

FLEX / INDUSTRIAL SUITES FOR SALE OR LEASE

DRIFTWOOD BUSINESS CENTER | 10020 DARDEN HILL RD.

AUSTIN, TX 78737



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



2 TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	12
DEMOGRAPHICS	16

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from The Oberg Group at Compass RE Texas, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Oberg Group at Compass RE Texas, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Oberg Group at Compass RE Texas, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Oberg Group at Compass RE Texas, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Oberg Group at Compass RE Texas, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Oberg Group at Compass RE Texas, LLC in compliance with all applicable fair housing and equal opportunity laws.

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



FLEX/INDUSTRIAL PROPERTIES FOR SALE OR LEASE

DRIFTWOOD BUSINESS CENTER | 10020 DARDEN HILL RD.

FLEX/INDUSTRIAL PROPERTIES FOR SALE OR LEASE

1 PROPERTY INFORMATION

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



4 EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$937,500- \$3,000,000
Lease Price:	\$14.50/FT plus \$3.60/FT NNN's
Building Size:	7,500 SF
Available SF:	3750-12,000 SF
Lot Size:	11 Acres
Price / SF:	\$250.00
Year Built:	2025
Zoning:	County
Market:	Austin
Submarket:	Southwest Austin

PROPERTY HIGHLIGHTS

- Suites/Buildings Available: From 3,750 SF to 12K SF
- Pricing: \$250/SF, Buy Half or Whole Building or Multiple Buildings
- Availability: 22 freestanding buildings for sale
- Build-to-Suit: Builder will customize interiors to meet buyer specifications (within reason)
- Clear Height: 26 FT to 22 FT, Front to Back
- High-End Features Include:
 - Upscale office finishes with luxury vinyl plank flooring and recessed lighting
 - 16' x 12' roll-up doors for easy loading and unloading
 - Fully air-conditioned interiors for comfort and climate control
 - ADA-compliant restrooms
 - High-speed internet connectivity
 - Ample on-site parking for employees and customers
 - Prominent building-mounted and monument signage opportunities
 - Energy-efficient design with insulated exterior walls and single-pitch sloping roof

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



5 PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Southwest Austin Flex Industrial Development – New Construction | For Sale or Lease

Discover an exceptional opportunity in one of the fastest-growing areas in the country. This brand-new Flex Industrial development in Southwest Austin offers modern, versatile spaces designed to accommodate a wide range of business needs. With 22 buildings available for sale or lease, this high-quality project provides flexibility, scalability, and long-term value.

Location Benefits:

Located just off Darden Hill Rd and FM 1826, providing easy ingress/egress

Direct access to Hwy 45 and a short drive to downtown Austin

Serves the booming corridor between Austin, Buda, Kyle, and Dripping Springs

Surrounded by major residential and commercial developments

Positioned in unincorporated county land—enjoy fewer restrictions and lower taxes

LOCATION DESCRIPTION

Premier Flex Industrial Park in Southwest Austin

Welcome to a rare opportunity in one of Austin's most desirable growth corridors. This Flex Industrial Park is ideally located in Southwest Austin, nestled within an affluent and fast-growing community. Positioned next to the future campuses of Dripping Springs High School and Middle School, this site benefits from increasing traffic and strong local development.

Enjoy seamless access to Hwy 45, providing a direct route to downtown Austin and major surrounding areas including Buda, Kyle, and San Marcos. Situated just outside the city limits, the property offers significant advantages: minimal restrictions, excellent signage visibility, and a highly competitive tax rate.

Whether you're expanding, relocating, or investing, this location delivers the strategic edge your business needs — combining accessibility, exposure, and business-friendly conditions in one of Austin's most dynamic regions.

GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL



Owning vs. Renting: Why Buying Your Business Property Pays Off

Your Space, Your Future

When it comes to your business, your commercial space should be more than just a place to operate — it should be an *investment*. Like owning a home, purchasing your business property allows you to build **long-term equity** and benefit from **appreciation over time**.

In this **Flex Industrial development**, each unit is part of a commercial condominium regime. That means you **own your space and receive a deed at closing**—just like a traditional real estate purchase. Shared amenities are professionally maintained, ensuring your property retains its value and appeal.

