



OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	6,521 SF
Available SF:	
Lot Size:	
Price / SF:	\$237.69
Cap Rate:	6.5%
NOI:	\$100,749
Year Built:	2024
Zoning:	None
Market:	Austin
Submarket:	Southwest

VIDEO FLOORPLAN

PROPERTY OVERVIEW

Newer Construction Flex/Industrial Building Fully Leased until 7-31-2027. Perfect for investor or owner occupant that is not ready to move in yet. 5881 SF fully air conditioned, 1392 SF of office, 2 bathrooms, kitchenette, 20 ft clear height, 14' by 12' roll up doors, polished concrete, two 40' by 8' new containers with lights, a/c and 640 SF of extra conditioned storage space, 5,000 gallon rain water collection system, 1.7% tax rate, HOA shared septic, very energy efficient R30 insulation in ceilings, 3" insulation on all walls, and R15 insulation in office, Vinyl plank floors. Hays County Growth Corridor.

PROPERTY HIGHLIGHTS

- Newer Construction Flex Industrial Building
- Fully Air Conditioned
- 1392 SF of Office with 2 bathrooms
- 14' by 12' Roll up doors
- Leased until 7-31-2027
- \$100,749 NOI w/ 3% increases per year.

GUY OBERG

512.633.0369
guy.oberg@compass.com
TX #534590

COMPASS COMMERCIAL



15210 FITZHUGH RD, STE 800
AUSTIN

ADDITIONAL
PHOTOS



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COMPASS

2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theoberggroup.com

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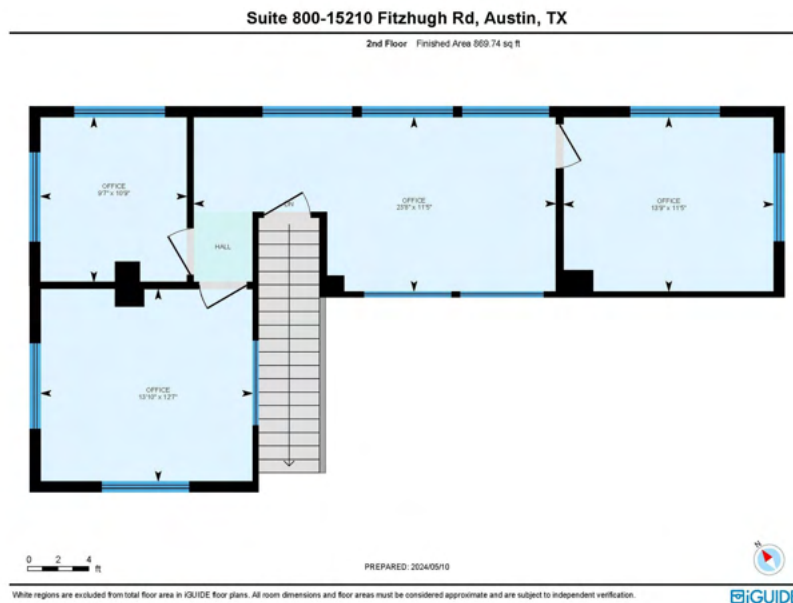
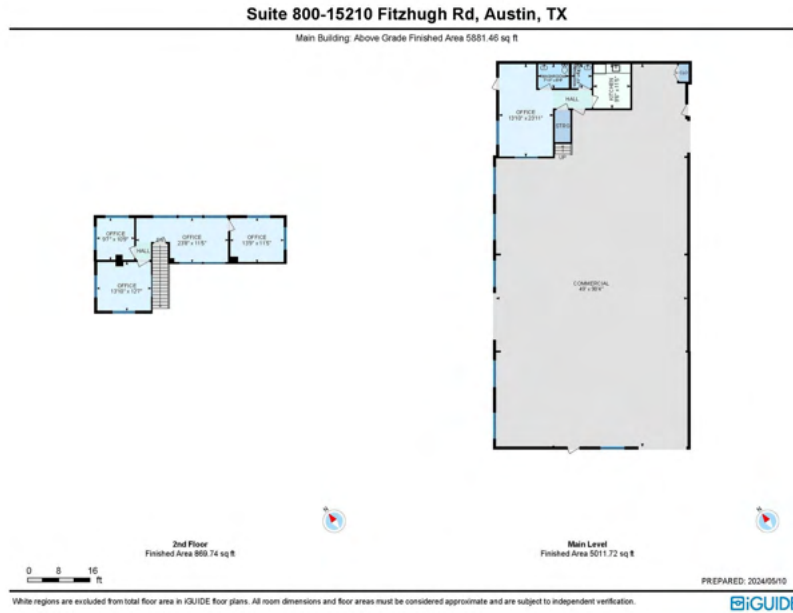
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LOCATION MAP



