units ranging from \$1 mil to \$1.675 mil
- 4100 SF & 5000 SF Suites available. \$15/ft plus \$3/ft NNN's
- Gated Flex Community with Low Tax Rate
- Build to Suit Options
- Easy access to Austin, Dripping Springs, and San Antonio
- Monument Sign
- READY NOW THROUGH 1ST QUARTER OF 2026

VIDEO FLOORPLAN

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PROPERTY DESCRIPTION

New Flex Industrial Development Right off Hwy 290 W in Dripping Springs, TX— Prime Investment & Owner Occupant Opportunity! Units starting at \$1 MIL! Introducing a premier new flex industrial development in Hays County, TX, featuring nine buildings totaling +/-40,000 SF on a fully fenced and gated 4-acre site. This state-of-the-art development offers a low tax rate, a rainwater collection system, and fully air-conditioned units, all set against the stunning backdrop of Hill Country views. The property is designed for efficiency with concrete roads and high-quality construction, making it ideal for a variety of industrial and commercial uses. Location in the path of progress!

Available Units & Pricing:

Unit 102 A & B – 2,380-4,760 SF available
For Sale: \$250/SF | For Lease: \$15/SF + NNN
Available: NOW

Unit 200 – 4,100 SF
For sale: \$250/SF. For Lease at \$15/ft plus NNN's

Unit 300 – 6700 SF Building with 5000 SF available
For Sale: \$250/SF | For Lease: \$15/SF + NNN
Available: January 2026

Unit 302 – 1,800-2,700 SF available
For Sale: \$300/SF | For Lease: \$21/SF + NNN
Available: March 2026

This high-quality industrial park provides modern, flexible spaces with excellent access and prime investment opportunities. Secure your spot today in this sought-after low-tax business hub.

For more details or to schedule a tour, contact us today!

LOCATION DESCRIPTION

Amazing location in Southwest Austin off Hwy 290. Easy access to Austin or San Antonio. In the Heart of Dripping Springs.

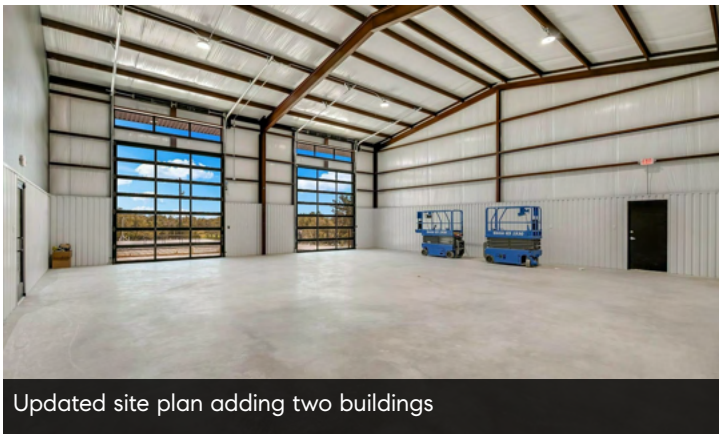


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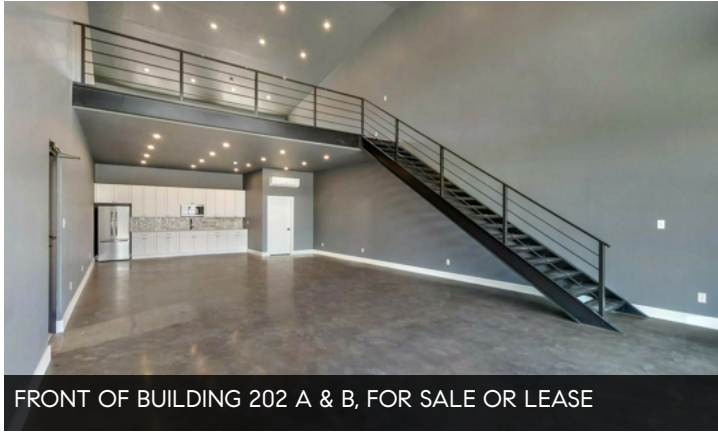