Why Owning Beats Renting

Build Equity, Not Just Rent Receipts

Every monthly payment builds your wealth—instead of vanishing into a landlord's pocket.

Lock In Your Monthly Costs

Avoid unpredictable rent hikes with stable, fixed monthly payments.

Tax Advantages

Deduct mortgage interest and depreciation—potentially reducing your annual income tax burden.

Appreciation & Exit Value

As the market grows, so does your investment. Reap the rewards at resale.

Custom Control Over Your Space


Design it your way. Improvements add value to *your* asset—not someone else's.

Inflation Protection

Fixed mortgage = natural hedge against rising lease costs.

Hassle-Free Ownership

Shared maintenance through a professional owners' association keeps the property in top condition without the stress.

 **The Bottom Line;** Owning your commercial space is more than smart—it's strategic. With rental rates rising and inventory shrinking, now is the time to **invest in your business** and own a real estate asset that works as hard as you do.

7 ADDITIONAL PHOTOS



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

8 ADDITIONAL PHOTOS



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

9 ADDITIONAL PHOTOS



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

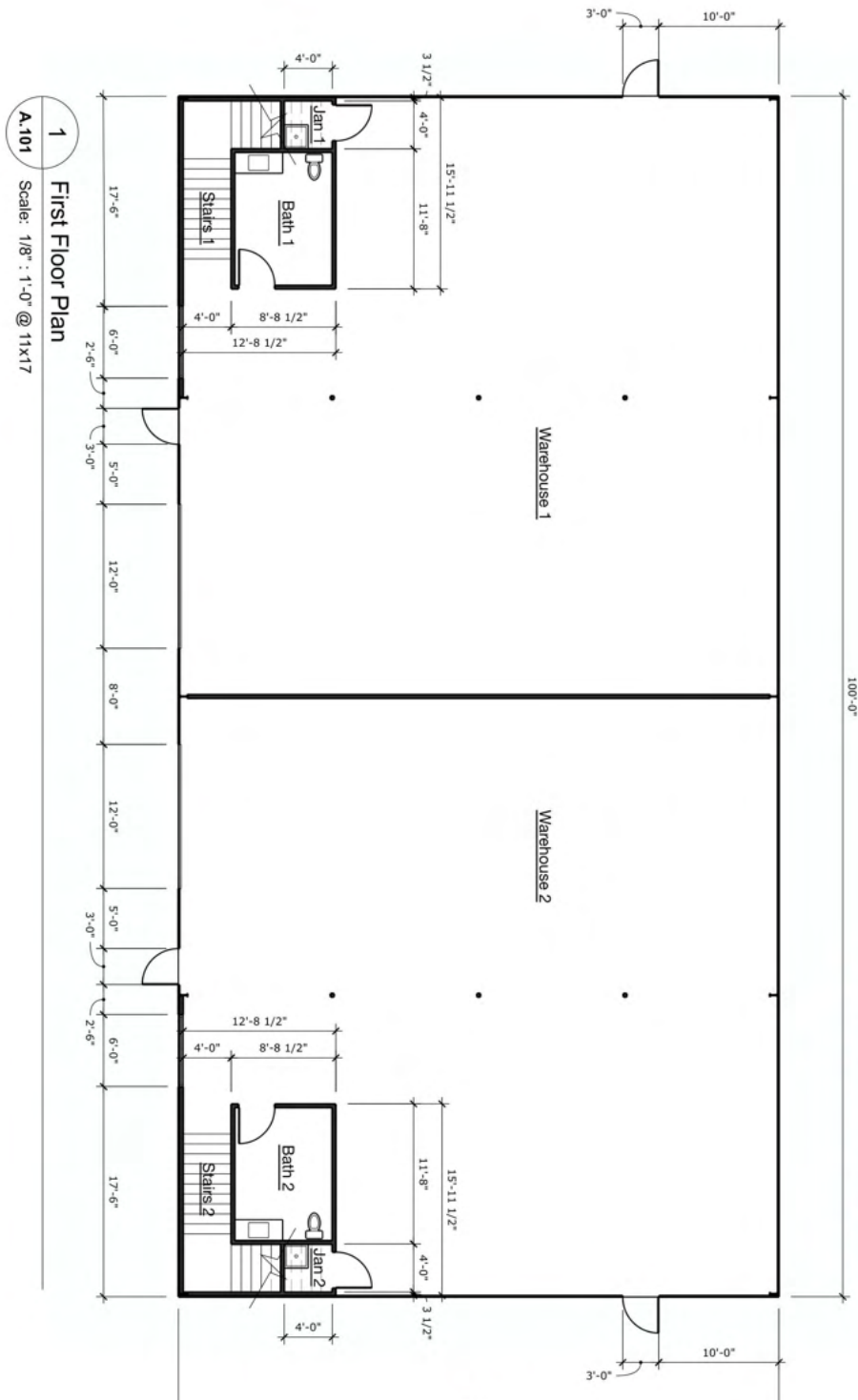
 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

