

FLEX / INDUSTRIAL SUITES FOR SALE OR LEASE

DRIFTWOOD BUSINESS CENTER | 10020 DARDEN HILL RD.

AUSTIN, TX 78737



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COMPASS COMMERCIAL



2500 Bee Cave Rd, Ste 200, Bldg 3

Austin, TX 78746

theobergroup.com

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FLEX/INDUSTRIAL PROPERTIES FOR SALE OR LEASE

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FLEX/INDUSTRIAL PROPERTIES FOR SALE OR LEASE



PROPERTY INFORMATION

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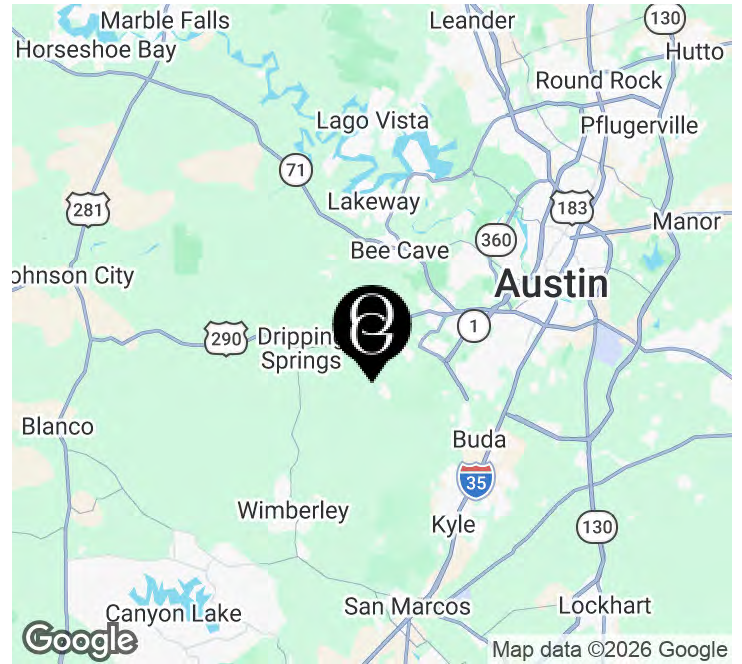


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4 EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$937,500- \$3,000,000
Lease Price:	\$16.50-\$18/FT plus \$3.60/FT NNN's
Building Size:	6,250-12,000 SF
Available SF:	1,650-12,000 SF
Lot Size:	11 Acres
Price / SF:	\$250.00
Year Built:	2025
Zoning:	County
Market:	Austin
Submarket:	Southwest Austin

PROPERTY HIGHLIGHTS

- Suites/Buildings Available: From 1,650 SF to 12K SF
- Pricing: \$250/SF, Buy Half or Whole Building or Multiple Buildings
- Availability: 22 freestanding buildings for sale or lease
- Build-to-Suit: Builder will customize interiors to meet buyer specifications (within reason)
- Clear Height: 26 FT to 22 FT, Front to Back
- High-End Features Include:
 - Upscale office finishes with luxury vinyl plank flooring and recessed lighting
 - 16' x 12' roll-up doors for easy loading and unloading
 - Fully air-conditioned interiors for comfort and climate control
 - ADA-compliant restrooms
 - High-speed internet connectivity
- Ample on-site parking for employees and customers
- Prominent building-mounted and monument signage opportunities
- Energy-efficient design with insulated exterior walls and single-pitch sloping roof

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5 PROPERTY DESCRIPTION



AVAILABLE SUITES FOR SALE OR LEASE

BLD 25| 2501 | Built 2025 | 3750 SF | \$16.50/FT OR \$250/FT | AVAILABLE NOW!

