

OFFERING MEMORANDUM

14519 Fitzhugh Rd

Austin, Tx 78736

Presented by

The Morshed Group



A large, bright living room with a fireplace, a large TV, and a ceiling fan. The room features a high ceiling, a large window, and a wooden accent wall above the fireplace. A brown leather sofa is in the foreground, and a dark wood console table is on the left. A ceiling fan with multiple blades is mounted on the ceiling. The floor is made of light-colored wood.

TABLE OF CONTENTS

1. **DISCLAIMER**
2. **OFFERING**
3. **PROPERTY SUMMARY**
4. **FINANCIAL SUMMARY**
5. **PROPERTY PHOTOS**
6. **AERIAL & PLANS**
 - **AERIAL PHOTO**
 - **SURVEY**
7. **DEMOGRAPHIC SUMMARY**
8. **LOCATION & ACCESABILITY**

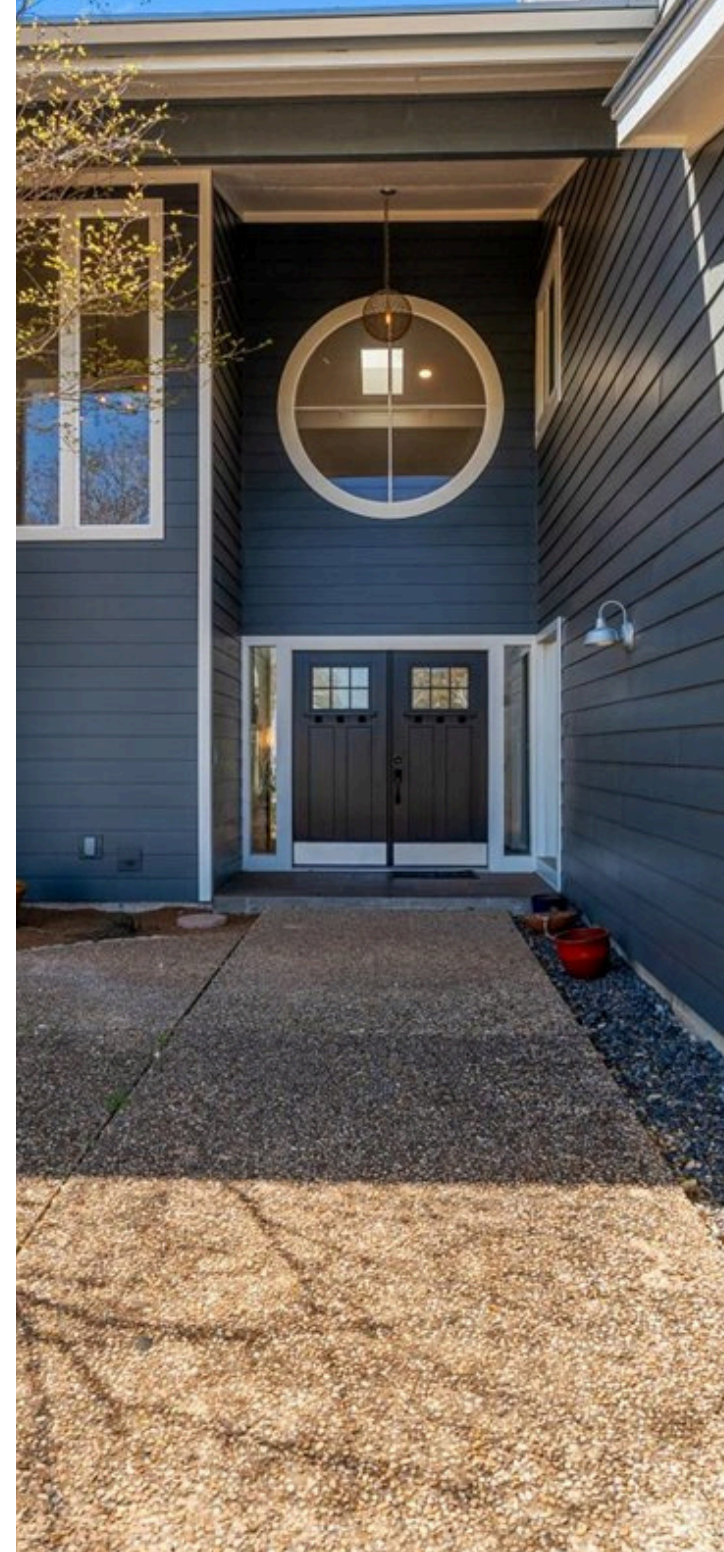
CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 14519 Fitzhugh Rd, Austin TX. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by The Morshed Group or its agents.