10 1ST FLOOR FLOOR PLAN



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

The Oberg Group
COMPASS

11 2ND FLOOR FLOOR PLAN



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

**The
Oberg
Group
COMPASS**

INDUSTRIAL PROPERTY FOR SALE

10020 DARDEN HILL ROAD

AUSTIN, TX 78737

LOCATION INFORMATION

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



13 RETAILER MAP



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

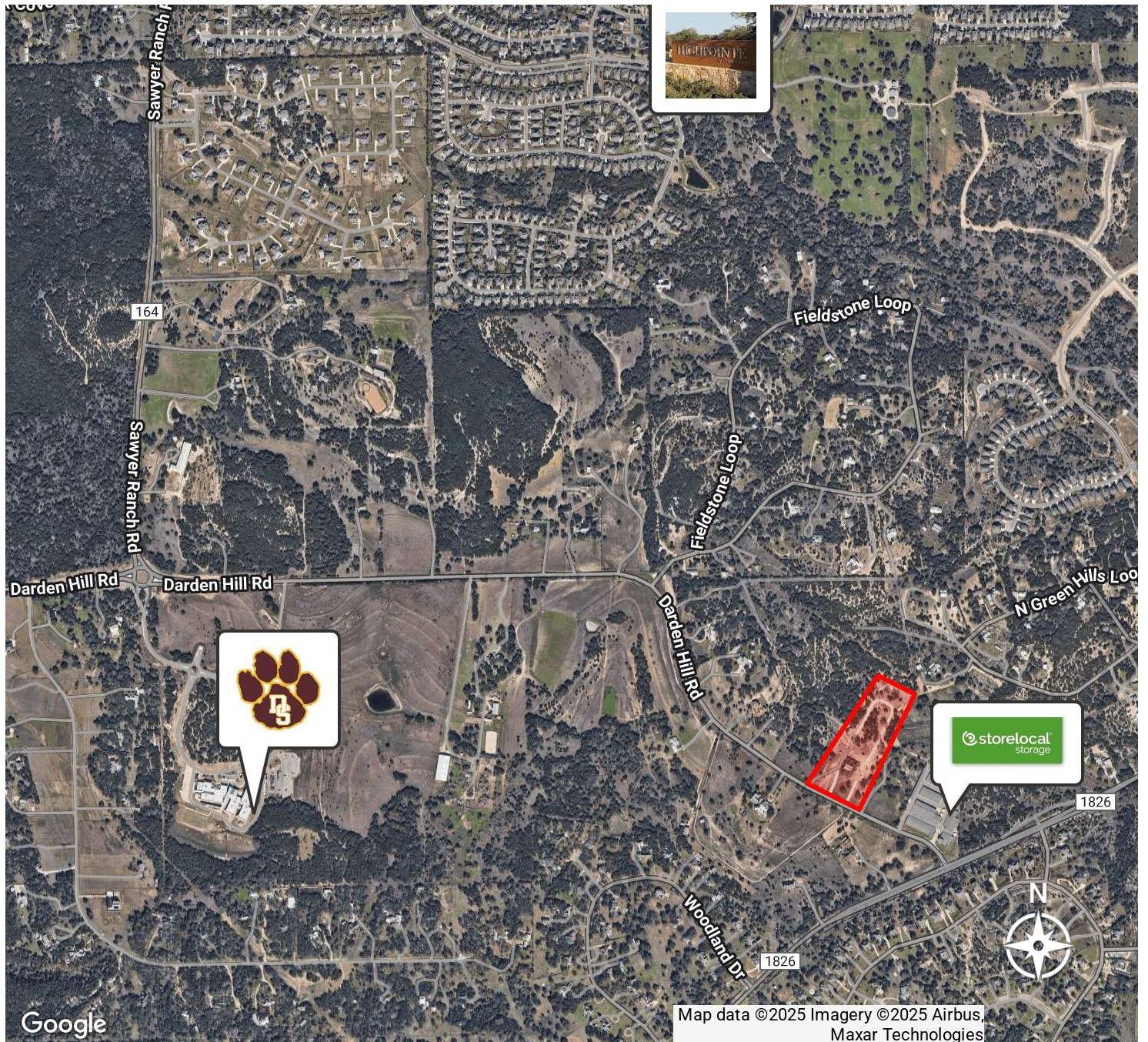
 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

