



**NOW AVAILABLE!
FOR SALE | FOR LEASE**

**15431 FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620**

WORK | PLAY®

Project Information:

Total Project SF: 47,100 SF
4 Buildings | 43 Units

DRIPPING SPRINGS PROJECT

Uses:

Work – Play®
Light Industrial Zoning
Creative Office, Showroom, Fulfillment, Studio
Space, Fitness, Light Industrial, and many more!

Best-In-Class Features:

Restroom, Wet Bar, HVAC, Mezzanines with
Above & Below Electric & Lighting Packages,
Polished Concrete Floor, Painted / Finished
Interior Walls, 14x14 OH Door or 10'x 14' OH +
Operator + MyQ Technology, Electronic Door
Locks, Balconies, Best In Class Insulation & R
Values, 24/7 Access, Other Options Available

Tours Available By Request.

What is a Personal Warehouse®?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Play® with a Personal Warehouse® as the only limit is your imagination!

OVERVIEW

**DRIPPING SPRINGS
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DRIPPING SPRINGS, TX 78620**

YEAR BUILT:

Groundbreaking: Winter 2024
Completion: May 2025

UNIT SIZES:

1,000 - 4,300 SF

UNIT VARIETY:

Drive-Thru; Core & Shell; Fully Finished; Front
Loaded Mezzanine

OCCUPANCY:

Ideal for Work – Play®

FOR SALE AND FOR LEASE:

Prices starting at \$414,405

Please call for availability & complete pricing details



DRIPPING SPRINGS PROJECT



DRIPPING SPRINGS PROJECT

BEST IN CLASS FEATURES:

- Restroom
- Wet Bar
- HVAC
- Mezzanine with Above & Below Electric & Lighting Packages
- Painted / Finished Interior Walls & Polished Concrete Floor
- High-Class Finish Outs
- 14x14 or 10'x 14' OH Door + Operator + MyQ Technology
- Electronic Door Locks
- 24/7 Access
- Best in Class Insulation & R Values

OPTIONS ON SELECT UNITS:

- Balconies: Juliette, Cocktail
- Drive Thrus, Small Yard Space

OTHER PROJECT FEATURES:

- Ample Parking - Parking Ratio of 3:2/1,000 SF!
- Typical Warehouse is only 1/1,000 SF
- Shared & Common Parking Spaces
- Dedicated Spots Available for Lease
- ADA Accessible Utilities
- Pedernales Electric COOP
- Rain Harvesting with Well Backup for Domestic Supply
- High Speed Internet



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability are subject to change without notice.

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DRIPPING SPRINGS MODEL UNIT

DRIPPING SPRINGS
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CONFERENCE ROOM