BLD 23| 2301-2302 | BUILT 2026 | 3750-7500 SF | 16.50/FT OR \$250/FT | AVAILABLE 30 DAYS

BLD 6 | 601-602 | BUILT 2026. | 3750 – 7500 SF | \$16.50/FT OR \$250/FT | AVAILABLE JAN 2026

BLD 26| 2601-2602 |BUILT 2026| 3750-7500 SF| \$16.50/FT OR \$250/FT | AVAILABLE MARCH 2026

BLD 27| 2701-2704 |UNDER CONSTRUCTION | 1650 - 6600 SF | \$18/ft NNN OR \$250/FT| AVAILABLE MAY 2026

BLD 28 | 2801-2804| To Be Built | 1650- 7500 SF | \$18/FT OR | \$250/FT || Available within 6 Months

BLD 1 | 101-104 | To Be Built |1650 SF - 7500 SF | \$18/FT OR \$250/FT | Available within 6 Months

BLD 2 | 201-204 | To Be Built |1650 SF - 7500 SF | \$18/FT OR \$250/FT | Available within 6 Months

BLD 3 | 301-304 | To Be Built |1650 SF - 7500 SF | \$18/FT OR \$250/FT | Available within 6 Months

BLD 5 | 501-504 | To Be Built | 1650 SF - 7500 SF | \$18/FT OR \$250/FT | Available within 6 Months

BLD 9 | 901-904 |To Be Built |1650 –7500 SF | \$16.50-\$18/FT OR \$250/FT | Available within 6 Months

BLD 11| 1101-1102 | To Be Built | 3750 – 7500 SF | \$16.50/FT OR \$250/FT | Available within 6 Months

BLD 16| 1601-1602 | To Be Built | 3750 – 7500 SF | \$250/FT | Available within 6 Months

BLD 17| 1701-1702 | To Be Built | 3750 – 7500 SF | \$250/FT | Available within 6 Months

BLD 18| 1801-1802 | To Be Built | 1650 – 7500 SF | \$250/FT |Available within 6 Months

BLD 19 | 1901-1902 | To Be Built | 3750 – 7500 SF | \$250/FT |Available within 6 Months

BLD 20| 2001-2002 | To Be Built | 3750 – 7500 SF | \$250/FT |Available within 6 Months

BLD 21| 2101-2102 | To Be Built | 1650 – 7500 SF | \$250/FT |Available within 6 Months

BLD 22| 2201-2202 |To Be Built | 3750-7500 SF | \$250/FT |Available within 6 Months

LEASED SUITES FOR SALE

BLD 4 | 401-402 | BUILT 2025 | 7500 SF | LEASED | \$250/FT

BLD 25 | 2501 |N BUILT 2025 | 3750 SF | LEASED | \$250/FT

BLD 24| 2401-2402 | BUILT 2025, | STE 2401 PRE-LEASED 3750 SF | STE

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6 ADDITIONAL PHOTOS



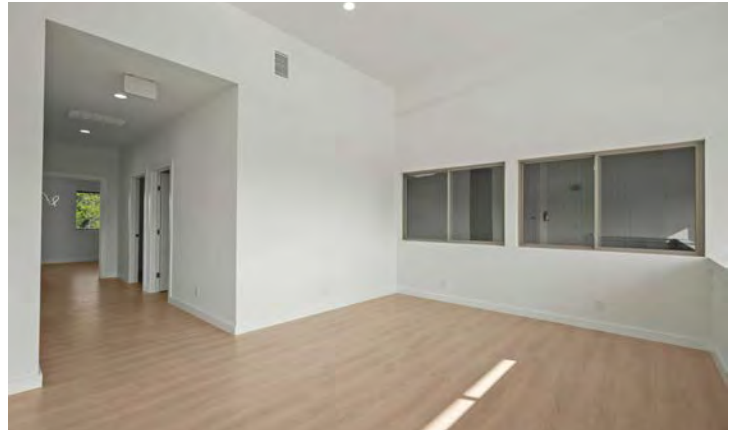
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7 ADDITIONAL PHOTOS



