

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	8,350 SF
Available SF:	1,775 SF
Lot Size:	0.4 Acres

Year Built:	2024
Zoning:	County
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Incredible newer construction office/warehouse/flex space available now. 1775 SF available for lease. \$21.00/ft plus NNNs. 2 offices upstairs, bathroom and kitchenette downstairs. Fully Air Conditioned. Prime location off Fitzhugh Rd in Hays County in a high-growth corridor area. Building is 8350 SF and is fully air-conditioned. The 5,000 gallon rainwater collection system showcases a commitment to sustainability. Ample parking is available, ensuring convenience for both customers and staff.

PROPERTY HIGHLIGHTS

- New Construction Office/Warehouse/Flex Space
- 1775 SF available
- Fully Air Conditioned

[VIDEO FLOORPLAN](#)

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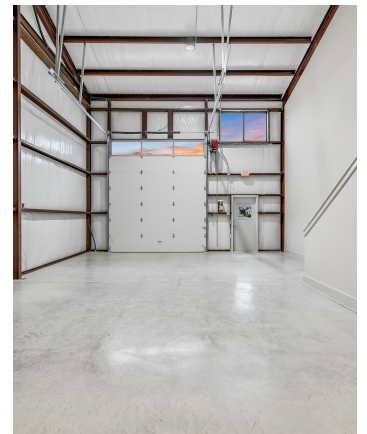
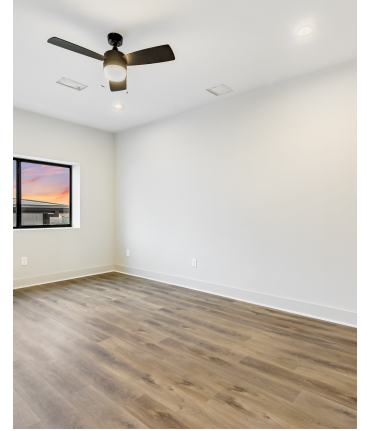
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15210 FITZHUGH ROAD, #901
AUSTIN

ADDITIONAL
PHOTOS



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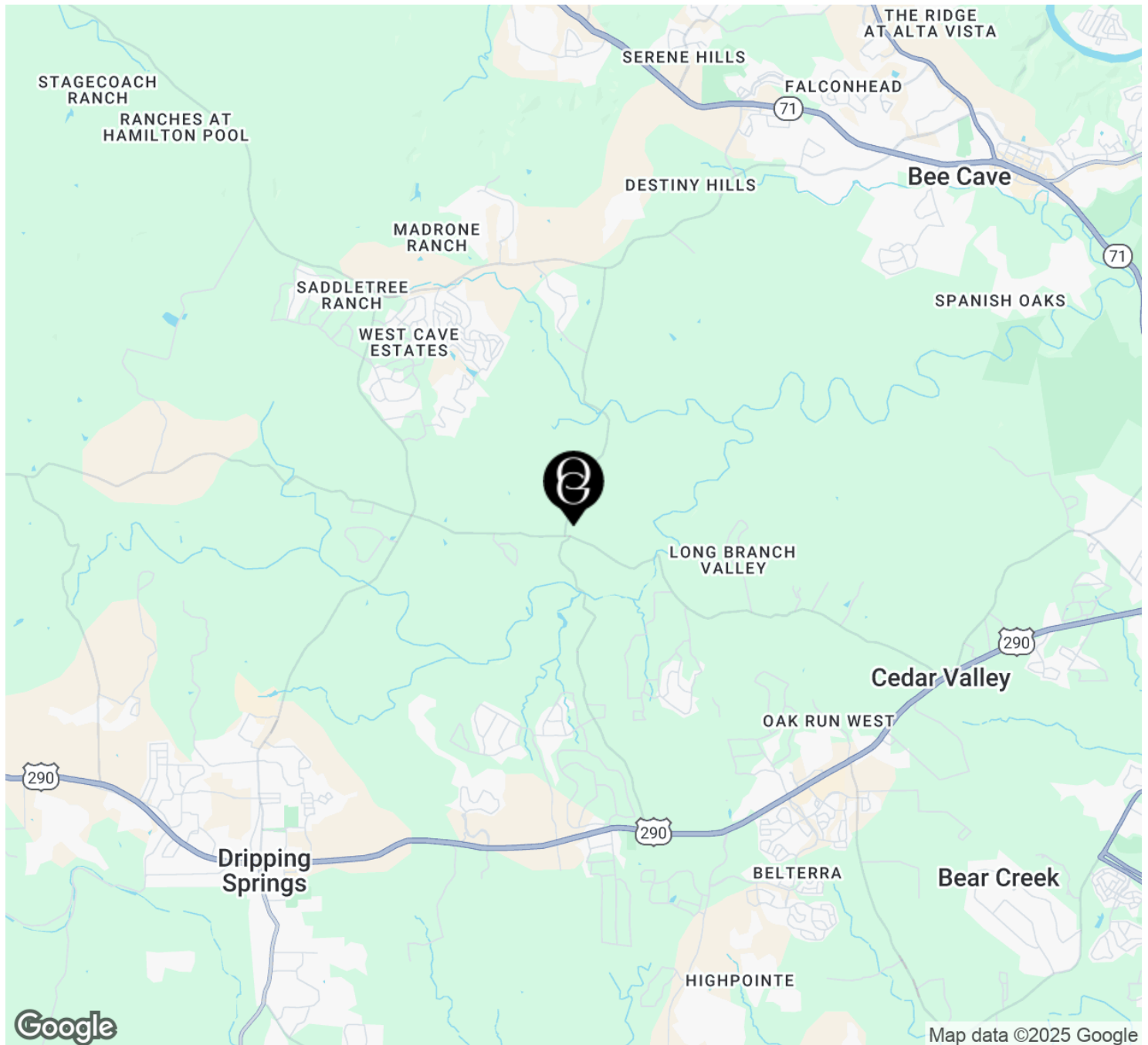
2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