14 LOCATION MAP



GUY OBERG

512.633.0369

guy.oberg@compass.com

TX #534590

COMPASS COMMERCIAL

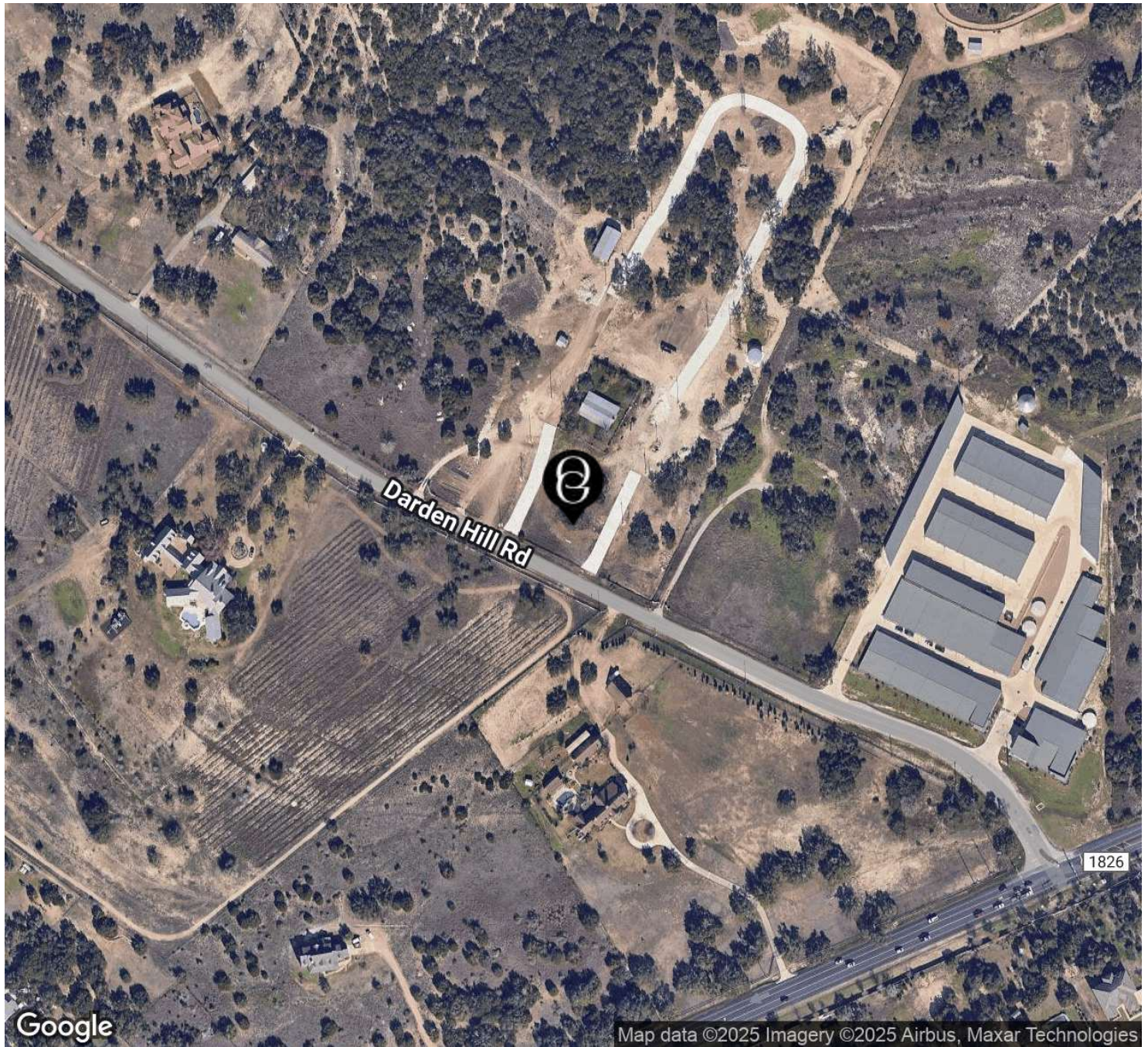
 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