By accepting this memorandum, the recipient agrees to use it solely for the purpose of evaluating a potential purchase of the property and not to reproduce or distribute it, in whole or in part, without prior written consent from The Morshed Group. All summaries and projections contained in this document are provided for informational purposes only and should not be construed as a guarantee of future performance.

Prospective buyers are strongly encouraged to conduct their own independent analysis and due diligence. This includes but is not limited to, verifying all income and expense data, assessing legal, environmental, zoning, and other matters deemed relevant. Neither the seller nor The Morshed Group makes any warranties or guarantees, express or implied, regarding the property or the information presented.

This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.



OFFERING

Address:	14519 Fitzhugh Rd
Type:	Office/Flex
Year Built:	1982
Lot Size:	1.707 Acres
Building Size:	2,980 SF
Access	Fitzhugh + Preslar Circle
Parking:	2 Garage + 10+ on land
Utilities:	Private well, septic system
Zoning	Unrestricted (outside ETJ)

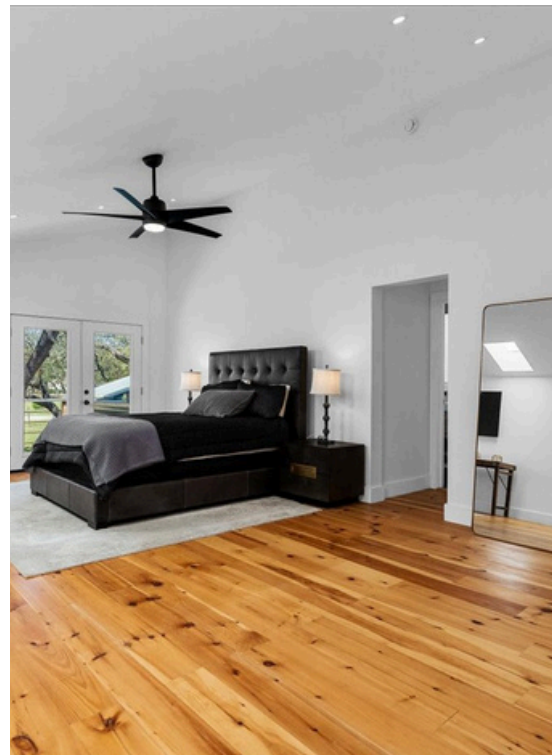




PROPERTY SUMMARY

14519 Fitzhugh Rd offers control of ~1.7 unrestricted acres in the heart of the Fitzhugh corridor, positioned for an owner-user or investor to operate immediately and scale over time.

The property includes ±2,980 SF of finished space and a ±1,260 SF metal structure, supporting a range of uses from office and light industrial to tasting room, event, or creative concepts. The layout, dual access, and separation between improvements allow for flexible use today with a clear path to expand.



With feasibility supporting ~25,000 SF of additional buildable area, the site is well suited for phased growth without disrupting ongoing operations. Surrounded by breweries, distilleries, and destination-driven traffic, this is a land-backed asset with real upside in one of Austin's most active corridors.

HIGHLIGHTS

- Operate + Expand
- 25,000 SF Buildable Capacity
- Unrestricted + Dual Access
- Fitzhugh Corridor Exposure

FINANCIAL SUMMARY

Asking Price:

\$975,000

Cap Rate:

5.7%

NOI:

\$56,000

Occupancy:

Owner Occupied

Price/SF:

\$327/FT

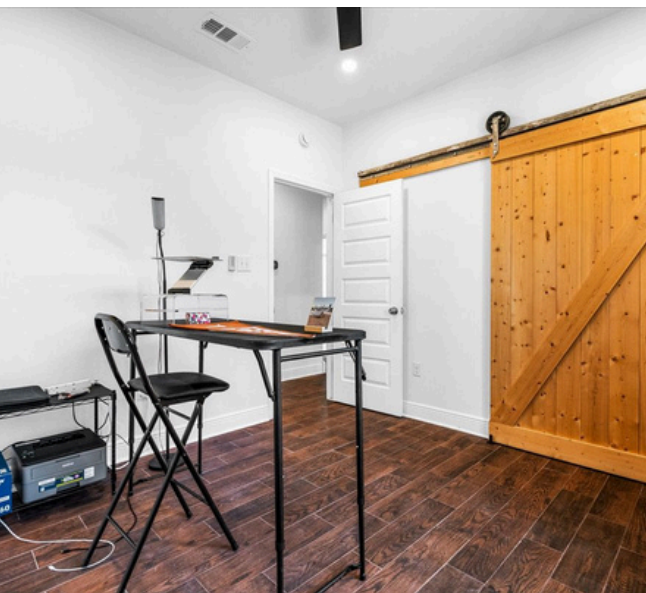
Financial Projections (NNN)	
Building Size	2,980 SF
Projected Rental Rate	\$19.80/SF NNN
Gross Potential Income	\$58,968
Maintenance Reserve (5%)	\$2,980
Total Operating Expenses	\$2,980
New Operating Income	\$56,000
Projected Cap Rate	5.7%

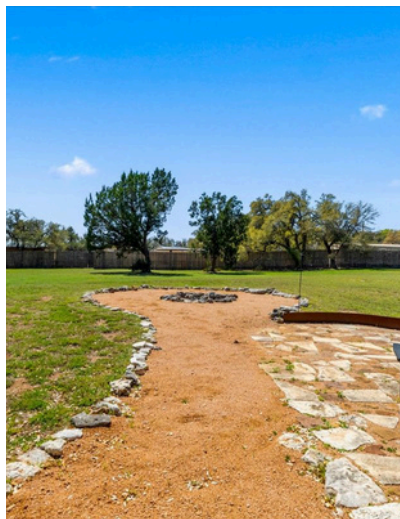
Investor Opportunity

- Flexible site configuration: supports single-tenant, multi-tenant, or mixed-use execution
- Income while you plan: existing improvements can be leased to offset carrying costs during expansion
- Phased development potential: ~25,000 SF build capacity allows incremental growth over time
- Multiple exit strategies: operate, stabilize, or reposition into higher-yield use as corridor matures

Owner-User Opportunity

- Built for your operation: supports office, light industrial, or a customer-facing concept aligned with Fitzhugh traffic
- Run and offset: operate your business while leasing excess space to reduce overhead
- Grow in place: expand footprint or add improvements over time without relocating
- Control the site: ~1.7 unrestricted acres in a supply-constrained corridor





AERIALS & PLANS



Property lines are approximate for reference only



Additional Access

Survey

PATRICK HUGHEY and
ELIZABETH ANNE BERRY
14519 FITZHUGH ROAD,
TBN, HAYS COUNTY, TEXAS

1.71 ACRES OF LAND OUT OF
THE JOHN BAXTON SURVEY,
TRACT NUMBER 70, HAYS
COUNTY, TEXAS, SAME BEING THAT
TAIN FEDERAL NATIONAL
MORTGAGE ASSOCIATION 1.707 ACRES
RECORDED IN VOLUME 4908,
PAGE 355, OFFICIAL PUBLIC
RECORDS, HAYS COUNTY, TEXAS,
1.71 ACRES OF LAND TO BE
PARTICULARLY DESCRIBED
SETS AND BOUNDS BY EXPERT
TACHED HERETO AND MADE A
PART HEREOF

PL
D.A. FIFTEEN (SIXTEEN) GRANTED TO
B.L. COMPANY BY VOL. 341 PG. 307
D.A. OF SOUTHERN MOUNTAIN & VOL. 41 PG.
D TO A BY FIVE (SIX) GRANTED BY VOL. 13 PG.
D.A.T. FIVE (SIX) GRANTED BY VOL. 41.

