



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**TBD Fitzhugh Rd
Austin, TX 78736**



ABOUT THIS PROPERTY

APPROXIMATELY 12 ACRE SITE WITH COUNTY APPROVED 35-YEAR DEVELOPMENT AGREEMENT IN HAND. LOCATED ON FITZHUGH ROAD WITH AN AUSTIN ADDRESS AND 100% IN HAYS COUNTY. SHOVEL READY AND DESIGNED FOR 110,000 SQFT ON FLOOR AS A MULTI-BUILDING RETAIL WAREHOUSE OFFICE PARK. WITH LOW AVAILABILITY AND HIGH DEMAND FOR PRODUCT, THIS IS THE PERFECT TIME TO TAKE ADVANTAGE OF A VITAL NEED IN ONE OF THE MOST SOUGHT AFTER AREAS IN THE AUSTIN MSA. PERFECT FOR THOSE LOOKING TO CONTINUE WITH THE CURRENT OWNER'S MODEL AND BUILD TO LEASE OR SELL, OR THOSE LOOKING TO OWNER OCCUPY SUCH AS TRADE USERS, MANUFACTURERS, RETAILERS, BREWERS/DISTILLERS ETC. PROPERTY IS IN THE MIDST OF FAMOUS BREWERS, DISTILLERS, AND OUTDOOR EATERIES THAT BRING HEAVY TRAFFIC TO THE AREA AND ARE SURE TO PROVIDE AN ABUNDANCE OF EXPOSURE FOR ANY BUSINESS OR DEVELOPMENT. EASY LOGISTICS TO NOT ONLY SW & CENTRAL AUSTIN, BUT ALSO TO BEE CAVE, LAKEWAY, DRIPPING SPRINGS, WIMBERLEY, AND THE HILL COUNTRY FAST-PACED CORRIDOR. ASK BROKER FOR ADDITIONAL DETAILS.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



O: (512) 892-9934

C: (512) 924-5323



JOSH@FRIEDMANREALTORS.COM



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