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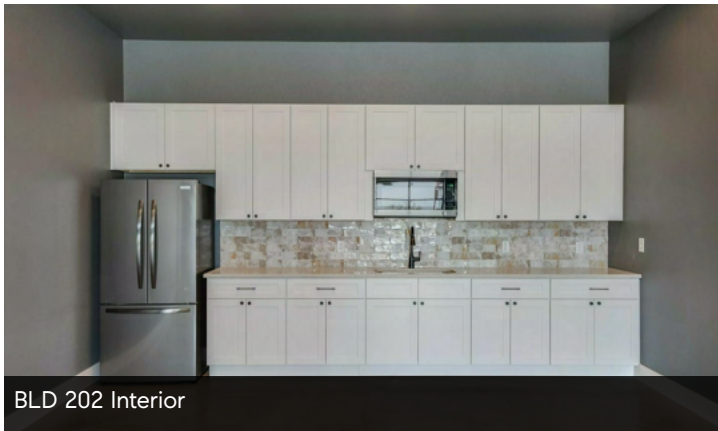
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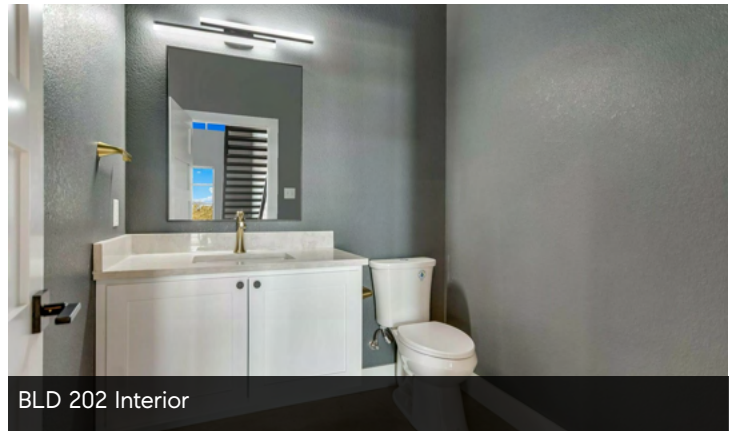
FRONT OF BUILDING 202 A & B, FOR SALE OR LEASE



