

OFFERING SUMMARY

Sale Price:	\$1,899,000
Building Size:	7,300 SF
Available SF:	3,150 - 7,300 SF
Lot Size:	
Price / SF:	\$260.14
Year Built:	2023
Zoning:	County
Market:	Austin
Submarket:	Dripping Springs

PROPERTY OVERVIEW

Great Office/Warehouse for Sale or Lease off Fitzhugh Rd in Hays County huge growth corridor area. New construction buildings to be move in ready in Q2 2023. 7300 SF space includes 6300 SF building and additional 1000 SF building with more parking. 1300 SF of office with 2 bathrooms. Large building can be split into two 3150 SF spaces. Great investment opportunity or owner occupant. Quality construction. 20' plate heights with 26' height in middle of building. Two Grade High Doors (12' x 14'). Very energy efficient R30 insulation in ceilings, 3" insulation on all walls, and R15 insulation in office. Vinyl plank floors and A/C in office space. 5000-gallon rainwater collection system. Potential for A/C in warehouse space. Low tax rate. No zoning. A true must see!

PROPERTY HIGHLIGHTS

- New Construction Office/Warehouse Buildings Available Q2 2023
- 7300 SF Total, 5000 SF Warehouse, 1300 SF of Office and 1000 Sf separate building
- For Sale or Lease, Can be sub-divided into 3150-7300 SF
- 20' plate height with 26' height in Middle of Building
- Two Grade High Doors (12' by 14')

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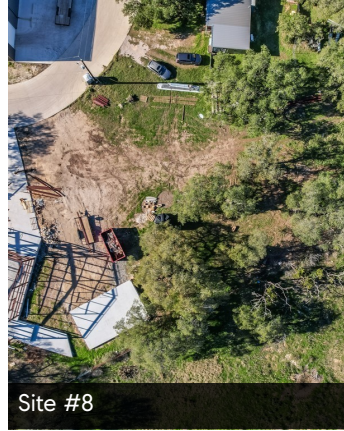




