



OFFERING SUMMARY

Sale Price:	\$1,485,000
SF:	5940 SF
Lease Rate:	\$15FT + \$3/FT NNN
Available SF:	2720-5940 SF
Lot Size:	4 Acres
Price / SF:	\$250/FT
Year Built:	2026
Suite Size:	2720 & 3220 SF
Market:	Austin
Submarket:	Southwest

PROPERTY HIGHLIGHTS

- New Construction | Fully Air Conditioned
- ONE BUILDING LEFT! COULD BE SPLIT INTO TWO UNITS
- 2720 SF SUITE (\$680K) AND 3220 SF SUITE (\$805,000) AVAILABLE
- Gated Flex Community With Low Tax Rate
- \$15/Ft Plus NNN's
- \$250/FT
- Suites Available Now!
- Fully Air Conditioned
- Fully Gated Flex Park

[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 \$680K! 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 102A – 2,7720 SF

For sale: \$250/SF. For Lease at \$15/ft plus NNN's
AVAILABLE NOW!

Unit 102B – 3220 SF Suite available

For Sale: \$250/SF | For Lease: \$15/SF + NNN
AVAILABLE NOW!

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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451 FARRELL LANE DRIPPING SPRINGS

ADDITIONAL PHOTOS



Add text here...



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BLD 200, AVAILABLE FOR LEASE



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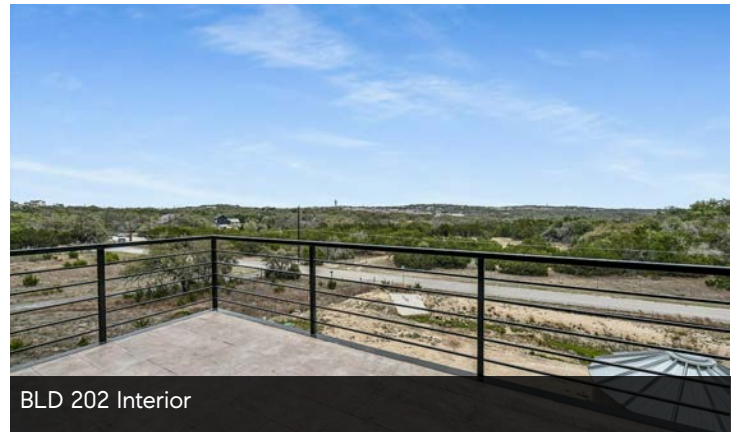
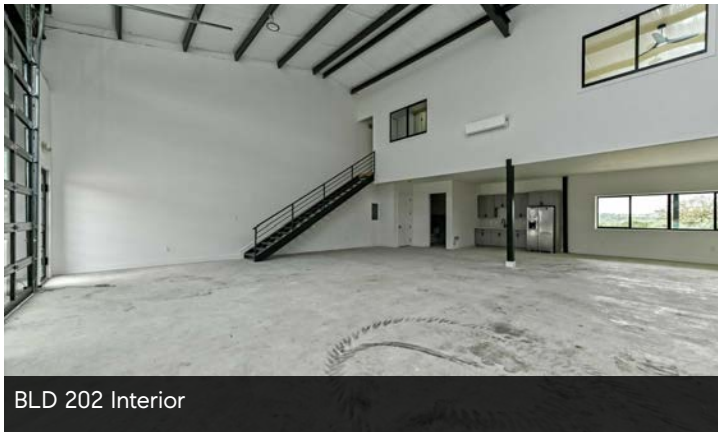
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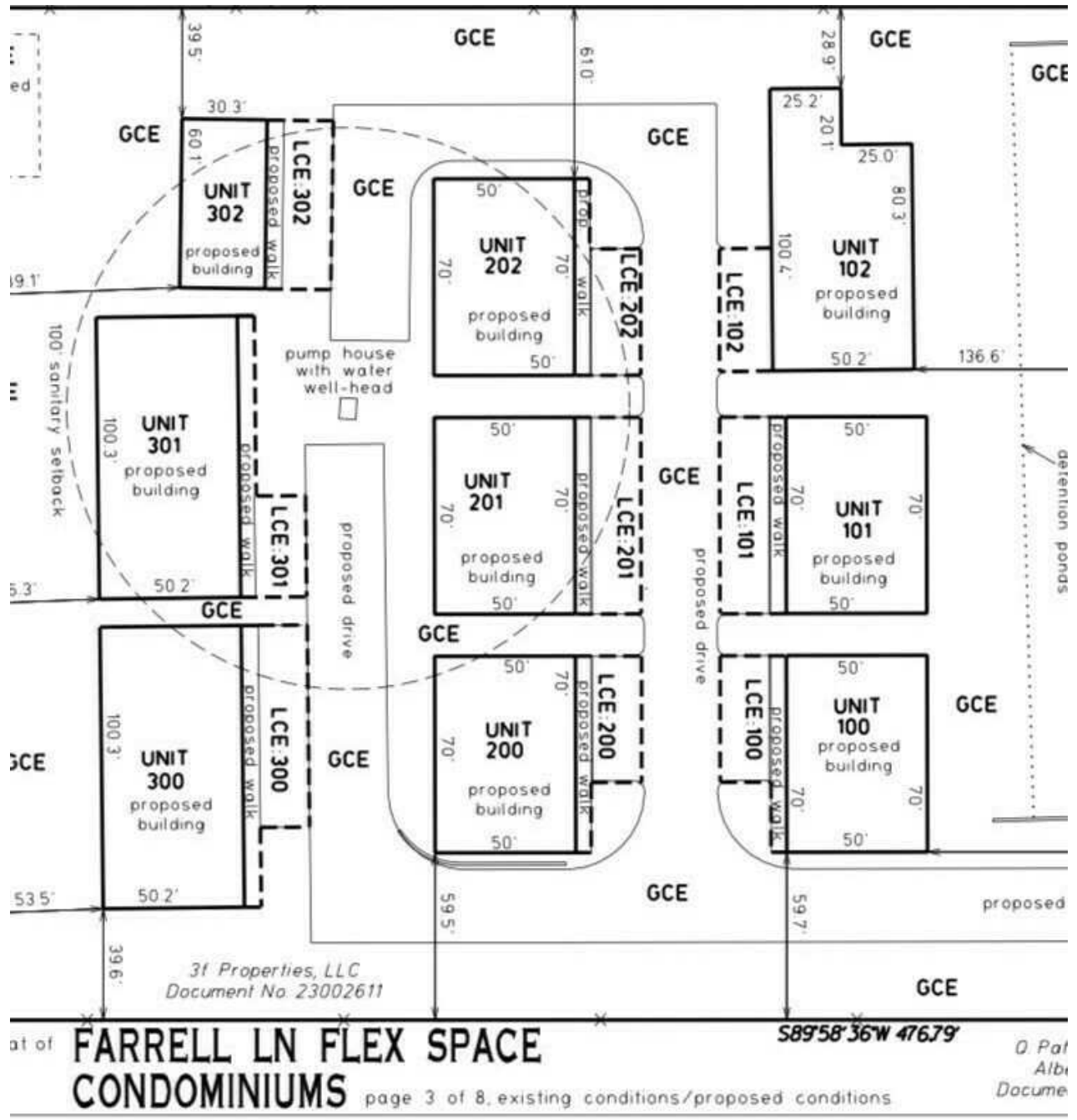