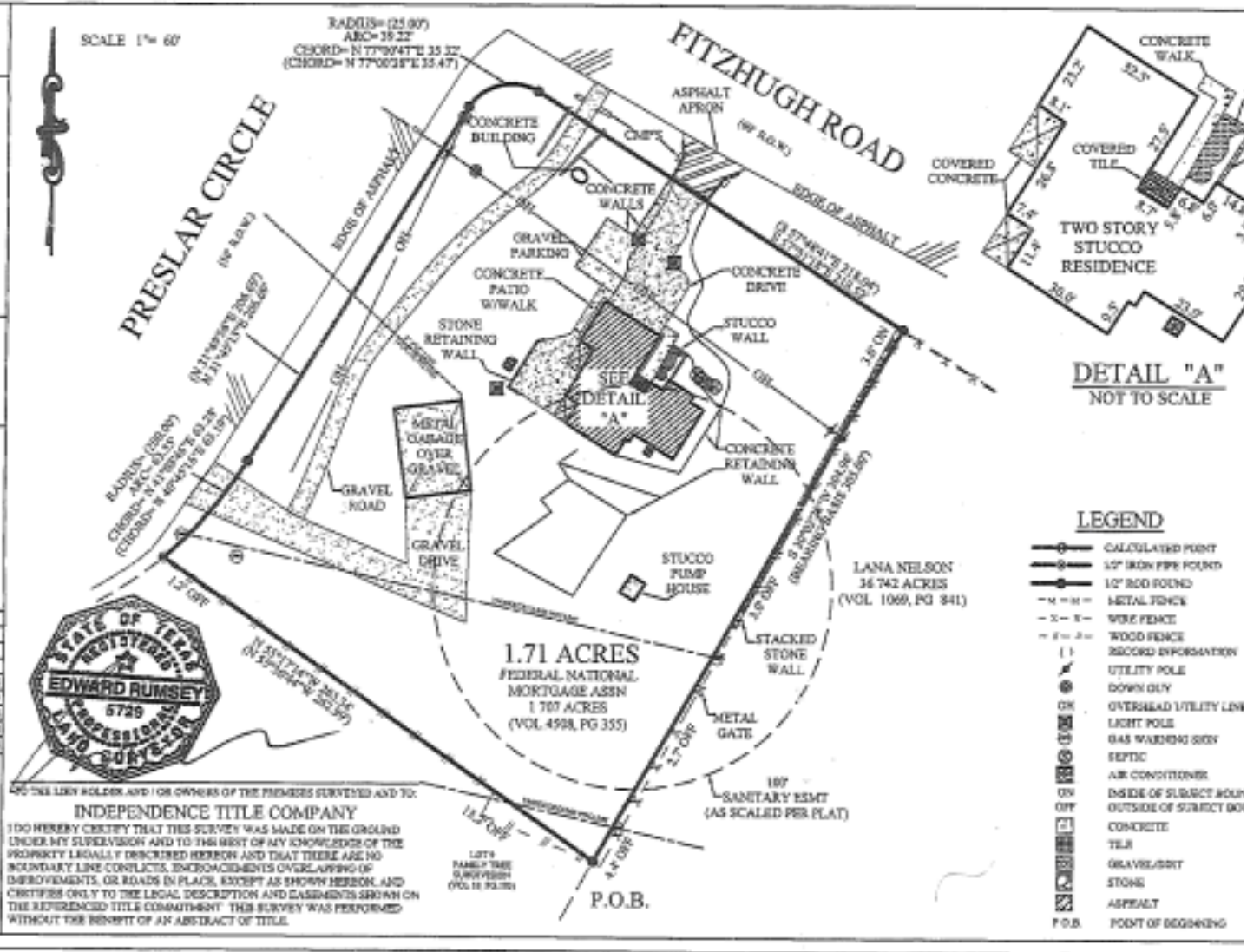
PROPERTY DOES NOT LIE WITHIN THE
FLOOD PLAIN, AND HAS A ZONE "0"
5 FEET ON THE FLOOD
E RATE MAPS
L.P. NO. 4828031007
1177
3-3001
SPECIFICATION IS FOR INSURANCE
ONLY AND IS NOT A GUARANTEE
PROPERTY WILL OR WILL NOT
CONTACT YOUR LOCAL
AND ADMINISTRATOR FOR THE
STATUS OF THIS TRACT

DATE: APRIL 21, 2013

INDEPENDENCE TITLE CO	
LEGISLATION	
AGENCY	
V	CHRIS ZOTTNER 04/04/2013
	CHRIS ZOTTNER 04/01/2013
	ROCHEL CARROLL 04/01/2013
	SHARON SMITH 04/01/2013
E	EDWARD RUMSEY 04/01/2013

ALLSTAR
Land Surveying

20 ANDERSON MILL RD
JUSTIN, TEXAS 75729
512) 349-8149 PHONE
(512) 351-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

