

**SPRING PROMOTIONS
GOING ON NOW!**

**2 Years CAM paid at
Closing**

**20% off Year-1 Lease
Rates + Free Rent**

**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

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

DRIPPING SPRINGS PROJECT

Tours Available By Request.

What is a Personal Warehouse®?

Whether for business, storage, or lifestyle, a Personal Warehouse® is a purpose-built, individually owned spaces designed to adapt as your needs evolve. Each unit offers customizable interiors with best-in-class standard features of HVAC, 3 phase power, 24/7 access delivering flexibility without compromise. Backed by decades of experience, PW Development is a pioneer and leader in the small-bay warehouse and Micro-Flex category, serving entrepreneurs, investors, and enthusiasts and investors alike. With a Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!



www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

OVERVIEW

**DRIPPING SPRINGS
FOR SALE | FOR LEASE**

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

WORK | PLAY

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:



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



DRIPPING SPRINGS PROJECT



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DRIPPING SPRINGS MODEL UNIT

DRIPPING SPRINGS
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DRIPPING SPRINGS, TX 78620

WORK | PLAY



CONFERENCE ROOM



MEETING AREA



KITCHENETTE



MEZZANINE



RESTROOM



MAIN LEVEL



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WORK | PLAY

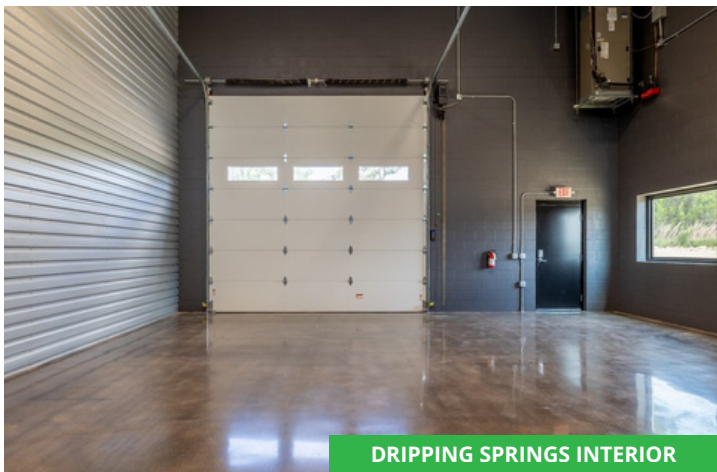
PROJECT PHOTOS



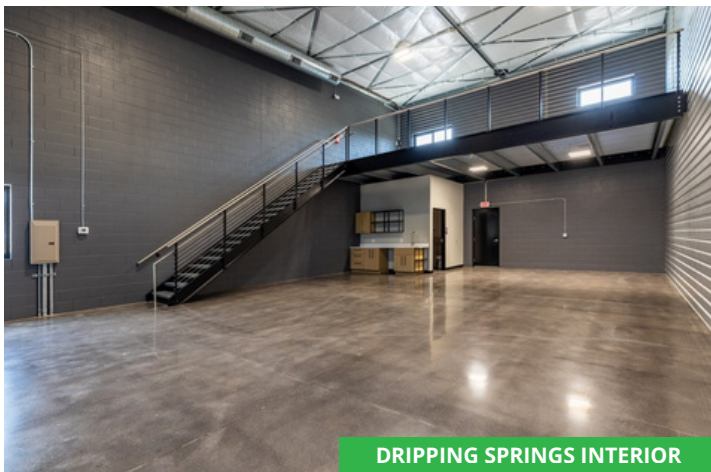
DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS MEZZANINE



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS EXTERIOR



DRIPPING SPRINGS EXTERIOR



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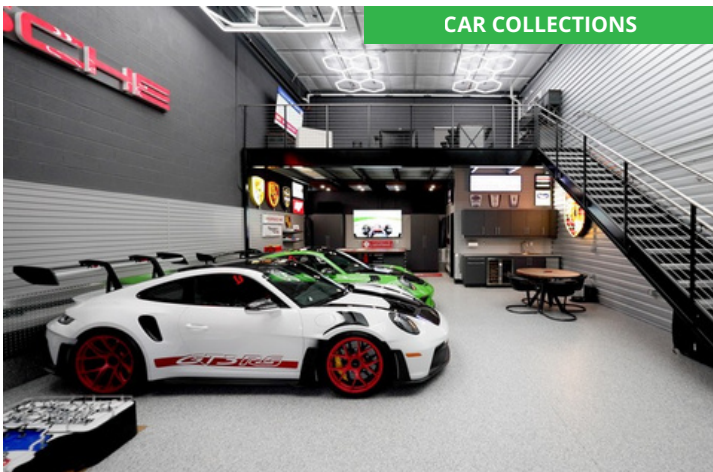
CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP

