

INDUSTRIAL PROPERTY FOR SALE

15210 FITZHUGH ROAD

AUSTIN, TX 78736



GUY OBERG

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TX #534590

2500 Bee Cave Rd, Ste 200, Bldg 3

COMPASS COMMERCIAL
Austin, TX 78746



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4 EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,295,000
Building Size:	22,300 SF
Available SF:	0
Year Built:	2022-2023
Price / SF:	\$237.44
Cap Rate:	7.72%
NOI:	\$408,721
Zoning:	County
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Rare opportunity to acquire three fully leased flex-industrial buildings on true NNN leases, delivering \$408,000 in annual NOI with 3% annual rent escalations. Constructed between 2022–2023, these modern, low-maintenance assets are designed for long-term durability, energy efficiency, and tenant retention.

Each suite is fully air-conditioned and features 20' clear heights, 14' x 12' roll-up doors, polished concrete floors, private bathroom and kitchenette, and vinyl plank flooring in office areas. Buildings are highly energy efficient with R-30 ceiling insulation, 3" wall insulation, and R-15 insulated office buildouts, contributing to lower operating costs and strong tenant satisfaction.

The property benefits from rainwater collection systems, HOA-managed shared septic, and a favorable 1.7% tax rate, further enhancing net returns. Located in a highly affluent trade area with \$150,000+ average household incomes, the site sits squarely in the Hays County growth corridor, just minutes from Lake Travis, Dripping Springs, and Westlake—one of Central Texas' most supply-constrained industrial submarkets.

Ideal for investors seeking stable, passive income backed by newer construction, strong demographics, and long-term growth fundamentals.

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5 PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Great location in the Dripping Springs/West Austin Area. Beautiful area in the hill country with tons of wedding venues, breweries, and vineyards. No zoning. Huge Growth Corridor with easy access to Austin. Great schools, Low tax rate, and much more is happening in this part of town.

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6 COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- \$408K NOI on four fully leased NNN buildings with 3% annual rent increases.
- Newer construction (2022–2023) with 20' clear heights, 14' x 12' roll-up doors, and full HVAC.
- Low-maintenance, energy-efficient design with rainwater collection, high-R insulation, and shared septic.
- Tenant-ready suites featuring private bathrooms, kitchenettes, polished concrete, and vinyl plank offices.
- Prime Hays County growth corridor in a \$150K+ income area, minutes from Lake Travis, Dripping Springs, and Westlake.
- Stabilized, passive income backed by long-term NNN leases and predictable annual escalations.
- Institutional-quality flex product with modern specs designed to outperform older industrial stock.
- Exceptionally low operating risk with newer systems, minimal deferred maintenance, and efficient construction.
- Strong tenant demand drivers from affluent surrounding neighborhoods and limited competing supply.
- Infill Hill Country location offering long-term value growth within one of Central Texas' fastest-growing corridors.

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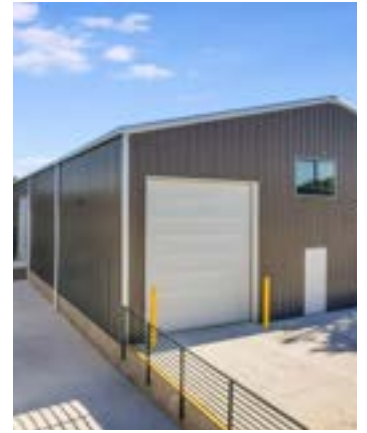
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7 ADDITIONAL PHOTOS



