

## OFFERING SUMMARY

Lease Rate:	\$1.37 SF/month (NNN)
Building Size:	6,300 SF
Available SF:	3,150 SF
Lot Size:	
Cap Rate:	
NOI:	
Year Built:	2022
Zoning:	County
Market:	Austin
Submarket:	Dripping Springs

## PROPERTY OVERVIEW

Great Office/Warehouse for Lease off Fitzhugh Rd in Hays County huge growth corridor area. 3150 SF of office/warehouse available for lease. 2500 SF of warehouse and 650 SF of Office. Full Suite is fully air conditioned. 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. Low tax rate. No zoning. A true must see!

## PROPERTY HIGHLIGHTS

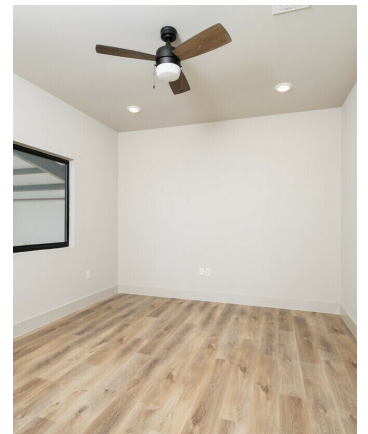
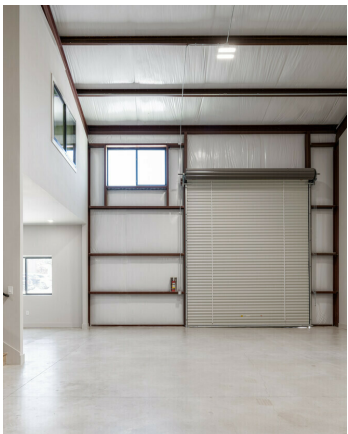
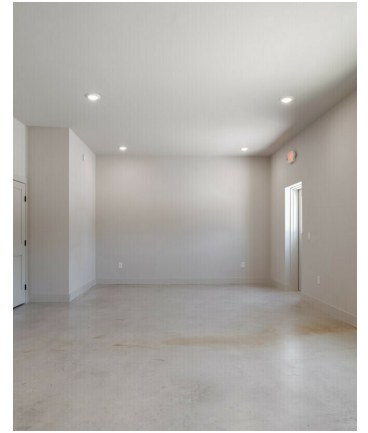
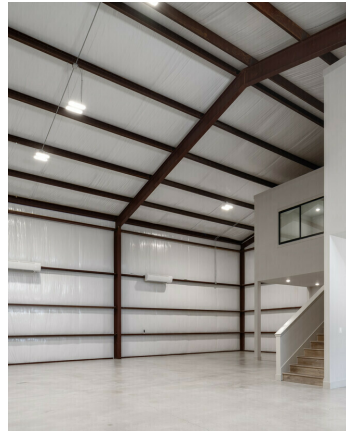
- 2022 Construction Office/Warehouse Building
- 3150 SF with A/C
- 20' plate height with 26' height in Middle of Building
- Two Grade High Doors (12' by 14')
- 5000 Gallon Rainwater Collection System
- Very Energy Efficient

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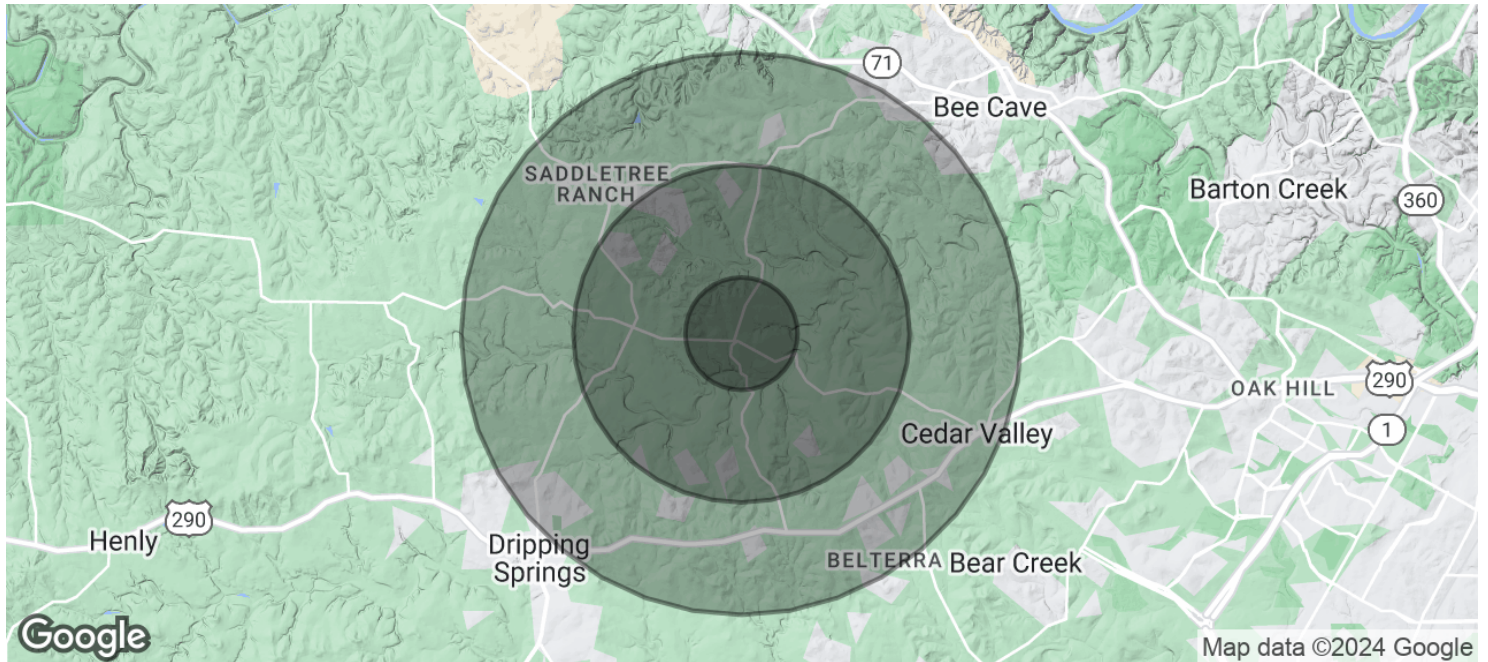




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,045	8,177	21,907
Average Age	43.7	42.2	40.9
Average Age (Male)	42.8	41.9	38.8
Average Age (Female)	44.7	43.3	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	365	2,896	7,744
# of 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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