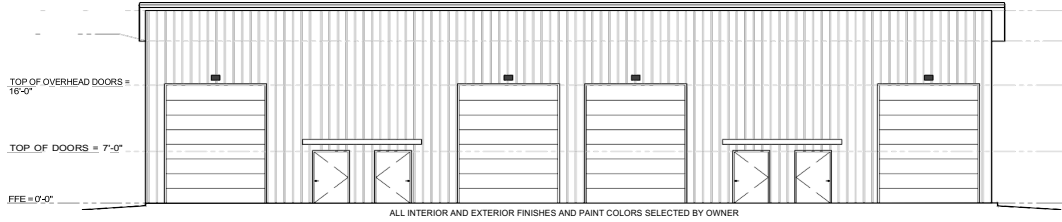
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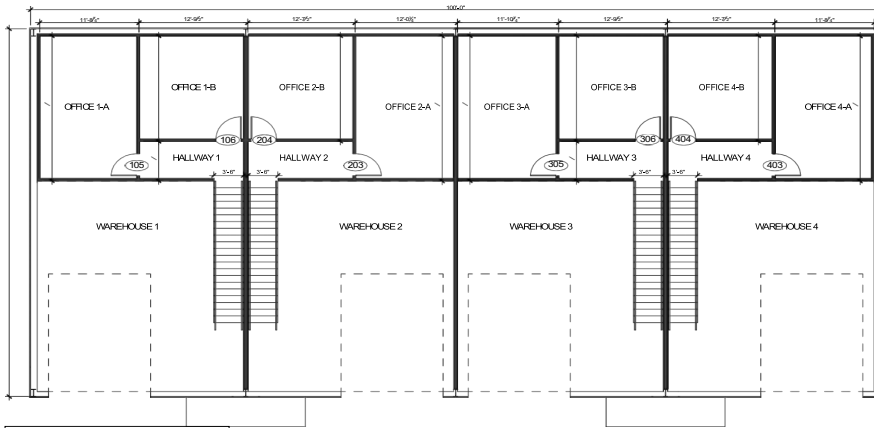


8 1650 SF FLOOR PLAN



2 | FRONT ELEVATION

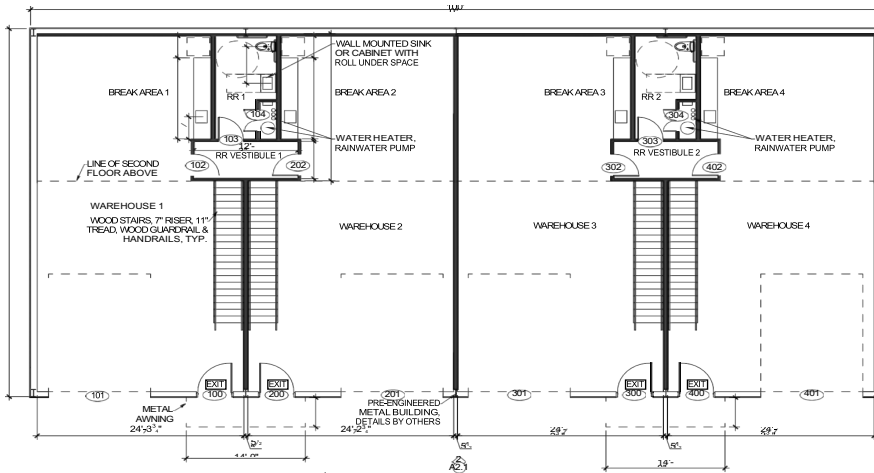
SCALE: 1/8" = 1'-0"



MECHANICAL NOTE: TENANT SPACES WILL HAVE MINISPLITS. WAREHOUSE TO BE INSULATED.

4 | SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 | FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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10 3750-7500 SF 2ND LEVEL FLOOR PLAN



1 Second Floor Plan
 A.102 Scale: 1/8" = 1'-0" @ 11x17

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Owning vs. Renting: Why Buying Your Business Property Pays Off

Your Space, Your Future

When it comes to your business, your commercial space should be more than just a place to operate — it should be an *investment*. Like owning a home, purchasing your business property allows you to build **long-term equity** and benefit from **appreciation over time**.

In this **Flex Industrial development**, each unit is part of a commercial condominium regime. That means you **own your space and receive a deed at closing**—just like a traditional real estate purchase. Shared amenities are professionally maintained, ensuring your property retains its value and appeal.

Why Owning Beats Renting

Build Equity, Not Just Rent Receipts

Every monthly payment builds your wealth—instead of vanishing into a landlord's pocket.

Lock In Your Monthly Costs

Avoid unpredictable rent hikes with stable, fixed monthly payments.

Tax Advantages

Deduct mortgage interest and depreciation—potentially reducing your annual income tax burden.

Appreciation & Exit Value

As the market grows, so does your investment. Reap the rewards at resale.