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LOCATION MAP



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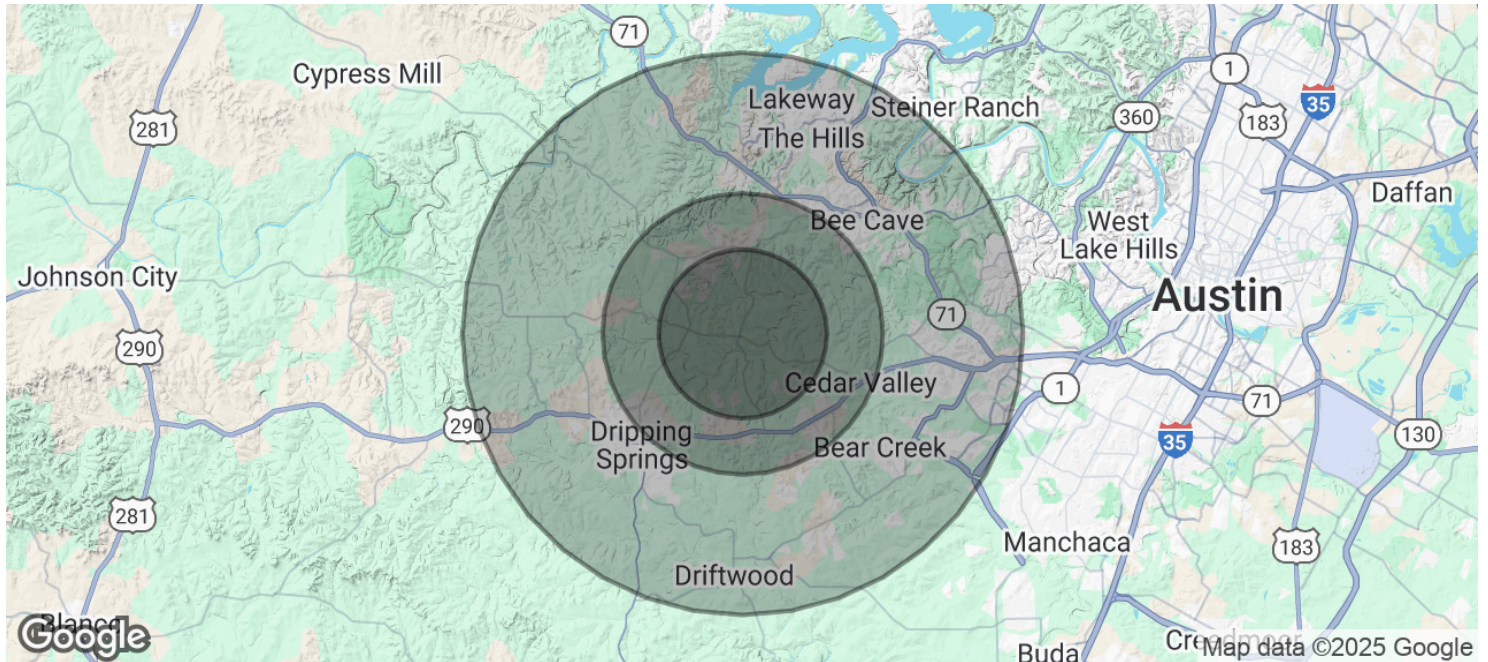
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FITZHUGH
OFFICE/WAREHOUSE