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LOCATION INFORMATION

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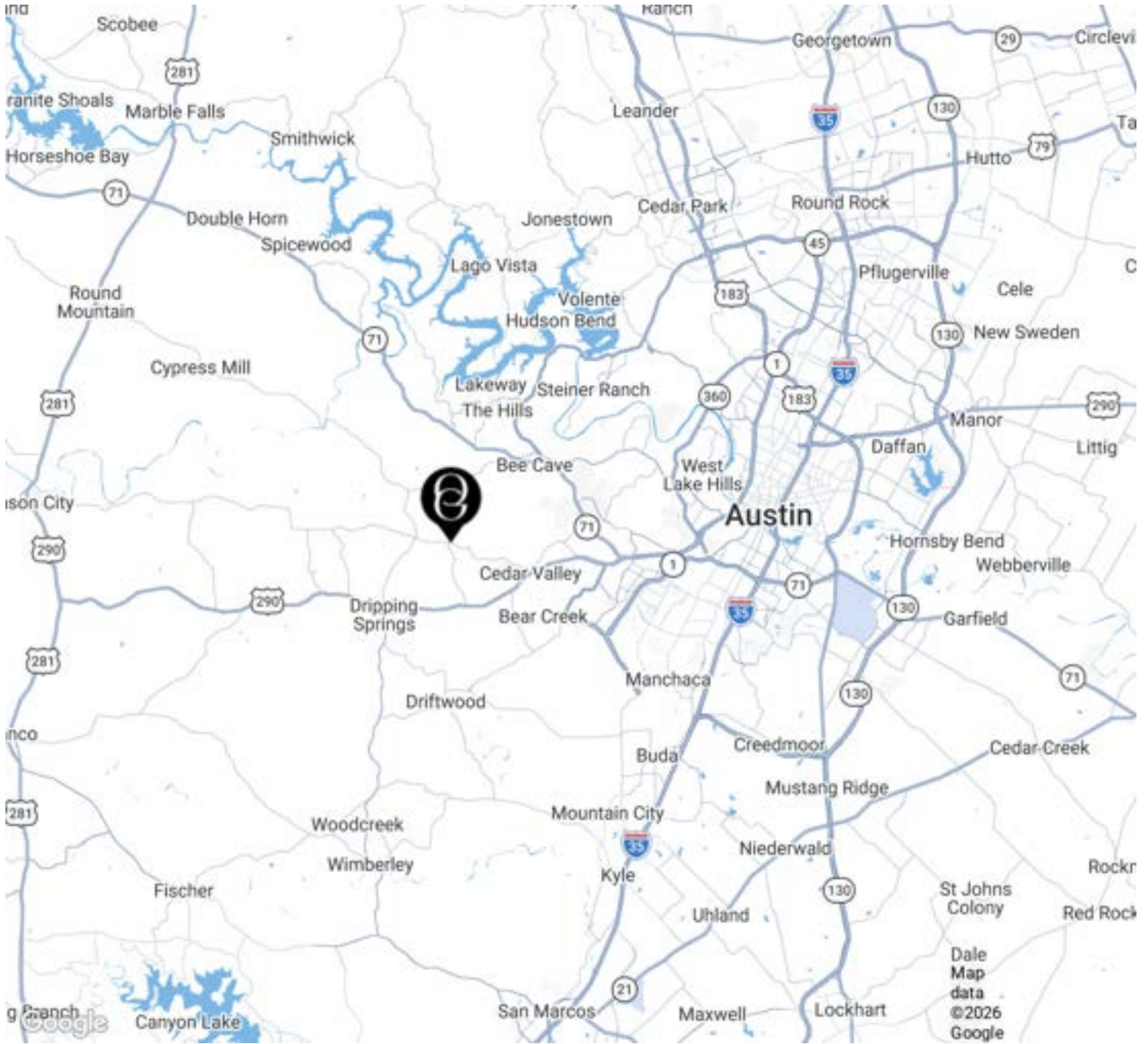
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9 REGIONAL MAP



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10 FITZHUGH OFFICE/WAREHOUSE RETAILER MAP



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11 AERIAL MAP



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FINANCIAL ANALYSIS

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13 RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
700	D&F International Group LLC.	3,150 SF	14.13%	-	\$17.40	-	-	\$54,810	9/1/23	8/31/26
701A	Zellie's LLC	3,150 SF	14.13%	-	\$16.50	-	-	\$51,975	10/1/25	7/31/27
701B	Daniel Nielsen	1,300 SF	5.83%		\$21.60 \$21.63	-	-	\$28,080	10/11/24	10/31/27
900	Cannon Holdings of Texas Inc.	1,775 SF	7.96%		\$21.63 \$21.63	-	-	\$38,393	10/1/24	10/31/27
901	Comanche Energy Partners LLC	1,775 SF	7.96%		\$18.99 \$19.32 \$19.66	-	-	\$33,700	2/1/26	1/31/29
902	Gatsby Glass of South Austin	1,775 SF	7.96%		\$20.09 \$20.69 \$21.31 \$21.95 \$22.61 \$23.28 \$23.98 \$24.70 \$25.44	-	-	\$35,660	4/1/24	3/31/33
903	Bee Cave Integrative LLC.	1,775 SF	7.96%		\$21.63 \$22.28	-	-	\$38,393	4/1/24	3/31/27
903B	Buckhorn Holdings LLC.	1,250 SF	5.61%		\$15.48 \$15.96	-	-	\$19,350	10/1/23	9/30/26
1000	Corridor Services LLC.	3,150 SF	14.13%	-	\$17.40	-	-	\$54,810	4/1/23	3/31/26
1001	Jennifer Regan	3,150 SF	14.13%		\$17.00 \$17.51	-	-	\$53,550	4/1/24	3/31/27
TOTALS		22,250 SF	99.80%		\$187.72	\$0	\$0.00	\$408,721		
AVERAGES		2,225 SF	9.98%		\$18.77			\$40,872		