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15210 FITZHUGH RD, STE 800
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FITZHUGH
OFFICE/WAREHOUSE



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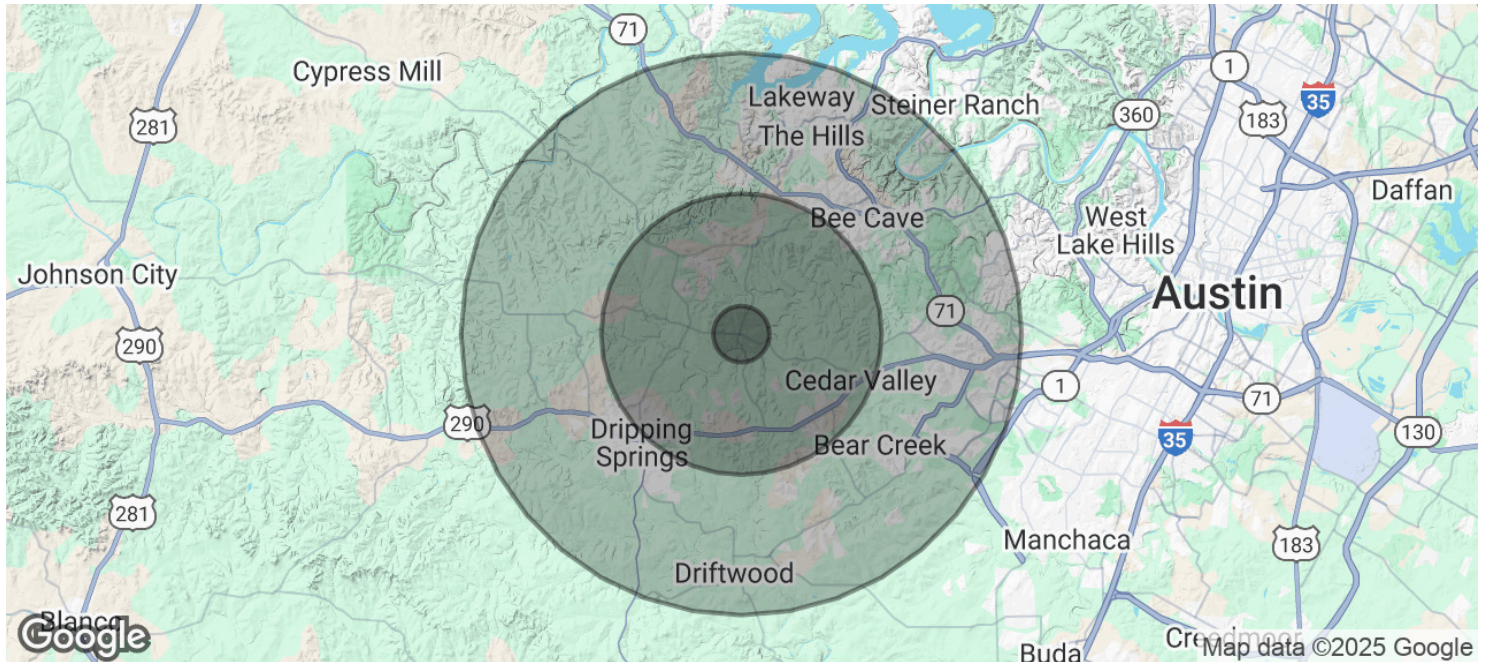
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,045	21,907	128,891
Average Age	43.7	40.9	42.0
Average Age (Male)	42.8	38.8	41.3
Average Age (Female)	44.7	41.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	365	7,744	49,950
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$147,594	\$150,394	\$152,938
Average House Value	\$432,192	\$478,430	\$503,171

