



FOR LEASE

33,168 SF Industrial Space With Excess Land Available for IOS/Lay-Down Yard

4923 Cypress Ranch Blvd, Spicewood, TX 78669

Property Highlights

- Two Existing Industrial Metal Buildings Totaling ±33,168 SF
 - Building 1: 11,168 SF - 10,400 SF Warehouse / 768 SF Office
 - (2) 15'H x 12'W OH Grade Level Doors
 - 11' Clear Height (9' to I-beams) at eaves / 18' Clear Height at Ridgeline (16' to I-beams)
 - 120/240 Volt / Single Phase / 200 Amps
 - Building 2: 22,000SF Open Air Pavillion
 - Can Be Converted to Warehouse/Office
- ±37.7 Acres Total | Can Be Converted to IOS/Lay-Down Yard or Additional Building Structure
- Ingress/Egress from Hwy 71 & Cypress Ranch Boulevard

Lease Price
Contact Broker

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BROKERAGE SERVICES
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BUILDING 1



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BUILDING 2

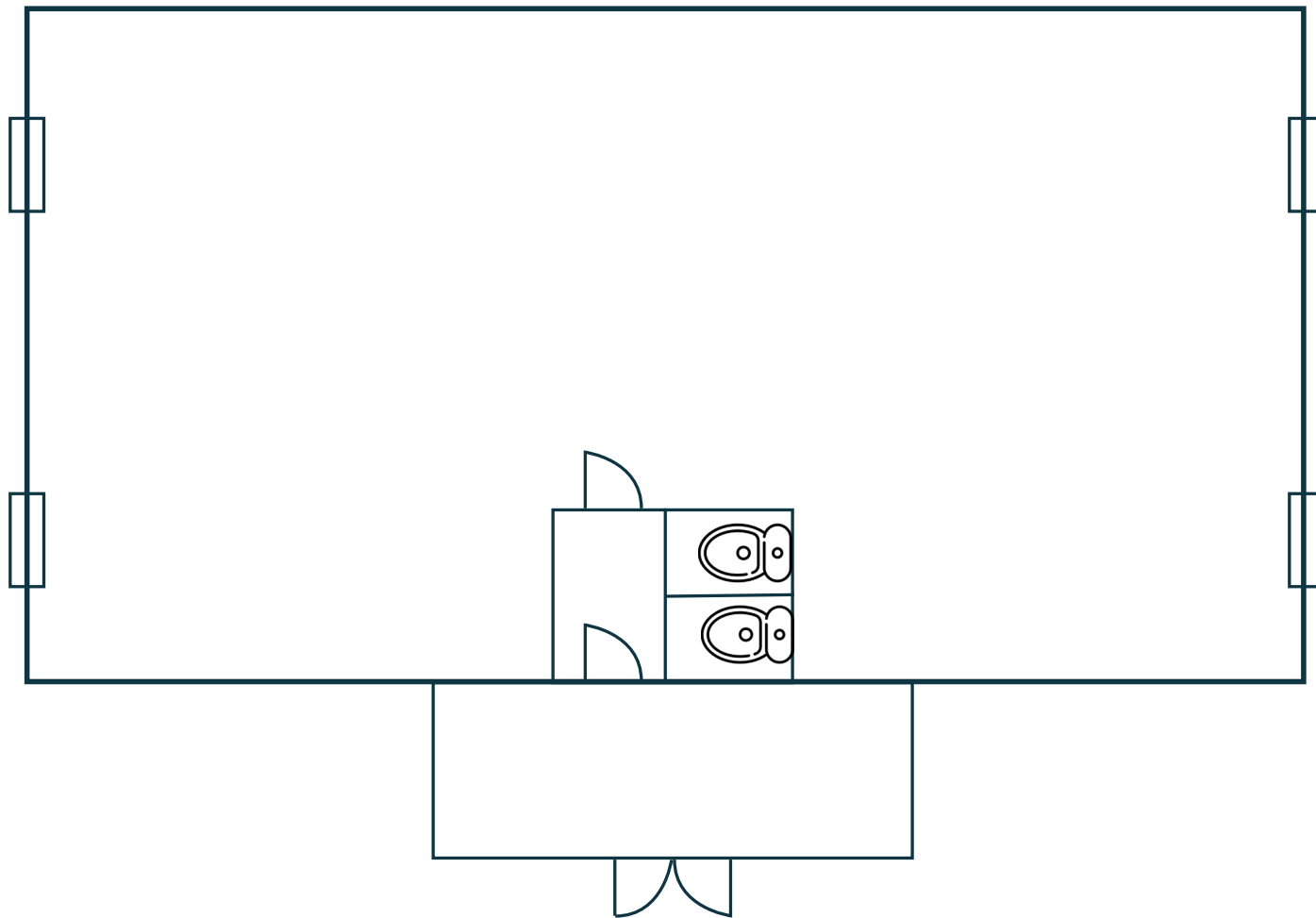


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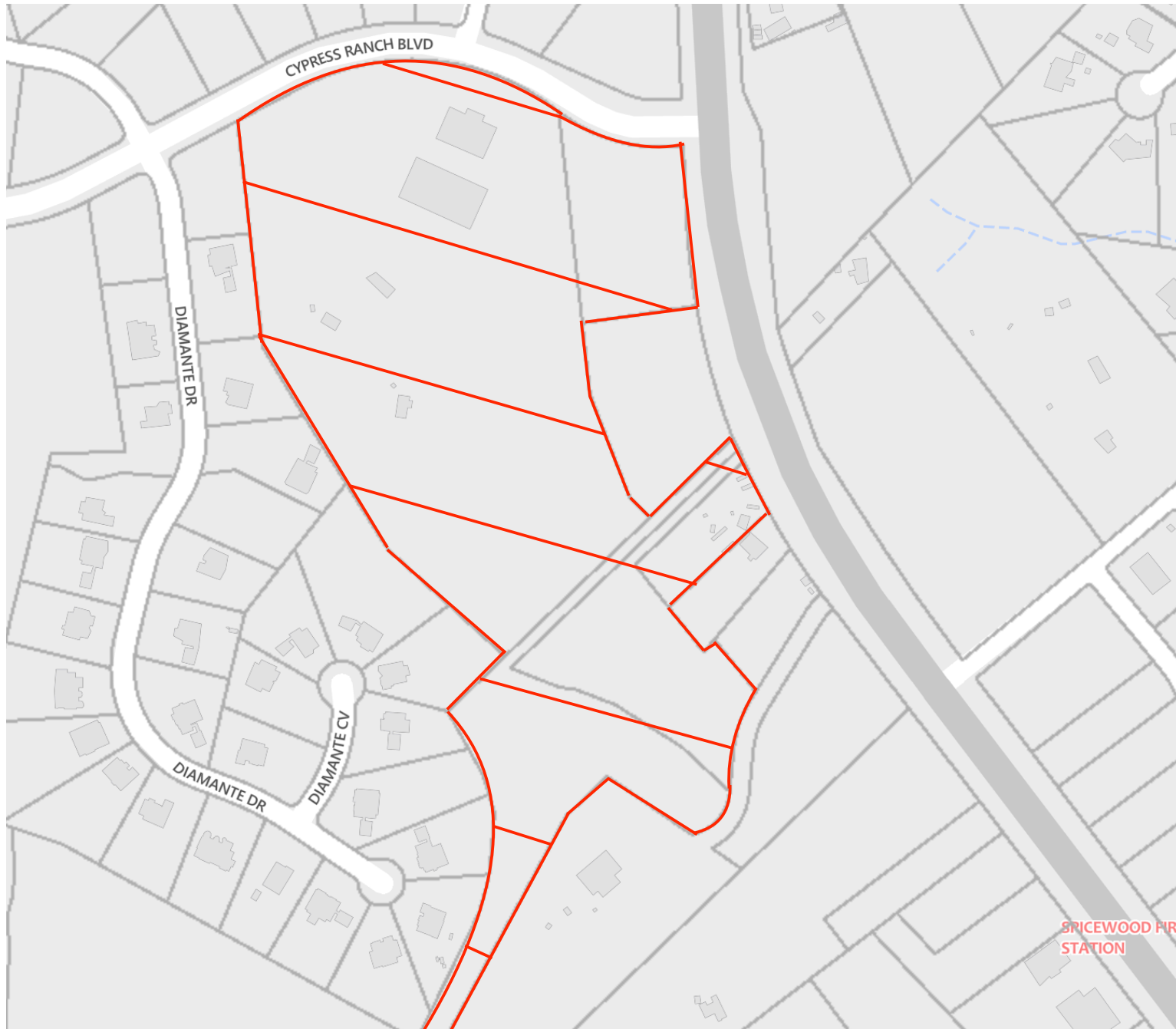
BUILDING 1: 11,168 SF



