



OFFERING SUMMARY

Sale Price:	\$1,740,000
Building Size:	4,700 SF
Tax Rate:	1.7%
Lot Size:	7.06 Acres
Utilities	Well, Septic, 3 PHS Power
Zoning:	Unrestricted
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Positioned along the highly traveled corridor of Highway 71, 21511 State Hwy 71 offers a rare blend of visibility, functionality, and flexibility in one of the fastest-growing areas of the Hill Country. Set on 7 usable acres, this property delivers the ideal environment for an owner-user, investor, or entrepreneur looking to establish a presence with room to grow. The ±4,700 SF metal building is thoughtfully configured to support both business operations and on-site living. Two fully built-out residential units—a 1-bedroom/1-bath and a 2-bedroom/1-bath—each feature full kitchens and washer/dryer connections, providing flexibility for owner occupancy, employee housing, or rental income. The remaining warehouse space is wide-open and well-suited for manufacturing, distribution, storage, or a variety of industrial uses.

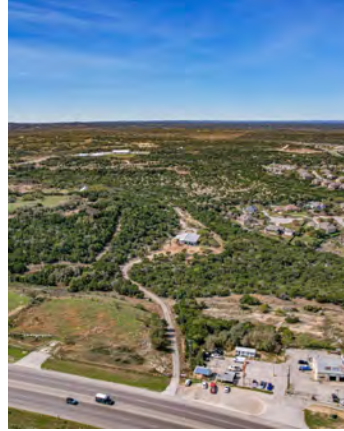
Powering the property is 3-phase electrical service, allowing for heavy-duty equipment and high-capacity operations—an increasingly rare and valuable feature in this corridor. While the site benefits from strong Highway 71 frontage and excellent signage opportunities, the improvements are set back off the road, creating a quiet, private setting that feels worlds away from the traffic. The property is serviced by well and septic, and being located in the county means no zoning restrictions, offering unmatched flexibility for a wide range of uses.

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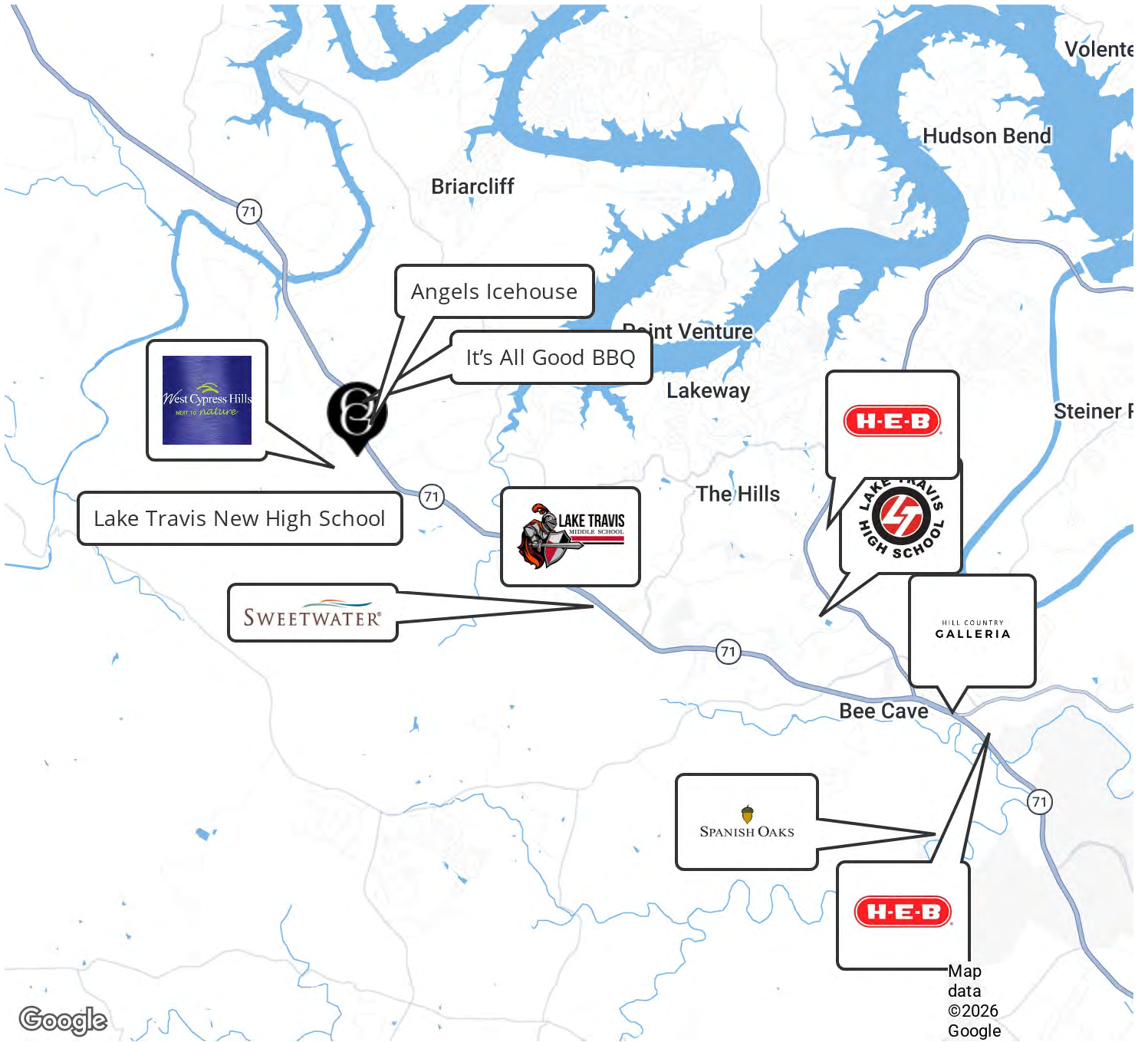