POPULATION	3 MILES	5 MILES	10 MILES
Total Population	8,874	27,125	182,999
Average Age	40	40	40
Average Age (Male)	39	39	40
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,120	9,505	68,291
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$202,794	\$192,788	\$194,330
Average House Value	\$779,127	\$792,694	\$790,849

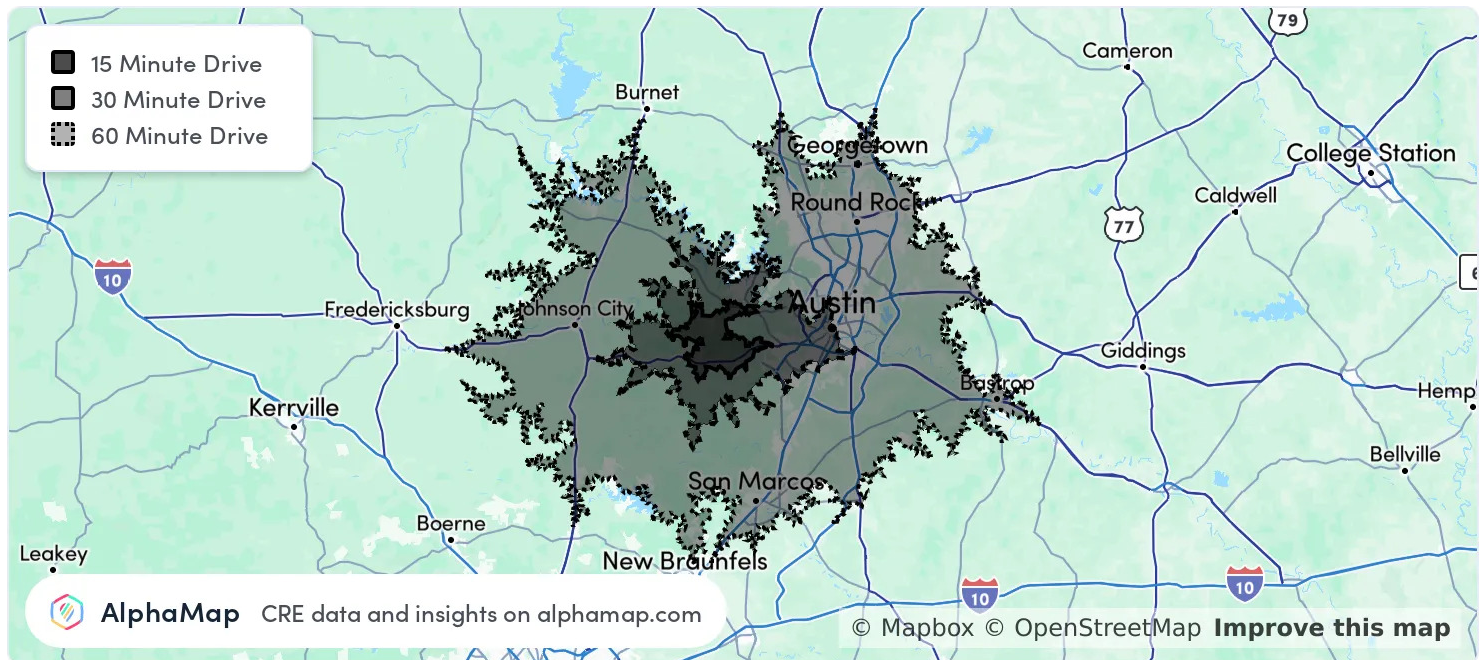
Demographics data derived from AlphaMap

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POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	37,775	450,400	2,177,748
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	39	38

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	13,329	186,886	853,959
Persons per HH	2.8	2.4	2.6
Average HH Income	\$191,994	\$166,081	\$132,740
Average House Value	\$795,579	\$788,131	\$557,637
Per Capita Income	\$68,569	\$69,200	\$51,053

Map and demographics data derived from AlphaMap

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