MEETING AREA



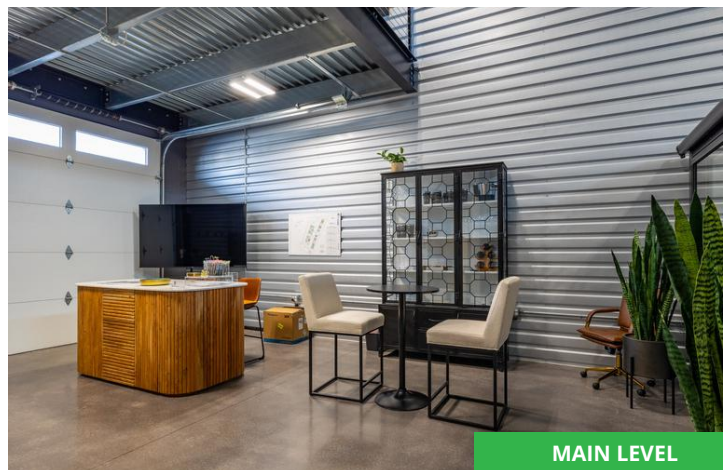
KITCHENETTE



MEZZANINE



RESTROOM



MAIN LEVEL



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PROJECT PHOTOS

DRIPPING SPRINGS
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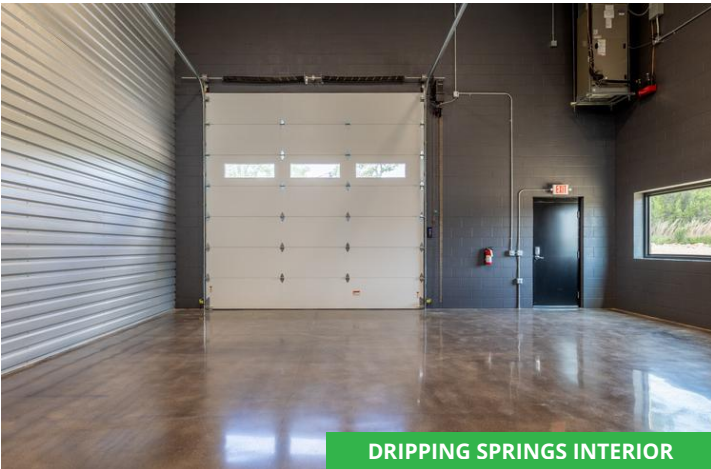
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DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS MEZZANINE



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS EXTERIOR



DRIPPING SPRINGS EXTERIOR



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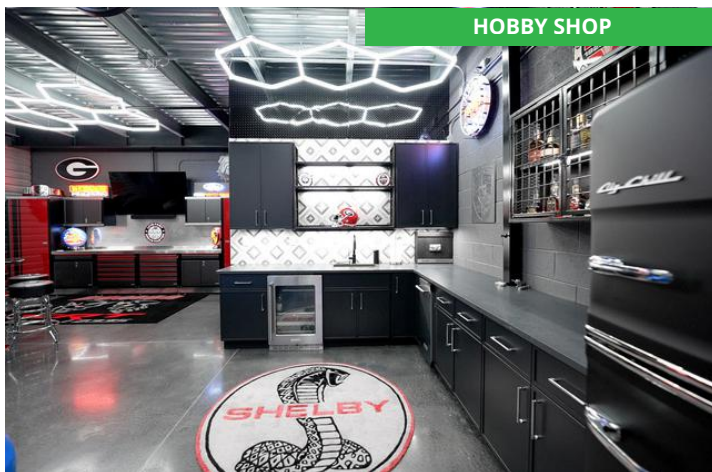
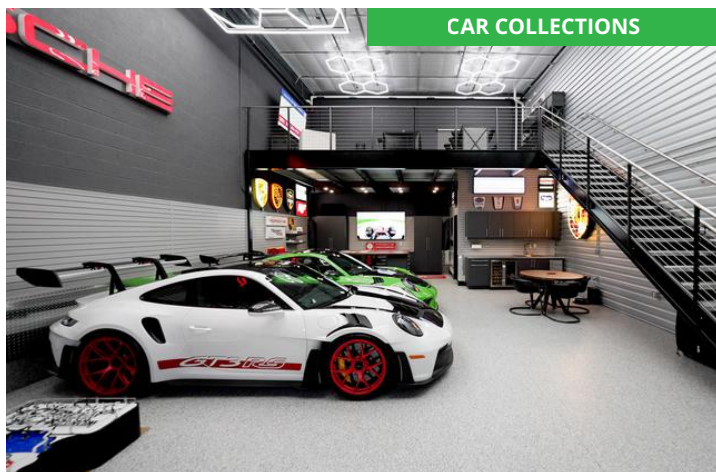
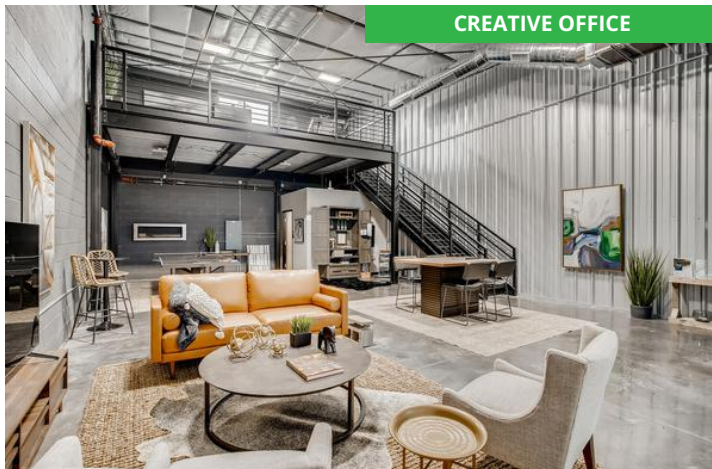
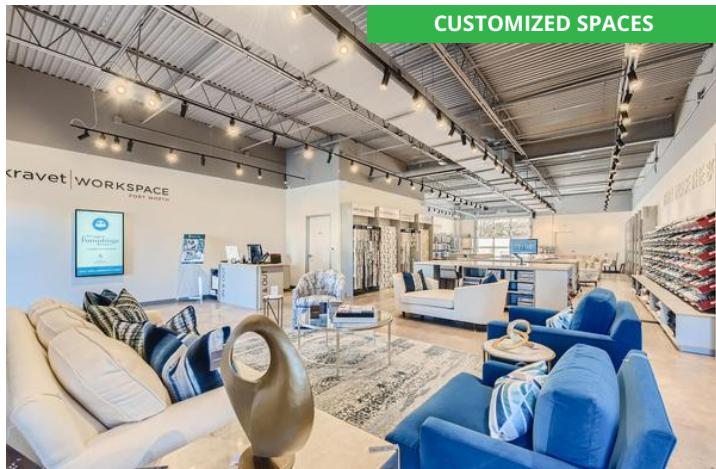
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CONCEPT - SAMPLE USES