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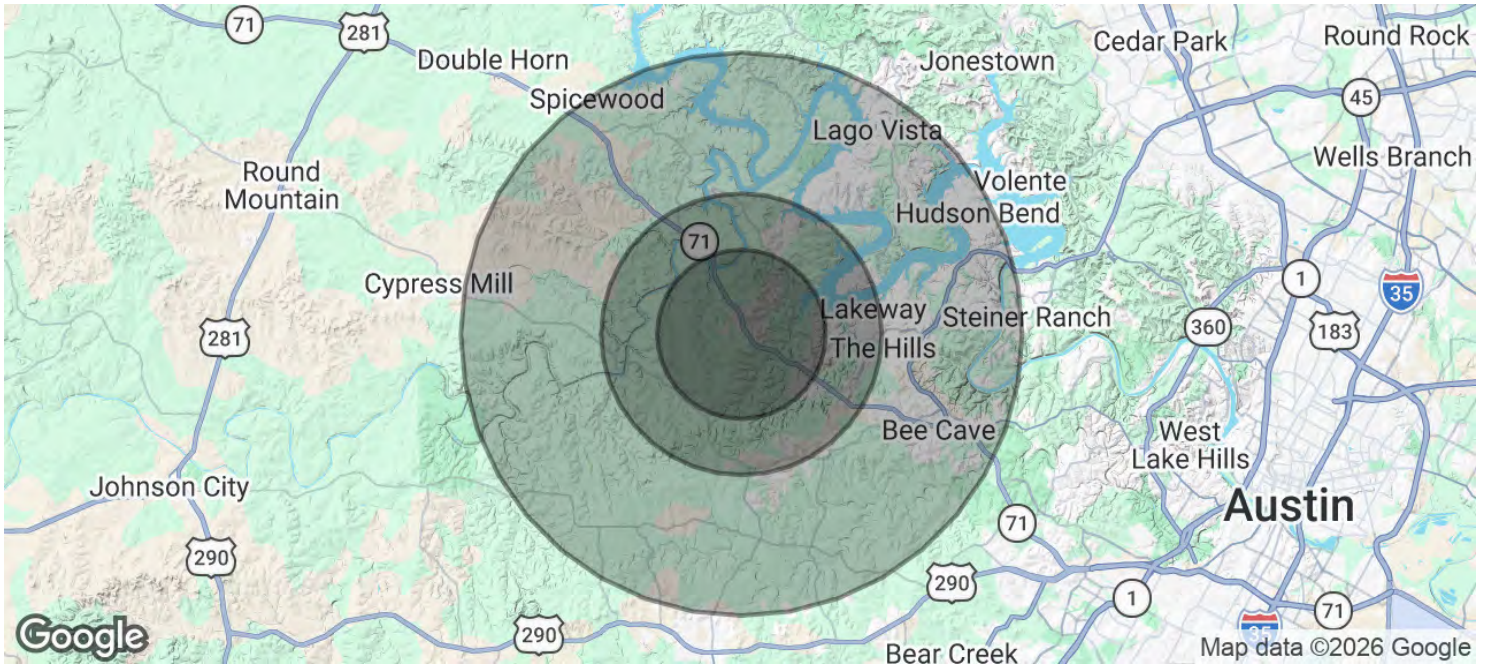


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,290	23,525	91,112
Average Age	41.4	44.0	46.1
Average Age (Male)	43.6	45.4	46.4
Average Age (Female)	38.3	42.8	45.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,898	8,972	36,807
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$244,570	\$226,629	\$195,620
Average House Value	\$900,347	\$798,170	\$721,659

2023 American Community Survey (ACS)

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