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DEMOGRAPHICS

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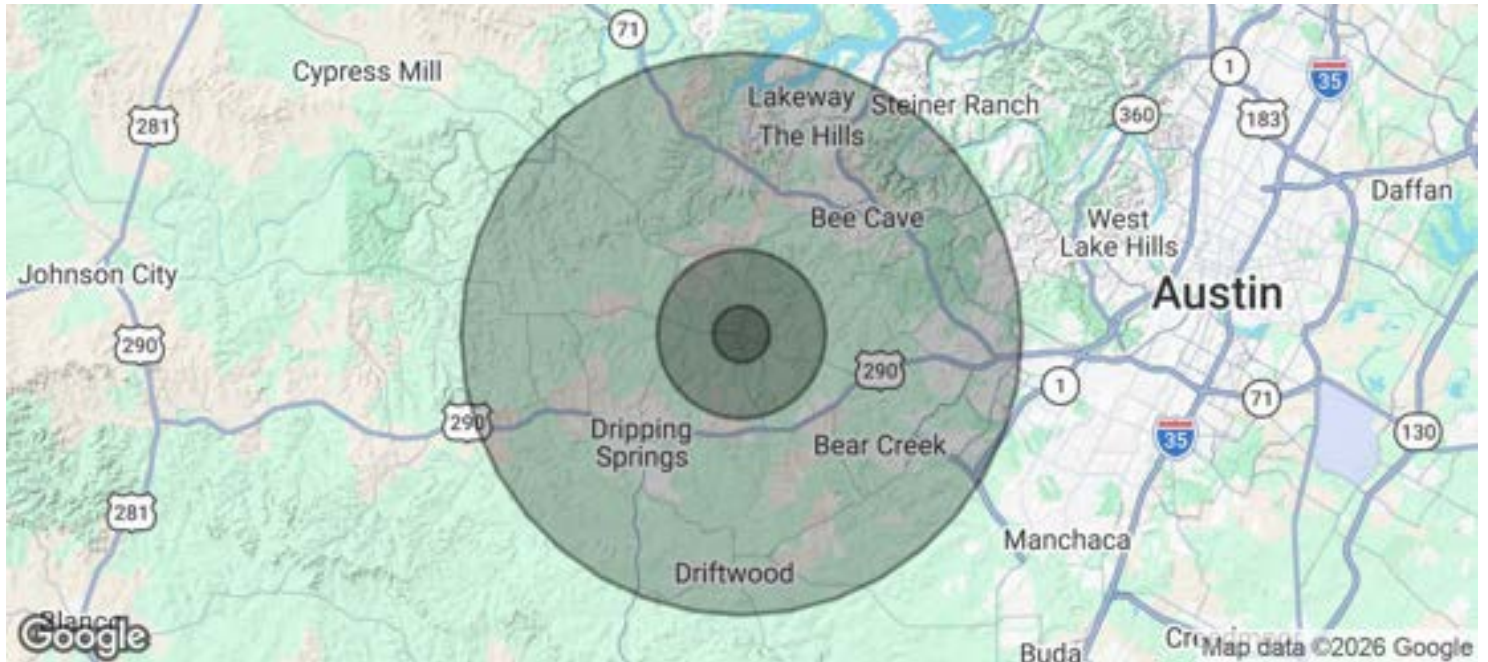
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15 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	567	8,730	182,999
Average Age	41	40	40
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	202	3,080	68,291
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$186,094	\$200,594	\$194,330
Average House Value	\$739,401	\$776,723	\$790,849

2020 American Community Survey (ACS)

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17 ADVISOR BIO 1



GUY OBERG

Broker Associate

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Direct: **512.633.0369**

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PROFESSIONAL BACKGROUND

Guy is a lifelong resident of Austin, TX, and it shows! Having attended Lake Travis High School and subsequently The University of Texas at Austin, he graduated with a B.A. in Economics in 2005. He began his career immediately upon graduation, joining the family business—Oberg Properties. Guy worked hard to hone his skills and develop his client base, becoming a Broker in 2009 and joining Compass in 2018.

Perhaps Guy's finest quality is a casual ease that, when paired with his knowledge and experience, makes him a superb real estate professional. He genuinely enjoys working with clients to find their place in the one he loves best—Austin, Central Texas, and the Texas Hill Country. His familiarity with the area is unmatched, and he is one of those people who has never met a stranger. His clients love him!

Guy and his business have steadily grown over the years, exploding since joining Compass. In addition to his solid foundation in Residential Sales and Leasing, he has also developed vast experience in Commercial Real Estate. Guy is confident in land development and acquisitions, sales and leasing in multifamily, retail, office and industrial properties.

An entrepreneur at heart, Guy's skill and insight is not limited to real estate. He is Guy is a Co-Founder of Blue Sky RV Living which owns five RV Resorts in Texas with over 600 units and another 500+ units in development since 2020. He is also Co-Founder of Quantum Mobility, a company that is helping reduce increasing congestion and our carbon footprint, while providing premium and electric vehicles at a reduced cost for use in car sharing as an amenity at apartment communities, hotels, condo residences, businesses, and private and public airports.

Whether Guy is working with first time homebuyers, national developers, or investors, his dogged work ethic and expertise make him ideal for any business venture.

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