15 AERIAL MAP



GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

 The
Oberg
Group
COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

INDUSTRIAL PROPERTY FOR SALE

10020 DARDEN HILL ROAD

AUSTIN, TX 78737



DEMOGRAPHICS

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

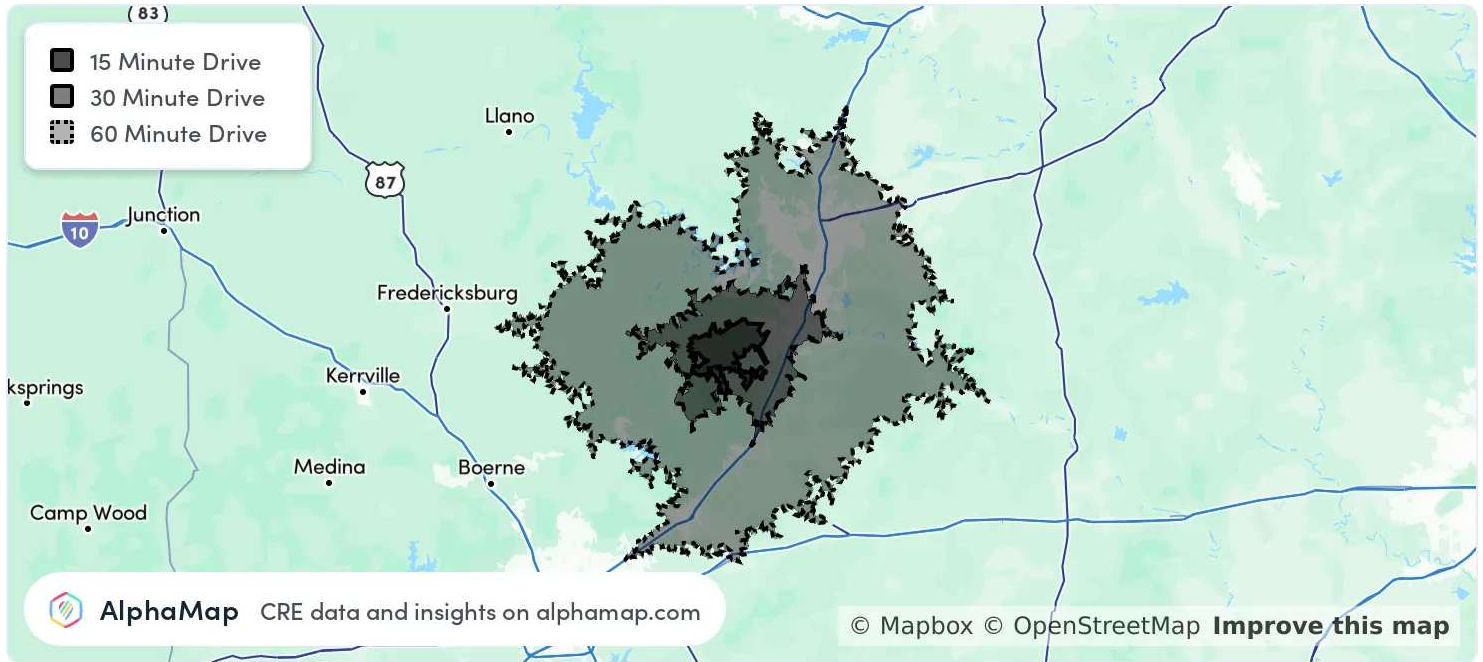


2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

17 DRIVE TIME



POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	29,499	165,562	1,766,007
Average Age	39	40	37
Average Age (Male)	39	39	37
Average Age (Female)	40	41	38