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WAREHOUSE**
WORK & PLAY™

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MAP

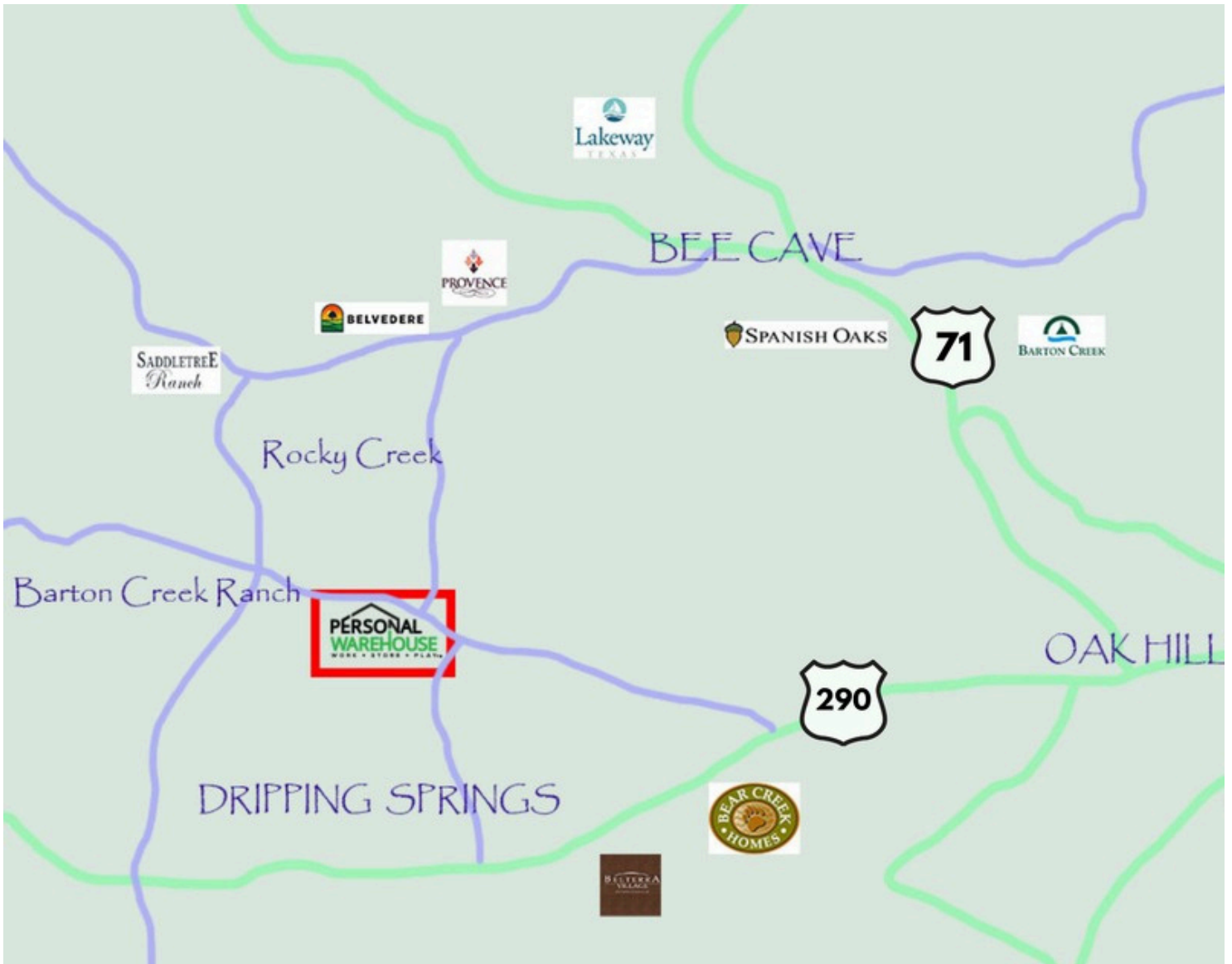
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WORK | PLAY

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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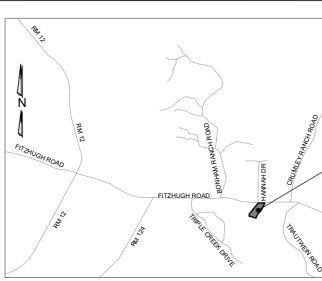
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SITE PLAN

DRIPPING SPRINGS
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WORK | PLAY



VICINITY MAP

SITE LOCATION

LOT 3
2.928 ACRES
FITZHUGH ACRES SUBDIVISION
FITZHUGH TEXAS BREWERY LTD.