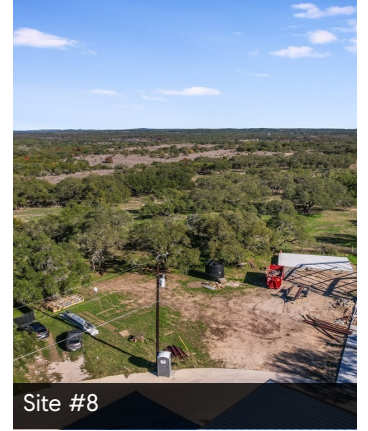
Site #8



Site #8



Site #8



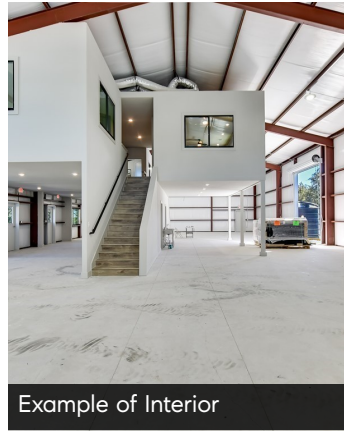
Site #8



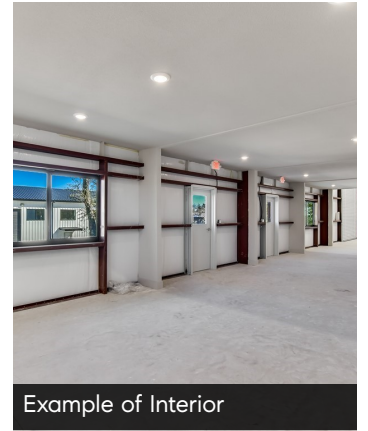
Example of Exterior



Example of Interior



Example of Interior



Example of Interior



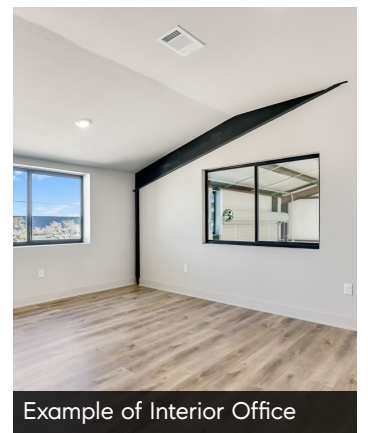
Example of Interior



Example of Interior



Example of Interior Office



Example of Interior Office

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Example of Interior Office



Example of Bathroom



Example of Exterior



Example of Exterior



Example of Exterior



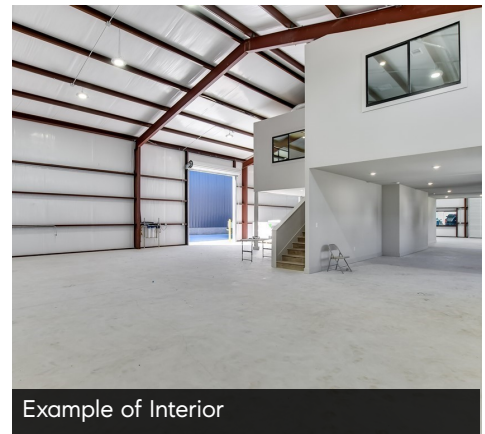
Example of Exterior



Site #8



Example of Interior



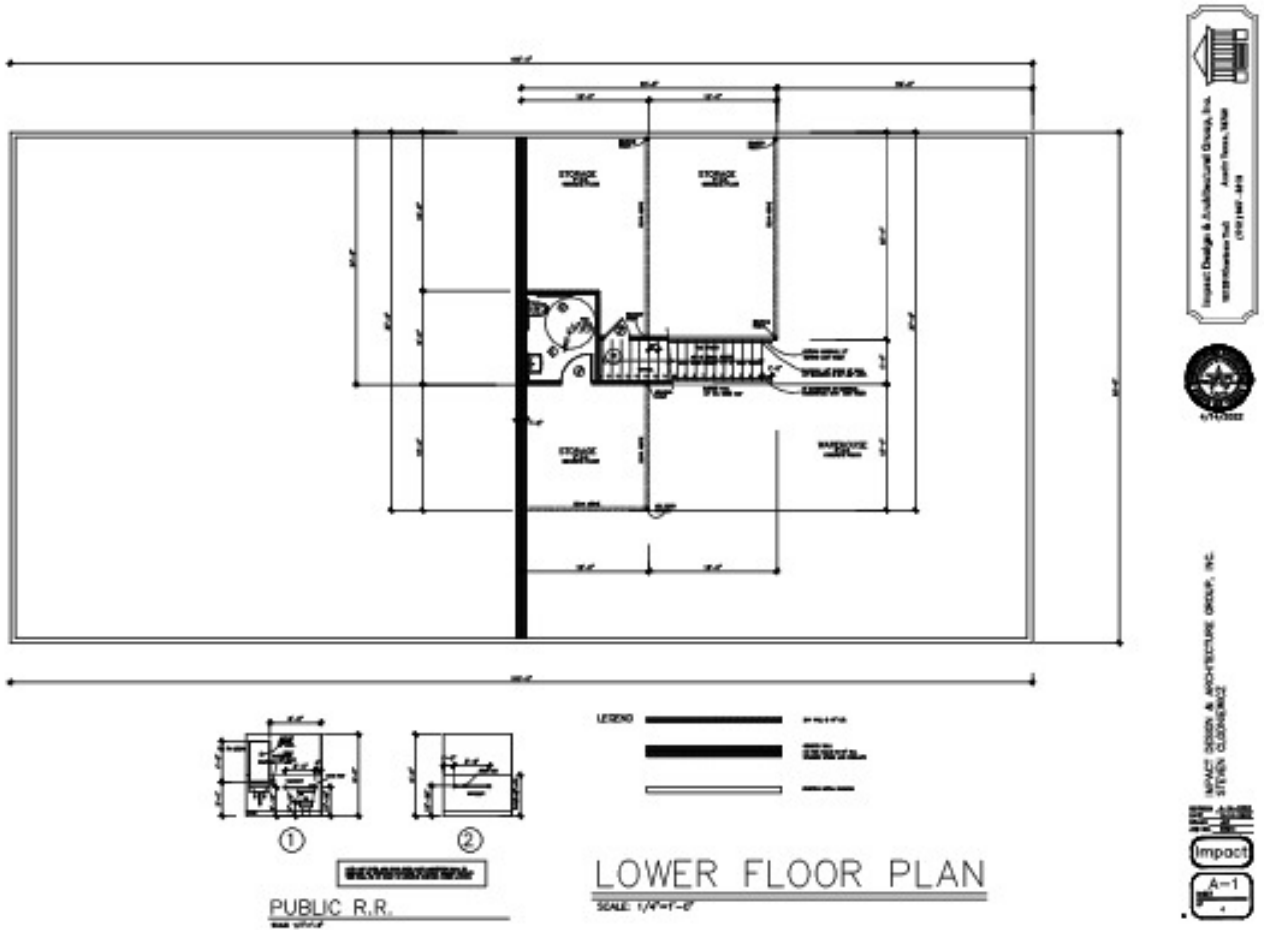
Example of Interior

