



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	6,008 SF
Available SF:	2,588 or 3,420 SF
Year Built:	2026
Zoning:	County
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Brand-new flex industrial building offering exceptional flexibility in one of the fastest-growing commercial corridors in the Texas Hill Country. Located on Fitzhugh Road just minutes from Dripping Springs, this property is ideally positioned to serve Austin, Bee Cave, Lakeway, Dripping Springs, Johnson City, and the surrounding Hill Country.

The building consists of two suites that can be leased separately or combined into approximately 6,008 SF. Suite A offers 2,588 SF with approximately 1,008 SF of finished office space and two automatic roll-up doors. Suite B offers 3,420 SF with approximately 1,008 SF of finished office space and two automatic roll-up doors. Both suites are fully air conditioned, feature private restrooms, 20-foot clear heights, and provide flexible warehouse layouts ideal for manufacturing, distribution, contractors, showroom space, e-commerce, light assembly, and value-added production.

Constructed for today's industrial user, the property features durable concrete drives and parking areas, generous warehouse space, modern office finishes, and an efficient clear-span design that accommodates racking, staging, equipment placement, and a variety of business operations. Ample parking and easy truck access provide convenient daily functionality.

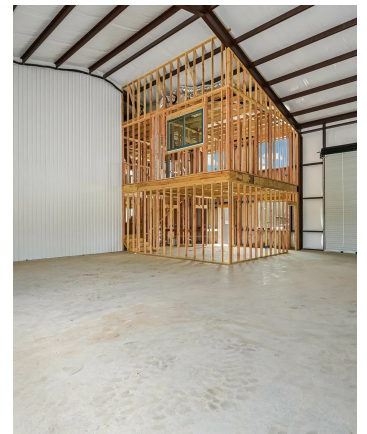
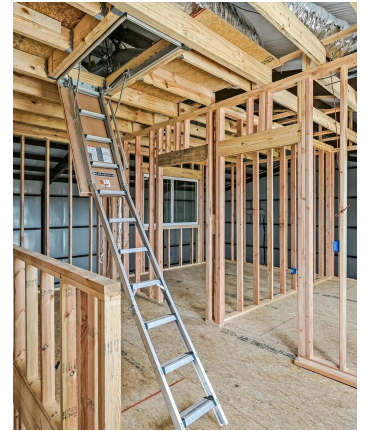
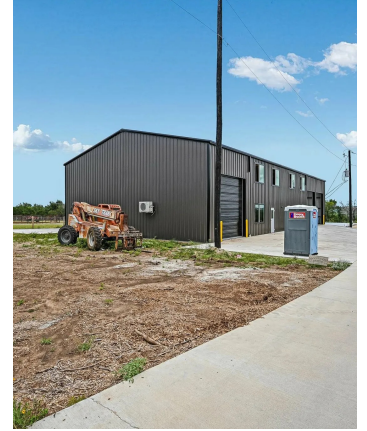
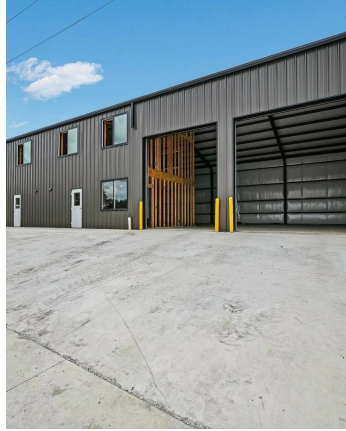
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15113 FITZHUGH ROAD STE 500 AUSTIN

ADDITIONAL PHOTOS



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2500 Bee Cave Rd, Ste 200, Bldg 3

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15113 FITZHUGH ROAD STE 500
AUSTIN

FITZHUGH
OFFICE/WAREHOUSE



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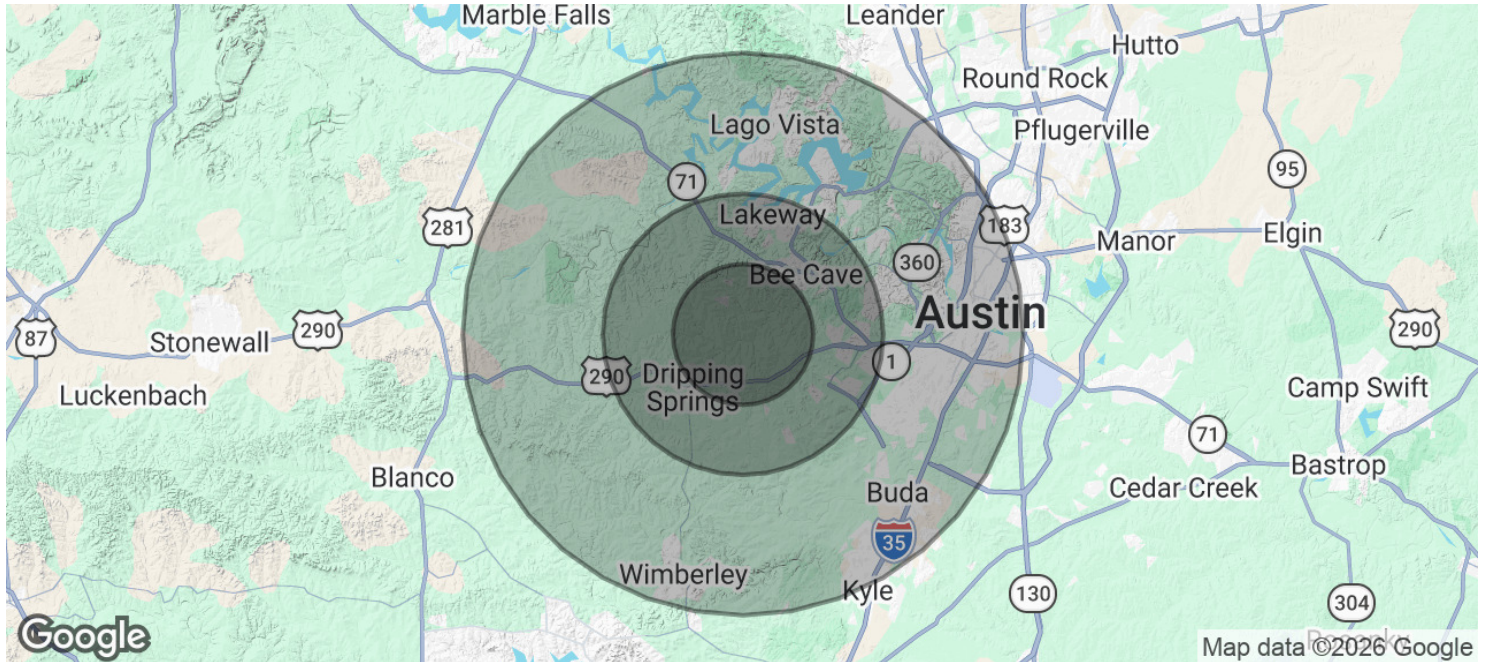
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	26,254	147,441	944,307
Average Age	41.4	42.8	38.4
Average Age (Male)	42.1	43.0	38.4
Average Age (Female)	39.0	41.8	38.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	9,314	55,763	412,097
# of Persons per HH	2.8	2.6	2.3
Average HH Income	\$195,415	\$204,868	\$151,197
Average House Value	\$747,108	\$769,441	\$679,245

2023 American Community Survey (ACS)

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