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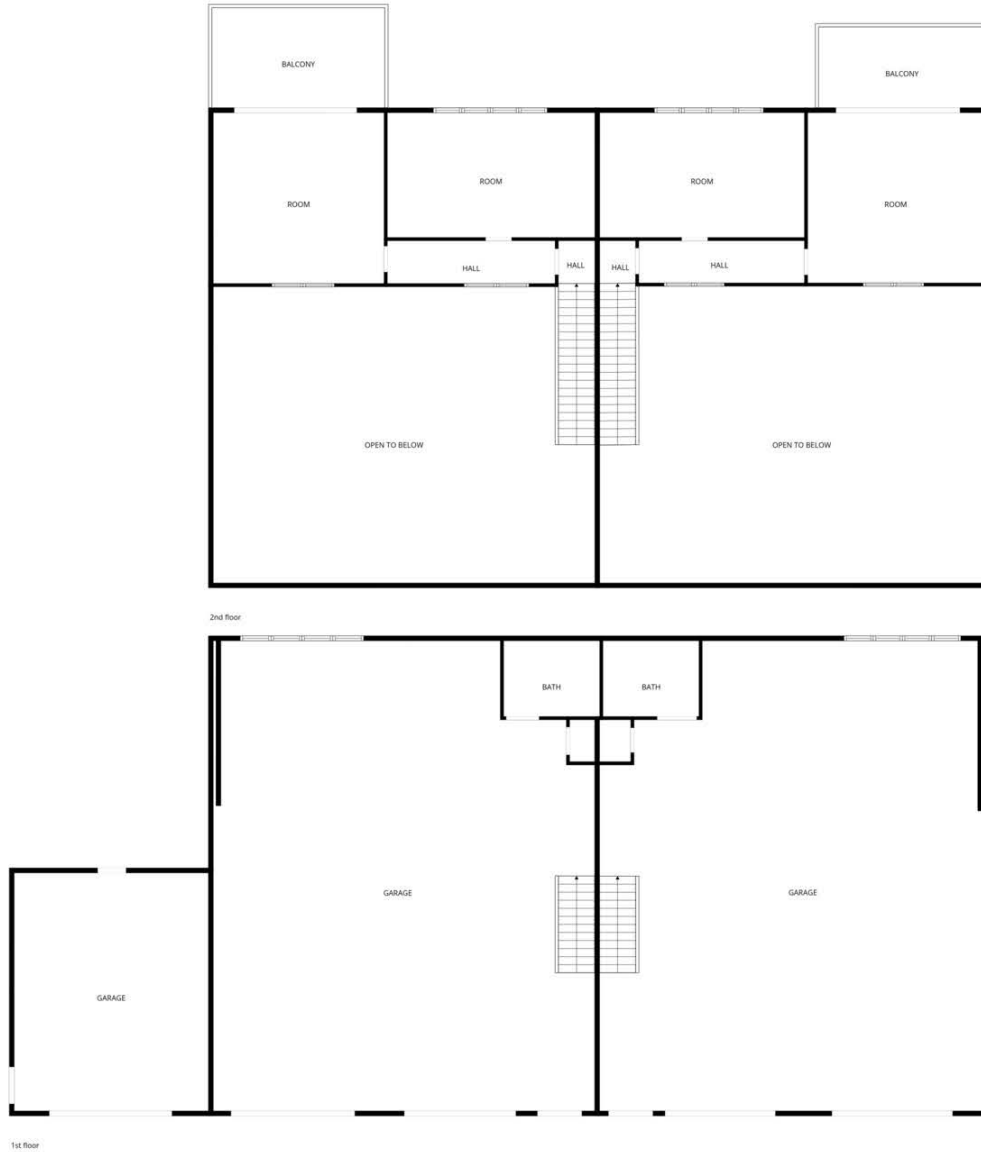