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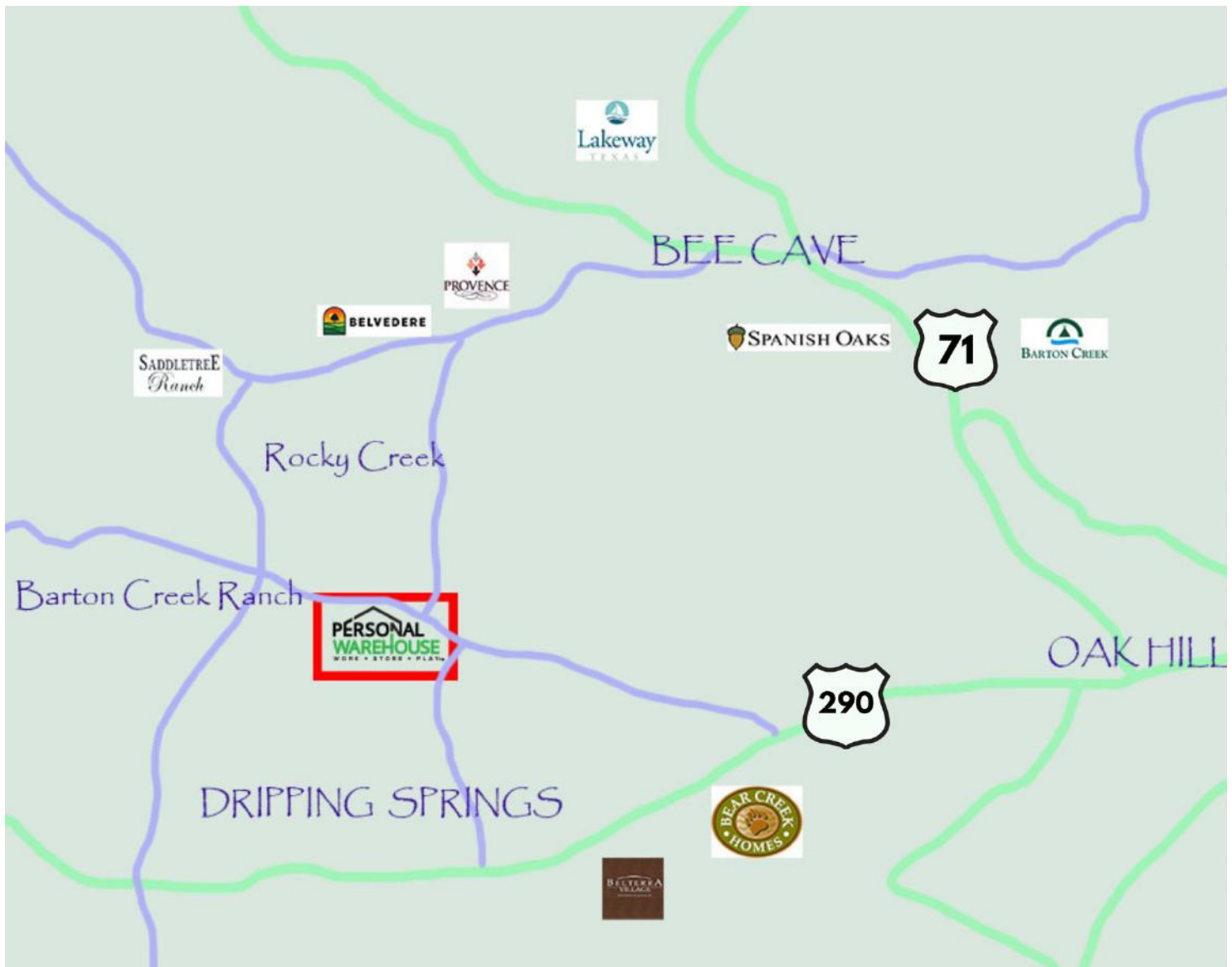
MAP