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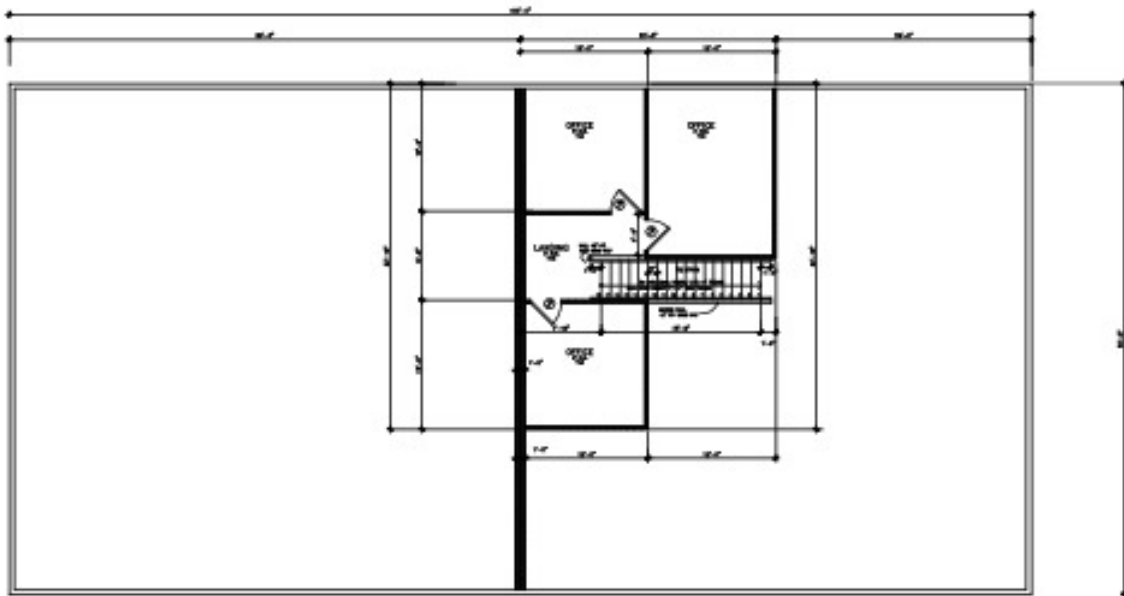


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UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"



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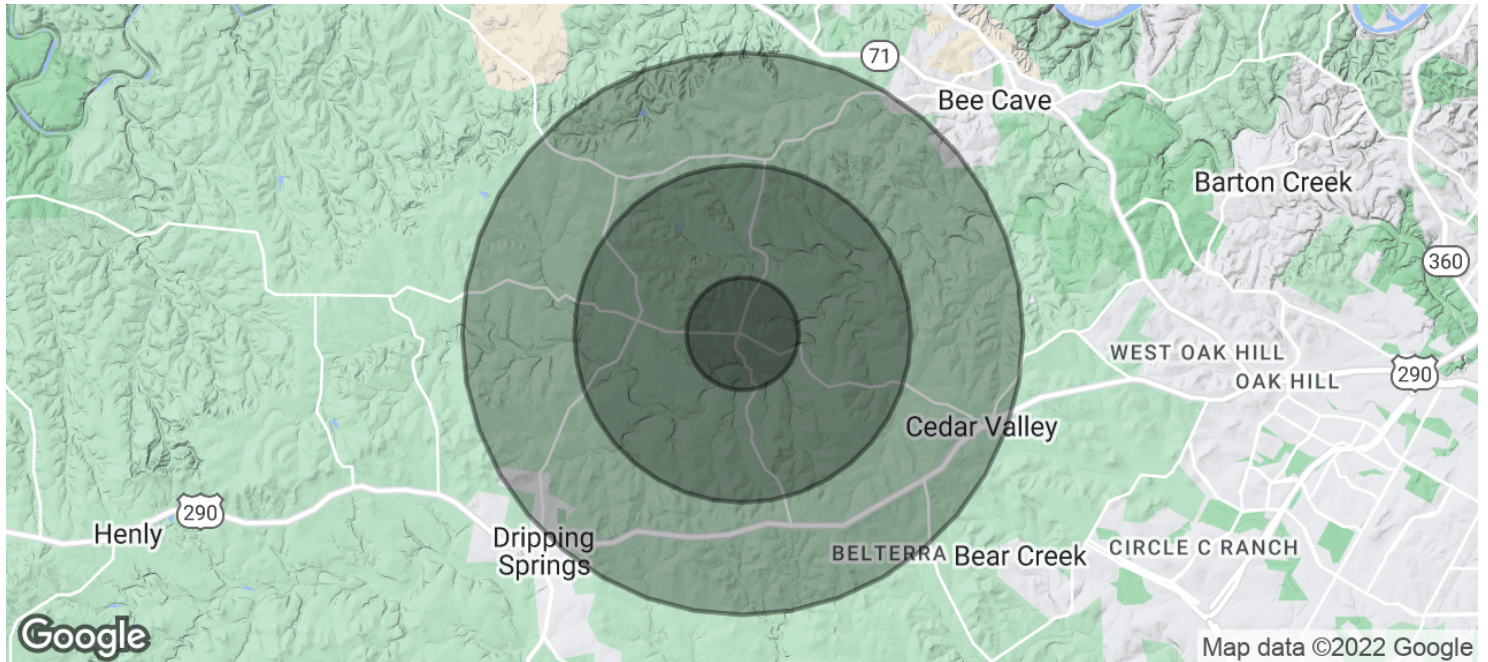




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,045	8,177	21,907
Average Age	43.7	42.2	40.9
Average Age (Male)	42.8	41.9	38.8
Average Age (Female)	44.7	43.3	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	365	2,896	7,744
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$147,594	\$150,494	\$150,394
Average House Value	\$432,192	\$442,230	\$478,430

** Demographic data derived from 2020 ACS - US Census*

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