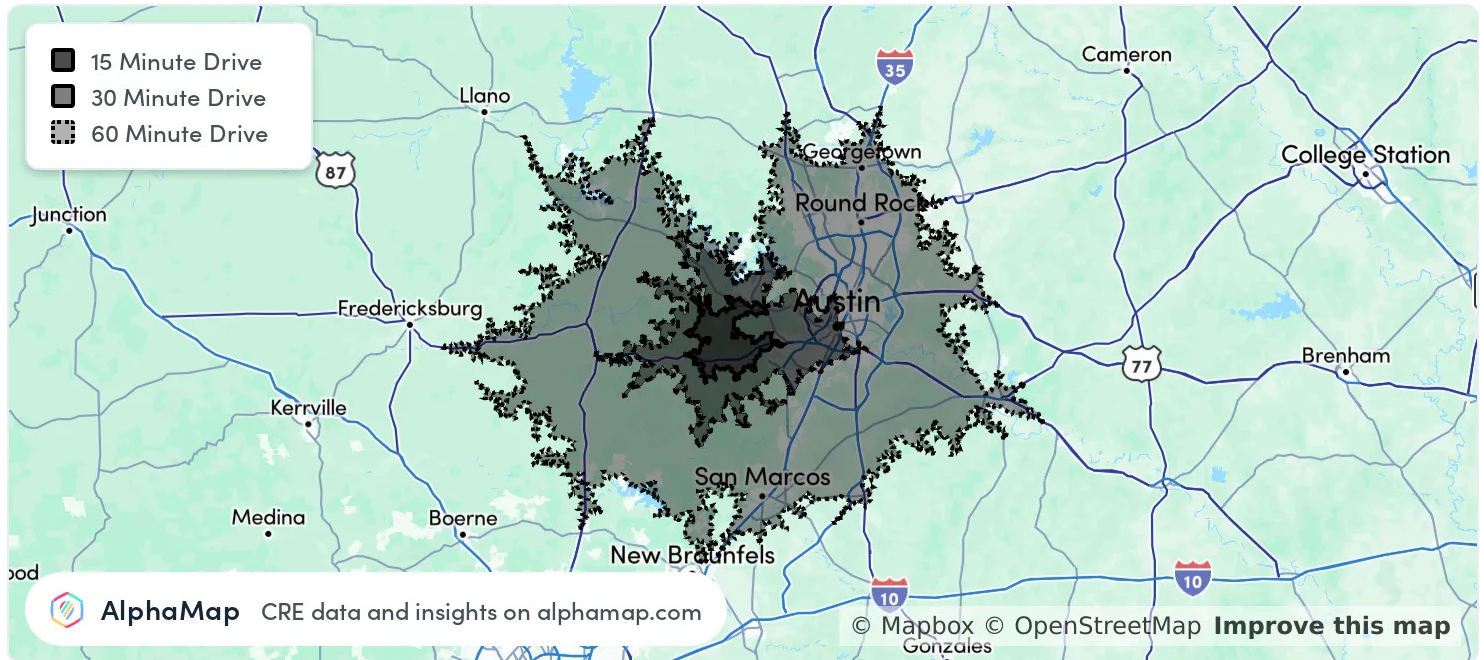
2020 American Community Survey (ACS)

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POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	43,070	565,689	2,219,415
Average Age	40	38	37
Average Age (Male)	39	38	37
Average Age (Female)	41	39	38

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	15,111	235,507	871,476
Persons per HH	2.9	2.4	2.5
Average HH Income	\$193,899	\$160,188	\$131,900
Average House Value	\$814,017	\$769,885	\$552,209
Per Capita Income	\$66,861	\$66,745	\$52,760

Map and demographics data derived from AlphaMap

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