Custom Control Over Your Space


Design it your way. Improvements add value to *your* asset—not someone else's.

Inflation Protection

Fixed mortgage = natural hedge against rising lease costs.

Hassle-Free Ownership

Shared maintenance through a professional owners' association keeps the property in top condition without the stress.

 **The Bottom Line;** Owning your commercial space is more than smart—it's strategic. With rental rates rising and inventory shrinking, now is the time to **invest in your business** and own a real estate asset that works as hard as you do.

INDUSTRIAL PROPERTY FOR SALE

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13 RETAILER MAP



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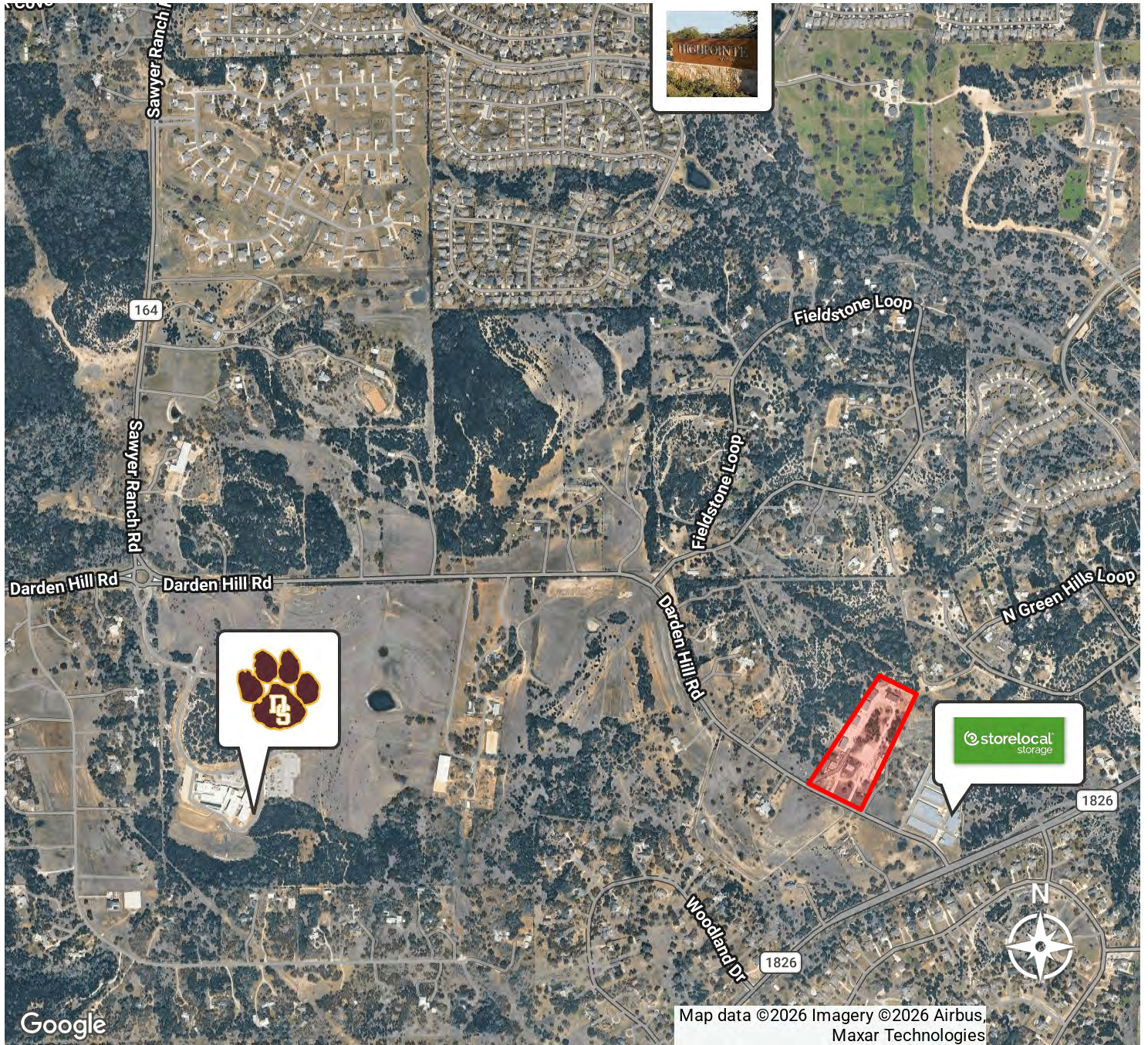
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14 LOCATION MAP