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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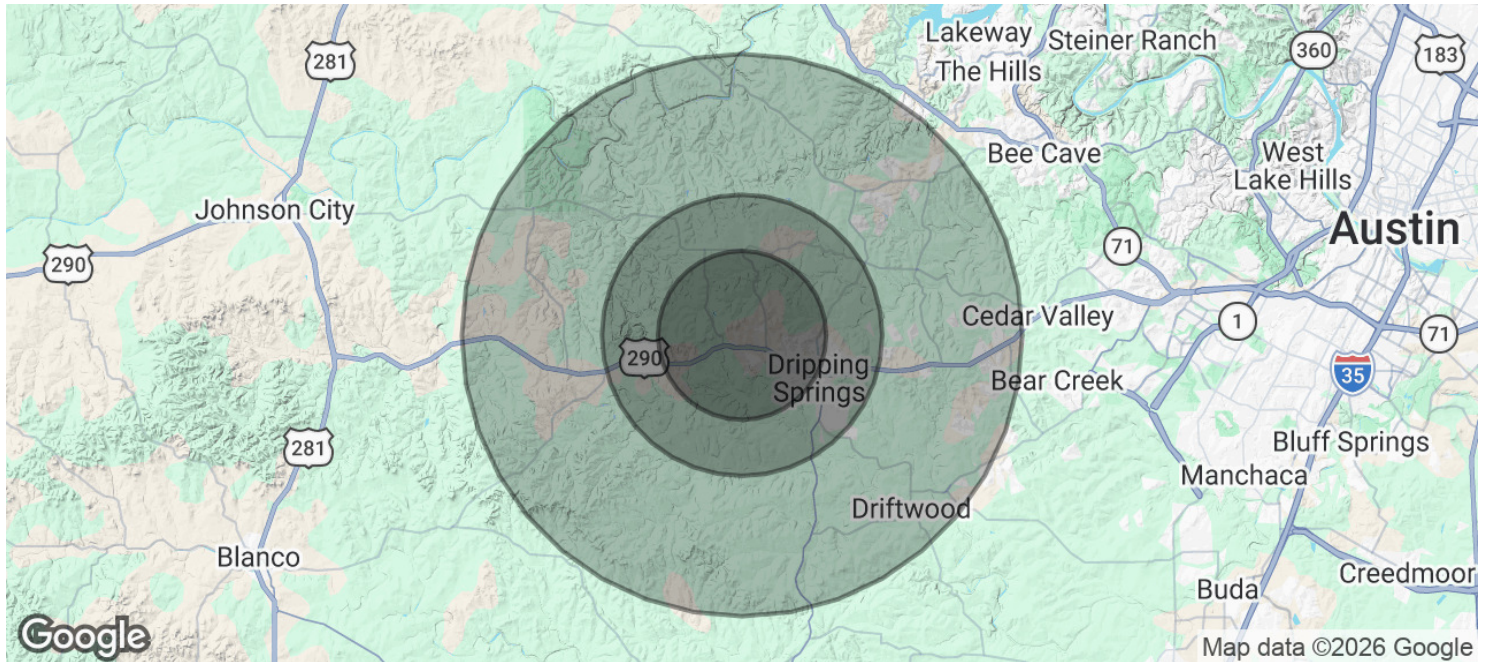
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,579	12,255	37,912
Average Age	43	42	41
Average Age (Male)	41	41	41
Average Age (Female)	44	43	42

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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