FRONT OF BUILDING 202 A & B, FOR SALE OR LEASE



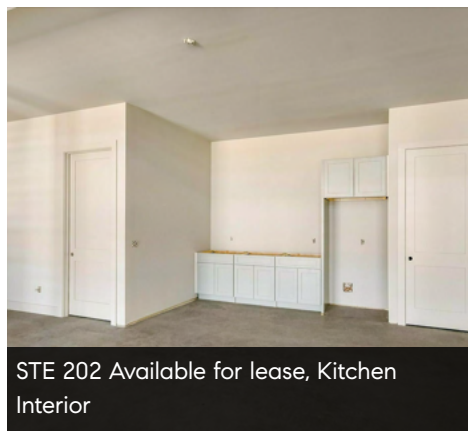
BLD 202 Interior



BLD 202 Interior



BLD 200, INTERIOR, Available for Lease



STE 202 Available for lease, Kitchen
Interior



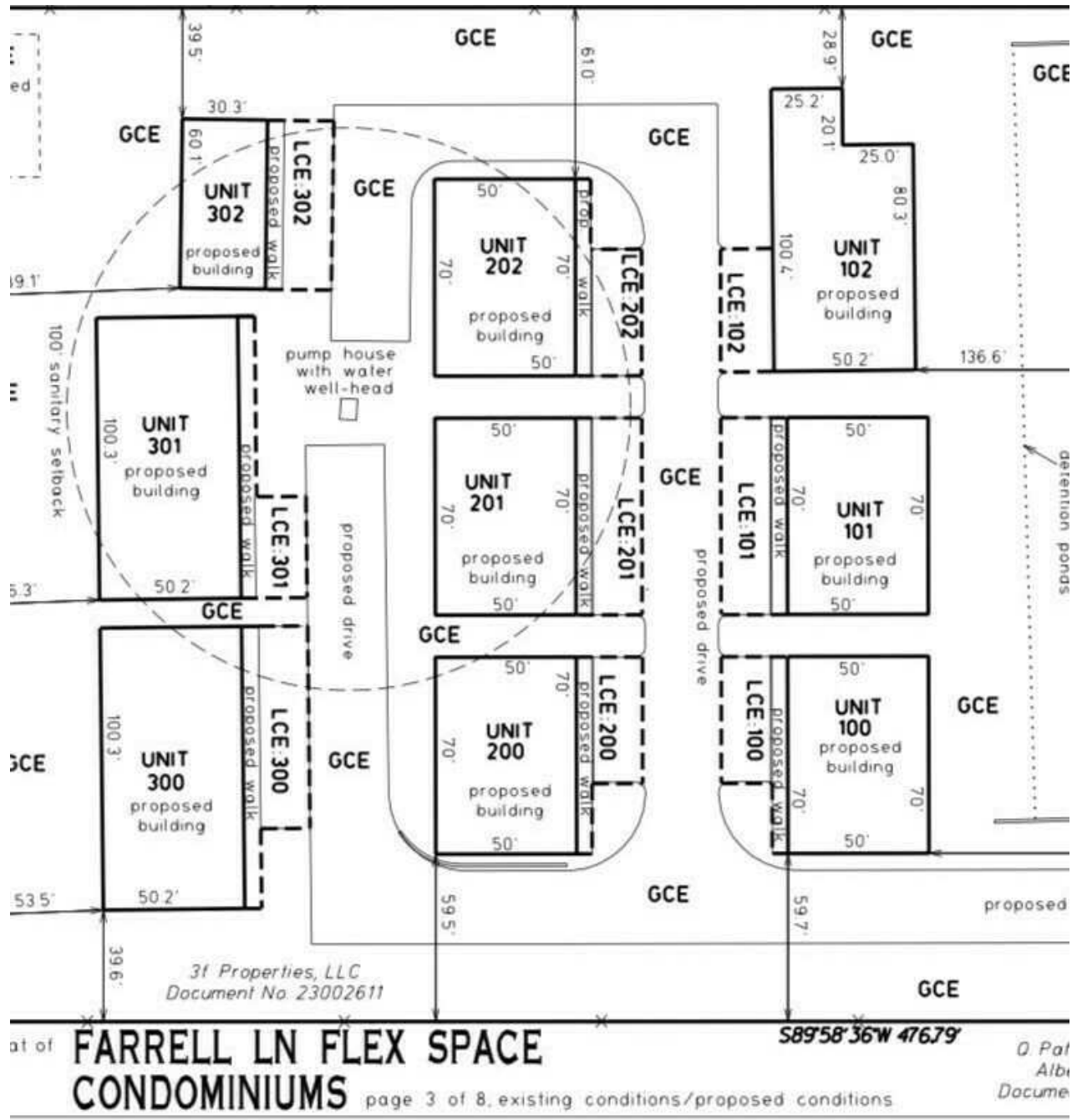
BLD 202 UPSTAIRS OFFICE

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Add text here...

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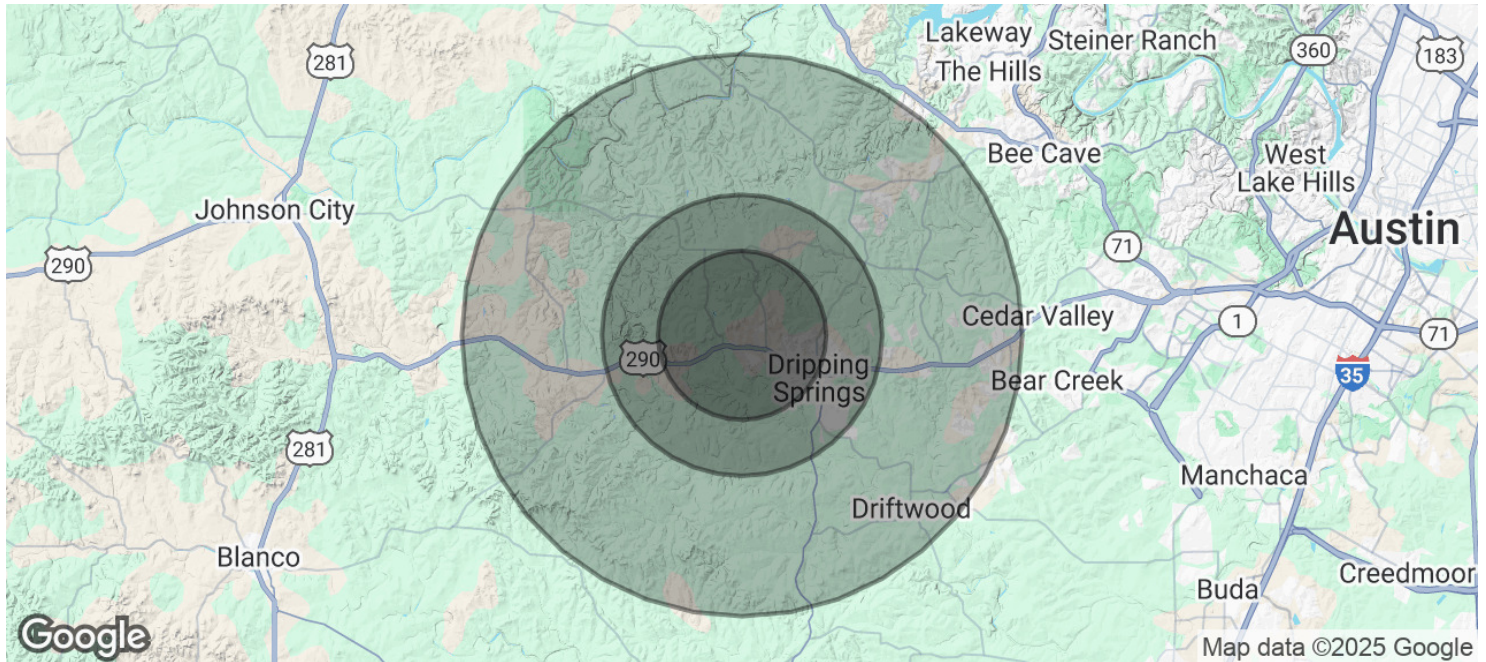
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,579	12,255	37,912
Average Age	43	42	41
Average Age (Male)	41	41	41
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,017	4,442	13,566
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$167,256	\$171,470	\$182,183
Average House Value	\$789,385	\$795,555	\$796,086