**DRIPPING SPRINGS
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**15431 FITZHUGH ROAD
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The Personal Warehouse Fitzhugh Road Location Serves the SW Austin Communities :

- 5 Minutes to Belvedere & Provence via Crumley Ranch Rd.
- 11 Minutes to Spanish Oaks via Hamilton Pool Road
- 2 Minutes to Ranch Road 12
- 10 Minutes to Belterra via Trautwein Rd
- 8 Minutes to Hwy 290 via Fitzhugh Rd.
- 10 Minutes to Bee Cave
- 3 Minutes to Rocky Creek
- 15 Minutes to Lakeway
- 15 Minutes to Oak Hill
- 30 Seconds to Fitzhugh Brewing



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AERIAL

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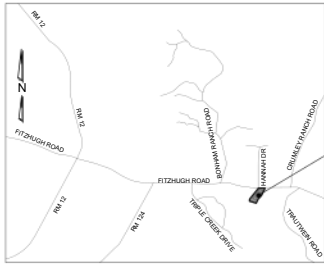
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SITE PLAN

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VICINITY MAP

SITE LOCATION

LOT 3
2.9283 ACRES
FITZHUGH ACRES SUBDIVISION
FITZHUGH TEXAS BROWNSVILLE LTD.



ADDRESSING FORMAT
15431 FITZHUGH ROAD, SUITE ###
DRIPPING SPRINGS, TEXAS 78620

BUILDING 300									
SUITE NO.	FULLY FINISHED	ST PLANS SPECIFICATIONS			MEASUREMENTS			INTERIOR FINISHES	INTERIOR EQUIPMENT
		UNIT NO.	UNIT NO.	UNIT NO.	WALL	WALL	WALL		
		NO. STN.	SQ. FT.	AREA	NO. STN.	SQ. FT.	AREA	HEIGHT	HEIGHT
301	X	301.1	580	1,000.0	302	30.0	400.0	14'-0"	22'-0"
302	X	302.0	580	1,000.0	303	30.0	400.0	14'-0"	22'-0"
303	X	303.0	580	1,000.0	304	30.0	400.0	14'-0"	22'-0"
304	X	304.0	580	1,000.0	305	30.0	400.0	14'-0"	22'-0"
305	X	305.0	580	1,000.0	306	30.0	400.0	14'-0"	22'-0"
306	X	306.0	580	1,000.0	307	30.0	400.0	14'-0"	22'-0"
307	X	307.0	580	1,000.0	308	30.0	400.0	14'-0"	22'-0"
308	X	308.0	580	1,000.0	309	30.0	400.0	14'-0"	22'-0"
309	X	309.0	580	1,000.0	310	30.0	400.0	14'-0"	22'-0"
BUILDING 300 TOTAL AREA:		12,000 SQ. FT.							