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	9,950	61,398	711,839
Persons per HH	3	2.7	2.5
Average HH Income	\$201,633	\$177,810	\$130,187
Average House Value	\$796,447	\$706,632	\$573,333
Per Capita Income	\$67,211	\$65,855	\$52,074

Map and demographics data derived from AlphaMap

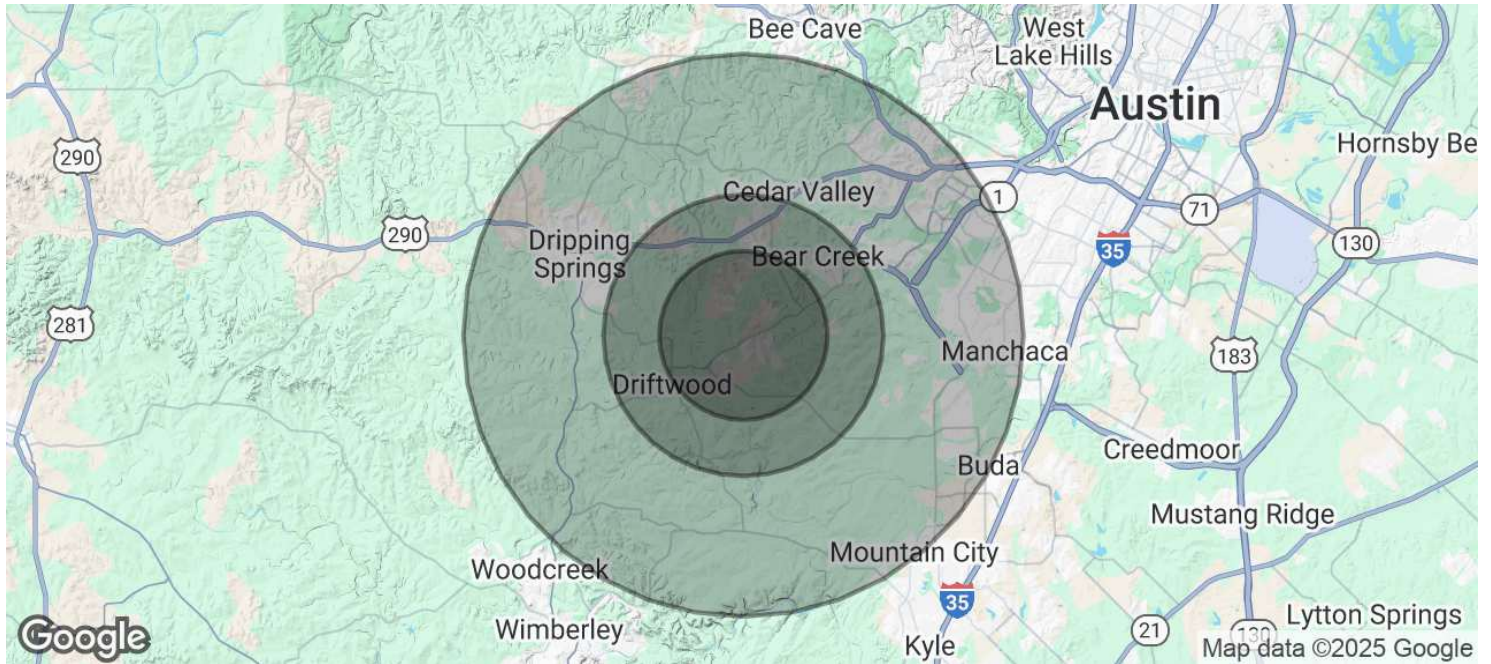
GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



18 DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,652	32,695	215,480
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,123	10,868	81,640
# of Persons per HH	3.1	3	2.6
Average HH Income	\$203,424	\$203,777	\$169,109
Average House Value	\$781,131	\$788,902	\$647,925

Demographics data derived from AlphaMap

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL