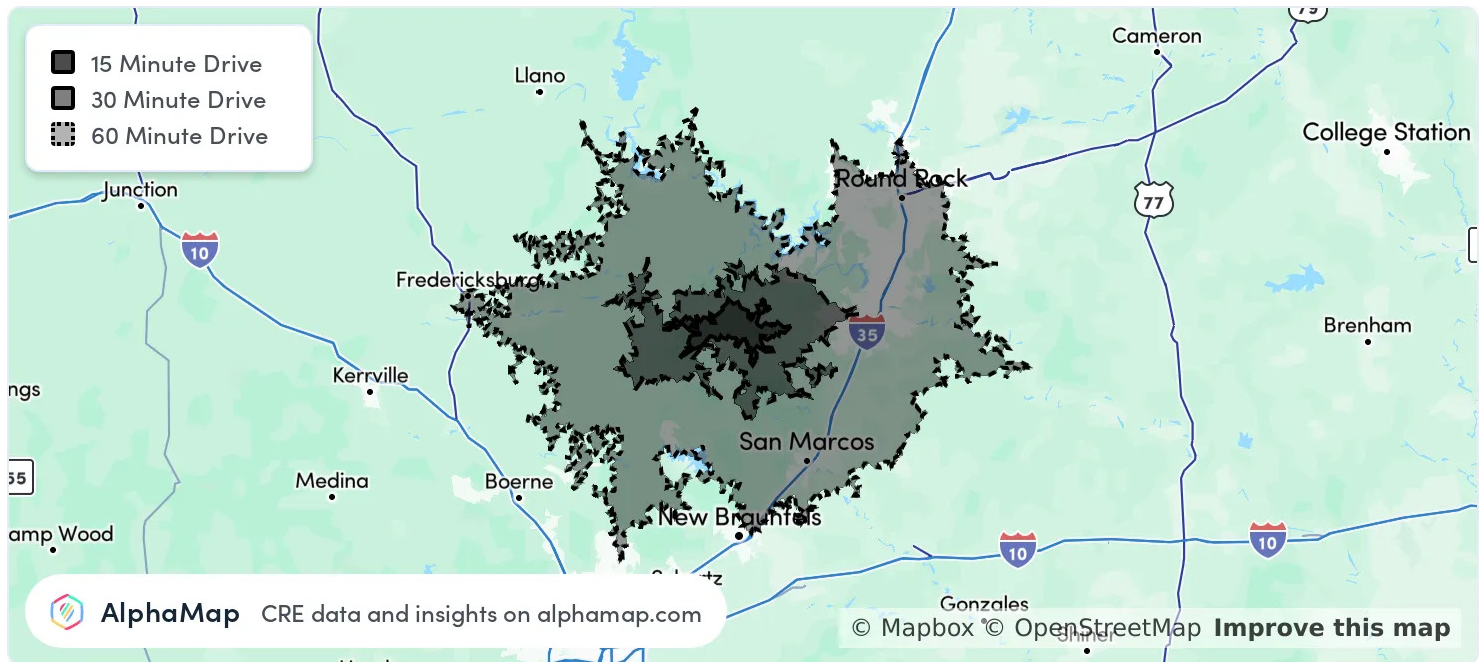
Demographics data derived from AlphaMap

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POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	18,050	117,259	1,821,510
Average Age	42	41	38
Average Age (Male)	41	40	37
Average Age (Female)	43	42	38

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	6,503	42,687	736,072
Persons per HH	2.8	2.7	2.5
Average HH Income	\$175,510	\$187,687	\$131,309
Average House Value	\$790,973	\$815,708	\$576,789
Per Capita Income	\$62,682	\$69,513	\$52,523

Map and demographics data derived from AlphaMap

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