BUILDING 301									
SUITE NO.	FULLY FINISHED	ST PLANS SPECIFICATIONS			MEASUREMENTS			INTERIOR FINISHES	INTERIOR EQUIPMENT
		UNIT NO.	UNIT NO.	UNIT NO.	WALL	WALL	WALL		
		NO. STN.	SQ. FT.	AREA	NO. STN.	SQ. FT.	AREA	HEIGHT	HEIGHT
311	X	311.0	40.0	1,100.0	312	30.0	300.0	14'-0"	22'-0"
312	X	312.0	40.0	1,100.0	313	30.0	300.0	14'-0"	22'-0"
313	X	313.0	40.0	1,100.0	314	30.0	300.0	14'-0"	22'-0"
314	X	314.0	40.0	1,100.0	315	30.0	300.0	14'-0"	22'-0"
315	X	315.0	40.0	1,100.0	316	30.0	300.0	14'-0"	22'-0"
316	X	316.0	40.0	1,100.0	317	30.0	300.0	14'-0"	22'-0"
317	X	317.0	40.0	1,100.0	318	30.0	300.0	14'-0"	22'-0"
318	X	318.0	40.0	1,100.0	319	30.0	300.0	14'-0"	22'-0"
319	X	319.0	40.0	1,100.0	320	30.0	300.0	14'-0"	22'-0"
BUILDING 301 TOTAL AREA:		12,000 SQ. FT.							

BUILDING 302									
SUITE NO.	FULLY FINISHED	ST PLANS SPECIFICATIONS			MEASUREMENTS			INTERIOR FINISHES	INTERIOR EQUIPMENT
		UNIT NO.	UNIT NO.	UNIT NO.	WALL	WALL	WALL		
		NO. STN.	SQ. FT.	AREA	NO. STN.	SQ. FT.	AREA	HEIGHT	HEIGHT
321	X	321.0	40.0	1,100.0	322	30.0	300.0	14'-0"	22'-0"
322	X	322.0	40.0	1,100.0	323	30.0	300.0	14'-0"	22'-0"
323	X	323.0	40.0	1,100.0	324	30.0	300.0	14'-0"	22'-0"
324	X	324.0	40.0	1,100.0	325	30.0	300.0	14'-0"	22'-0"
325	X	325.0	40.0	1,100.0	326	30.0	300.0	14'-0"	22'-0"
326	X	326.0	40.0	1,100.0	327	30.0	300.0	14'-0"	22'-0"
327	X	327.0	40.0	1,100.0	328	30.0	300.0	14'-0"	22'-0"
328	X	328.0	40.0	1,100.0	329	30.0	300.0	14'-0"	22'-0"
329	X	329.0	40.0	1,100.0	330	30.0	300.0	14'-0"	22'-0"
BUILDING 302 TOTAL AREA:		12,000 SQ. FT.							

BUILDING 303									
SUITE NO.	FULLY FINISHED	ST PLANS SPECIFICATIONS			MEASUREMENTS			INTERIOR FINISHES	INTERIOR EQUIPMENT
		UNIT NO.	UNIT NO.	UNIT NO.	WALL	WALL	WALL		
		NO. STN.	SQ. FT.	AREA	NO. STN.	SQ. FT.	AREA	HEIGHT	HEIGHT
331	X	331.0	40.0	1,100.0	332	30.0	300.0	14'-0"	22'-0"
332	X	332.0	40.0	1,100.0	333	30.0	300.0	14'-0"	22'-0"
333	X	333.0	40.0	1,100.0	334	30.0	300.0	14'-0"	22'-0"
334	X	334.0	40.0	1,100.0	335	30.0	300.0	14'-0"	22'-0"
335	X	335.0	40.0	1,100.0	336	30.0	300.0	14'-0"	22'-0"
336	X	336.0	40.0	1,100.0	337	30.0	300.0	14'-0"	22'-0"
337	X	337.0	40.0	1,100.0	338	30.0	300.0	14'-0"	22'-0"
338	X	338.0	40.0	1,100.0	339	30.0	300.0	14'-0"	22'-0"
339	X	339.0	40.0	1,100.0	340	30.0	300.0	14'-0"	22'-0"
BUILDING 303 TOTAL AREA:		12,000 SQ. FT.							

LEGEND

- FRONT LOADED UNITS
- FULLY FINISHED UNITS
- FINISHED WALLS
- MODEL UNIT

PARKING COUNT	
STANDARD STALLS	562
STANDARD HOV STALLS	7
HOV STALLS	7
TOTAL PARKING STALLS	576

PERSONAL WAREHOUSE
CONSULTANTS
15431 FITZHUGH ROAD, SUITE ###
DRIPPING SPRINGS, TEXAS 78620

MARKETING SITE PLAN

PERSONAL WAREHOUSE
DRIPPING SPRINGS, TEXAS

SHEET 1 OF 1



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