

## OFFERING SUMMARY

Sale Price:	\$1,999,000
Lease Rate:	\$1.75 SF/month (\$18 SF NNN)
Building Size:	7,600 SF
Available SF:	1,300 SF
Lot Size:	
Year Built:	2023
Zoning:	County
Market:	Austin
Submarket:	Dripping Springs

## PROPERTY OVERVIEW

Great Office/Warehouse for Sale or Lease off Fitzhugh Rd in Hays County huge growth corridor area. New construction buildings to be move in ready in Q2 2023. 7300 SF space includes 6300 SF building and additional 1300 SF building with more parking. 1300 SF of office with 2 bathrooms. Large building can be split into two 3150 SF spaces. Great investment opportunity or owner occupant. Quality construction. 20' plate heights with 26' height in middle of building. Doors are 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. Potential for A/C in warehouse space. Low tax rate. No zoning. A true must see!

## PROPERTY HIGHLIGHTS

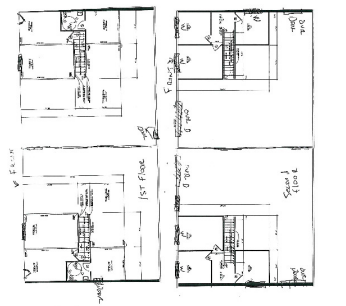
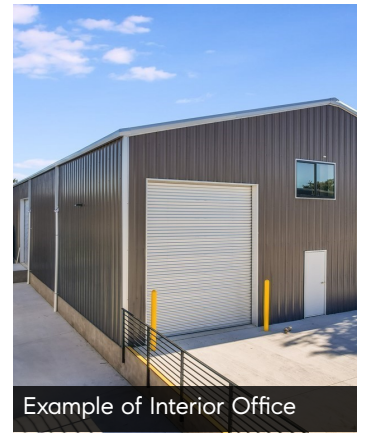
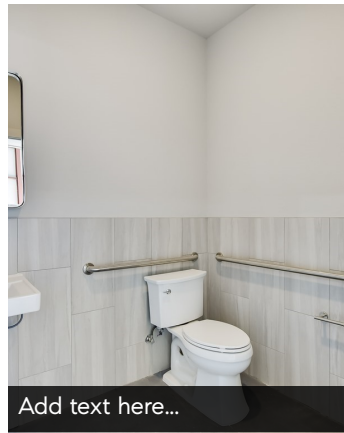
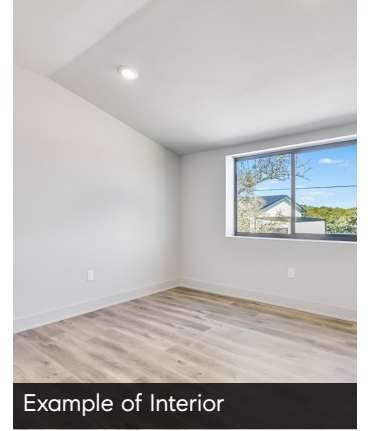
- New Construction Office/Warehouse Buildings
- For Sale or Lease – Available Q3 2023
- 6300 SF Building, Fully leased at \$1.37/ft plus NNN's with 3 year leases
- 1300 SF building available with A/C and bathroom.
- 20' plate height with 26' height in Middle of Building

## GUY OBERG

512.633.0369  
guy.oberg@compass.com  
TX #534590

COMPASS COMMERCIAL







Example of Interior Office



Example of Bathroom



Example of Exterior



Example of Exterior



Example of Interior



Example of Exterior

**GUY OBERG**

512.633.0369  
guy.oberg@compass.com  
TX #534590

**COMPASS COMMERCIAL**

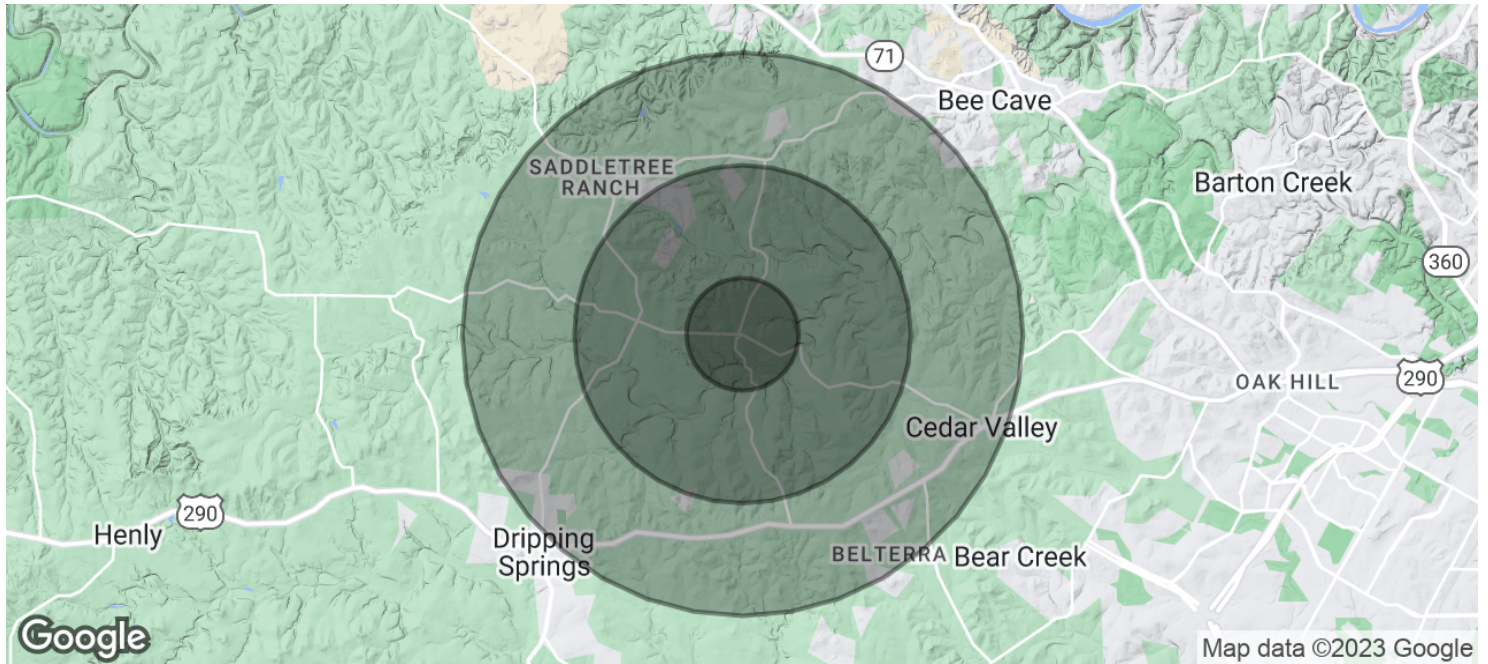




**GUY OBERG**  
512.633.0369  
guy.oberg@compass.com  
TX #534590

**COMPASS COMMERCIAL**





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

## GUY OBERG

512.633.0369  
guy.oberg@compass.com  
TX #534590

## COMPASS COMMERCIAL