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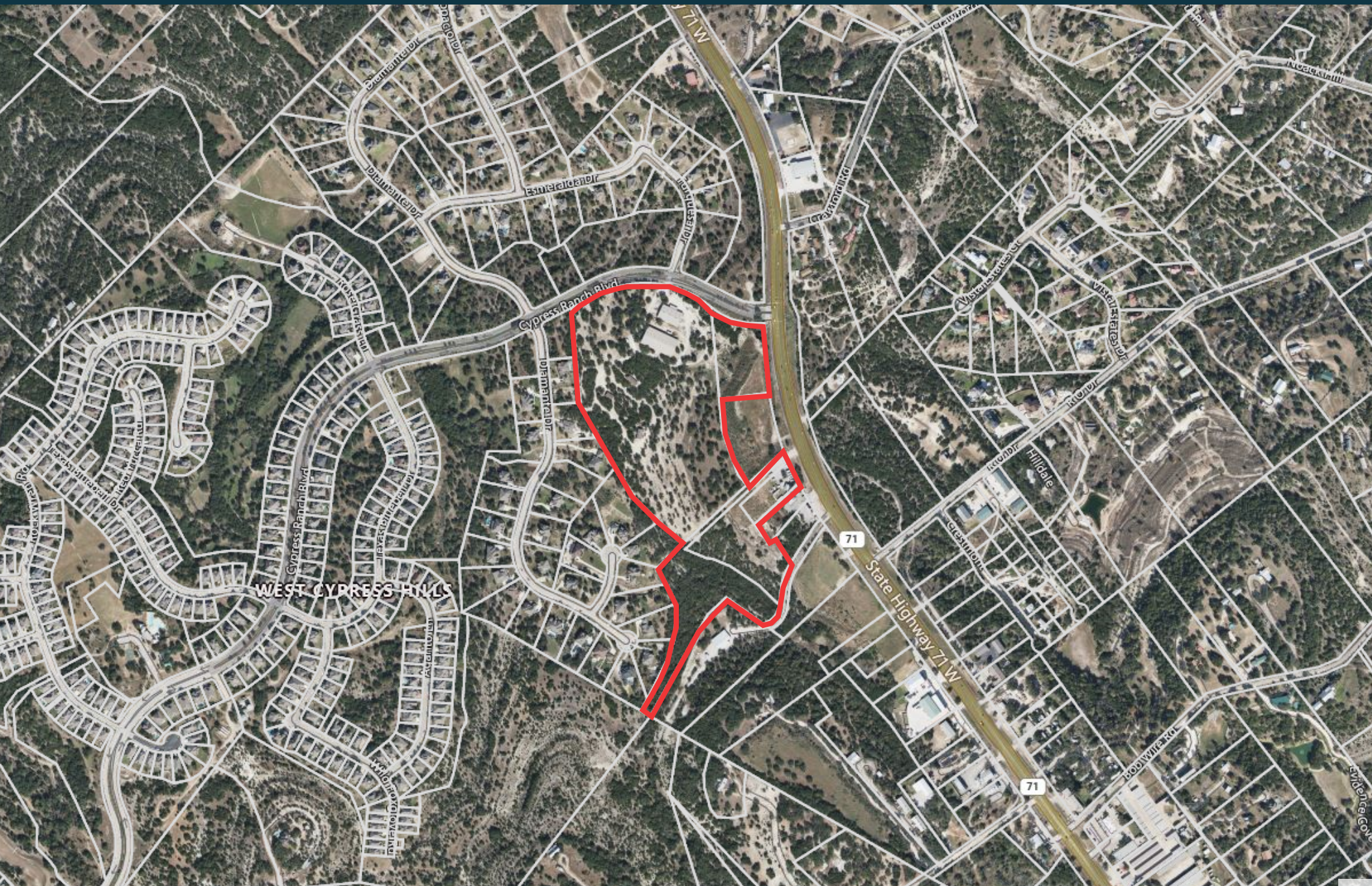
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This map of Lakeway, Texas, illustrates population density and the distribution of commercial establishments. The population density is shown in red circles with values: 34K VPD, 39.4K VPD, 38.5K VPD, 43.7K VPD, and 49.4K VPD. A red dot marks the 'SITE LOCATION' near West Cypress Hills. Commercial locations are categorized into two groups:

- Top Group (Near NFM 620 and Bee Creek Rd):** Includes DOLLAR GENERAL, DOREMY'S TACOS, Cane's, H-E-B, Starbucks, WINGAROO, TACO BELL, Randalls, Walgreens, and CVS pharmacy.
- Bottom Group (Near Bee Cave Pkwy and Bee Caves Rd):** Includes Starbucks, Office DEPOT OfficeMax, Dillard's, CVS pharmacy, CINEMARK, ULTA, target, Marshalls, DICK'S Sporting Goods, Chick-fil-A, McDonald's, WHOLE FOODS MARKET, H-E-B, PETSMART, Walgreens, Michaels, THE HOME DEPOT, and Lowe's.

The map also shows major roads like NFM 620, Bee Creek Rd, Bee Cave Pkwy, and Bee Caves Rd, as well as local landmarks like Bee Creek Sports Complex and Hamilton Greenbelt.

Map data ©2025

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POPULATION	1 MILE	3 MILES
2024 Population	1,654	6,437
2029 Population Projection	1,749	6,947
Population Growth 2024-2029	5.74%	7.92%
Median Age	40	44

HOUSEHOLD		
2024 Households	521	549
2029 Household Projection	2,214	2,377
Avg Household Income	\$214,600	\$226,800
Median Household Income	\$165,300	\$165,800

POPULATION	5 MIN	10 MIN
2024 Population	2,018	9,387
2029 Population Projection	2,132	10,362
Population Growth 2024-2029	5.65%	10.38%
Median Age	42	43

HOUSEHOLD		
2024 Households	664	3,218
2029 Household Projection	699	3,531
Avg Household Income	\$209,100	\$216,600
Median Household Income	\$160,600	\$169,900