41.06 ACRES
ROBERT & DEBRA KEEN



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

BUILDING 100											
SUITE No.	FULLY FINISHED	1ST FLOOR SPECIFICATIONS			MEZZANINE SPECIFICATIONS			INTERIOR HIGH-ROOF HEIGHT	INTERIOR LOW-ROOF HEIGHT	MEZZ. AREA	MEZZ. HEIGHT
		UNIT WFTN (FT)	UNIT DPTH (FT)	UNIT AREA (SQ FT)	MEZZ. WFTN (FT)	MEZZ. DPTH (FT)	MEZZ. AREA (SQ FT)				
101	X	38.17	58.0	2,214.5	30.2	58.0	482.7	24'-0"	22'-0"		
102	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
103	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
104	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
105	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
106	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
107	X	25.0	58.0	1,450.0	25.0	58.0	400.0	24'-0"	22'-0"		
108	X	38.17	58.0	2,214.5	30.2	58.0	482.7	24'-0"	22'-0"		
BUILDING 100 TOTAL AREA: 11,267 SQFT											

BUILDING 200											
SUITE No.	FULLY FINISHED	1ST FLOOR SPECIFICATIONS			MEZZANINE SPECIFICATIONS			INTERIOR HIGH-ROOF HEIGHT	INTERIOR LOW-ROOF HEIGHT	MEZZ. AREA	MEZZ. HEIGHT
		UNIT WFTN (FT)	UNIT DPTH (FT)	UNIT AREA (SQ FT)	MEZZ. WFTN (FT)	MEZZ. DPTH (FT)	MEZZ. AREA (SQ FT)				
201	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
202	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
203	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
204	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
205	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
206	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
207	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
208	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
209	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
210	X	25.0	45.33	1,133.3	25.0	45.0	330.0	24'-0"	22'-0"		
BUILDING 200 TOTAL AREA: 11,333 SQFT											

BUILDING 300											
SUITE No.	FULLY FINISHED	1ST FLOOR SPECIFICATIONS			MEZZANINE SPECIFICATIONS			INTERIOR HIGH-ROOF HEIGHT	INTERIOR LOW-ROOF HEIGHT	MEZZ. AREA	MEZZ. HEIGHT
		UNIT WFTN (FT)	UNIT DPTH (FT)	UNIT AREA (SQ FT)	MEZZ. WFTN (FT)	MEZZ. DPTH (FT)	MEZZ. AREA (SQ FT)				
301	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
302	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
303	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
304	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
305	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
306	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
307	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
308	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
309	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
310	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
311	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
312	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
BUILDING 300 TOTAL AREA: 12,000 SQFT											

BUILDING 400											
SUITE No.	FULLY FINISHED	1ST FLOOR SPECIFICATIONS			MEZZANINE SPECIFICATIONS			INTERIOR HIGH-ROOF HEIGHT	INTERIOR LOW-ROOF HEIGHT	MEZZ. AREA	MEZZ. HEIGHT
		UNIT WFTN (FT)	UNIT DPTH (FT)	UNIT AREA (SQ FT)	MEZZ. WFTN (FT)	MEZZ. DPTH (FT)	MEZZ. AREA (SQ FT)				
401	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
402	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
403	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
404	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
405	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
406	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
407	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
408	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
409	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
410	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
411	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
412	X	25.0	48.0	1,200.0	25.0	48.0	300.0	24'-0"	22'-0"		
BUILDING 400 TOTAL AREA: 12,000 SQFT											

PERSONAL WAREHOUSE
MARKETING CONSULTANTS
MAIL: PWAR@PWDC.COM
PWAR@PWDC.COM

MARKETING SITE PLAN

PERSONAL WAREHOUSE
DRIPPING SPRINGS, TEXAS

SHEET
OF 1



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