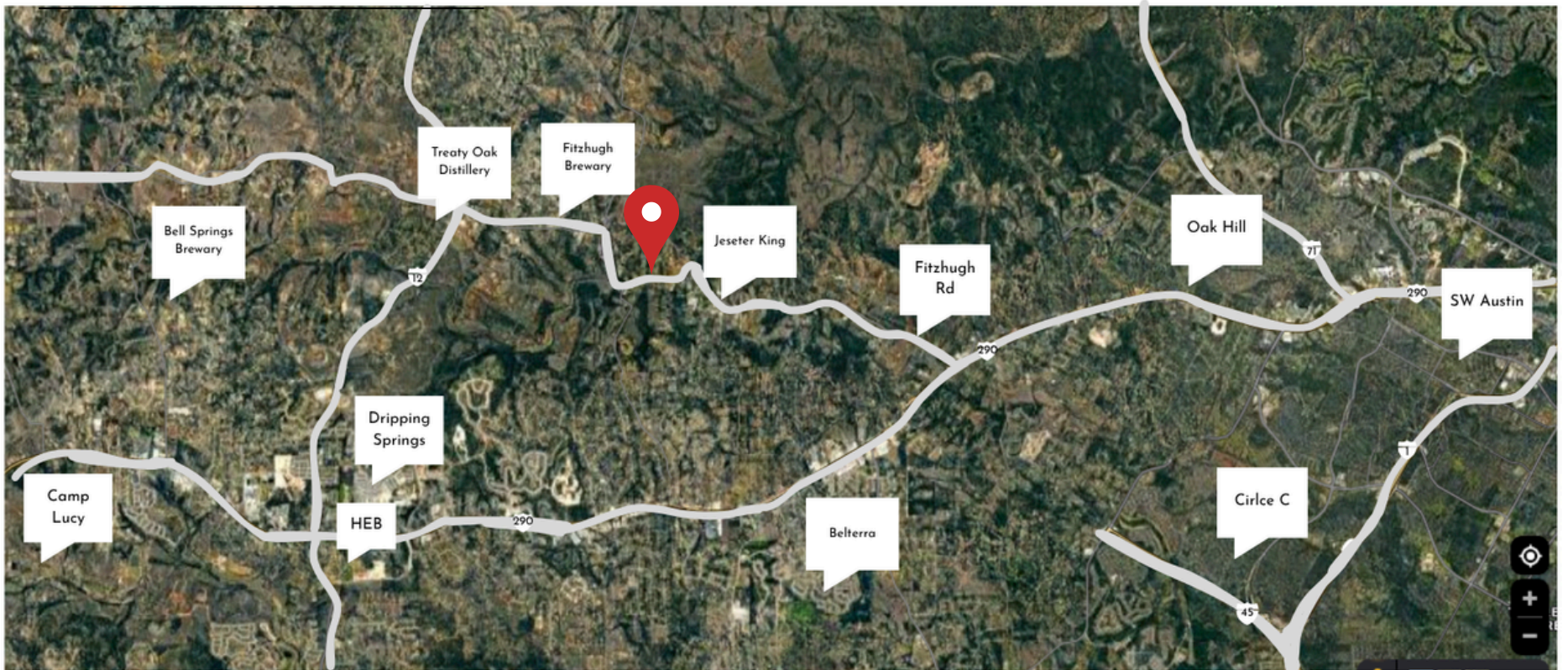


DEMOGRAPHIC SUMMARY

2025 SUMMARY	1 Mile	3 Mile	5 Mile
Population	405	7,847	31,403
Annual Growth	6.1%	4.5%	5.2%
Households	149	2,832	11,109
Avg Household Size	2.7	2.8	2.8
Owner Occupied Housing Units	84%	84%	84%
Renter Occupied Housing Units	16%	16%	16%
Median Age	43.6	42.9	42.4
Median Household Income	\$148,332	\$161,266	\$166,200
Avg. Household Income	\$171,630	\$181,909	\$187,704

Population By Race	1 Mile	2 Mile	5 Mile
White	334	6,415	25,164
Black	3	72	337
American Indian /Alaskan Native	2	32	106
Asian	11	242	1,549
Hawaiian & Pacific Islander	1	16	72
Two or More Races	55	1,071	4,174
Hispanic Origin	59	1,094	4,277

Location & Accessibility





Bradley Baker

970-778-7026

Brad@themorshedgroup.com



Tarek Morshed

512-799-8001

Tarek@themorshedgroup.com

WWW.THEMORSHEDGROUP.COM