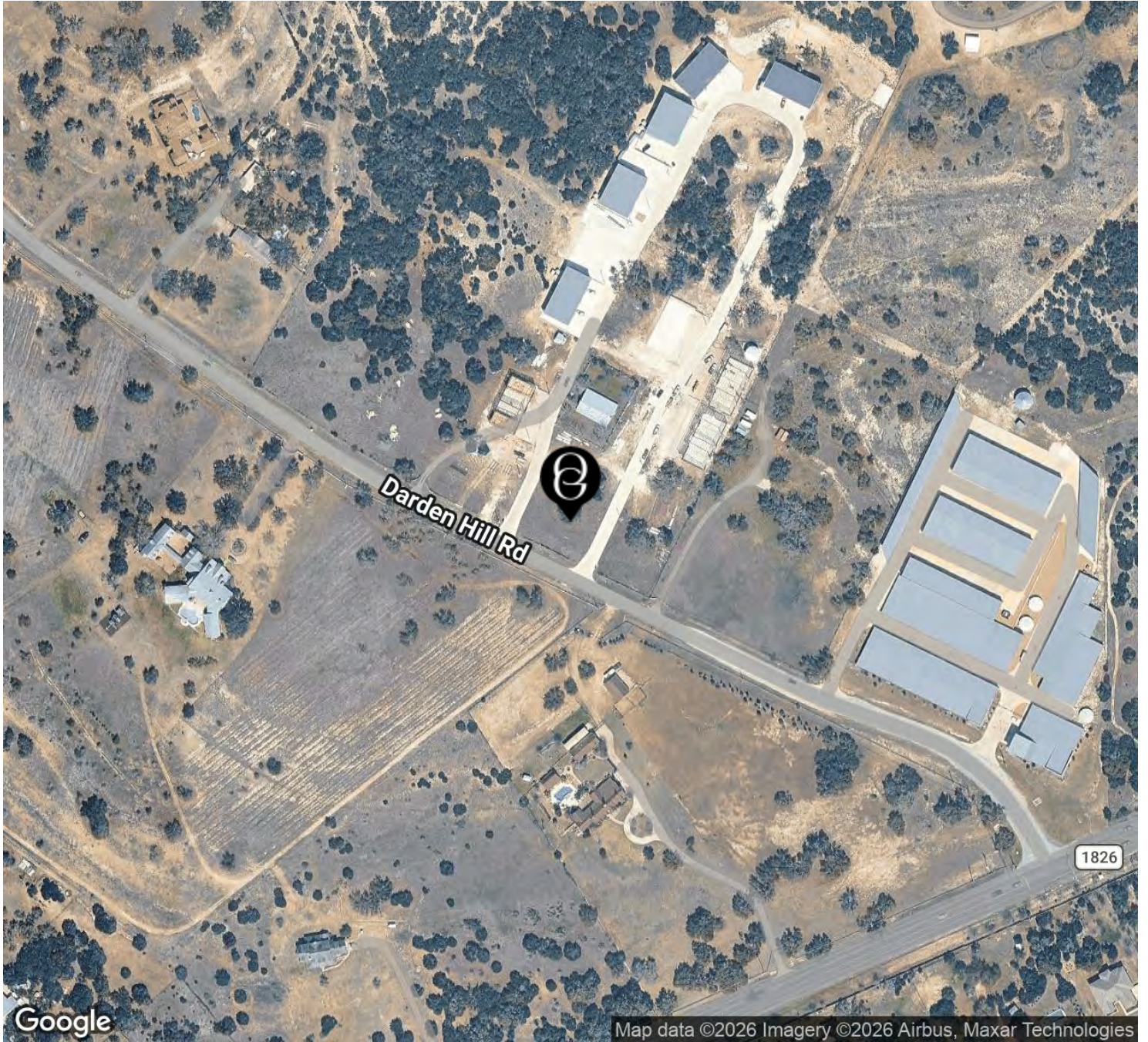
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15 AERIAL MAP



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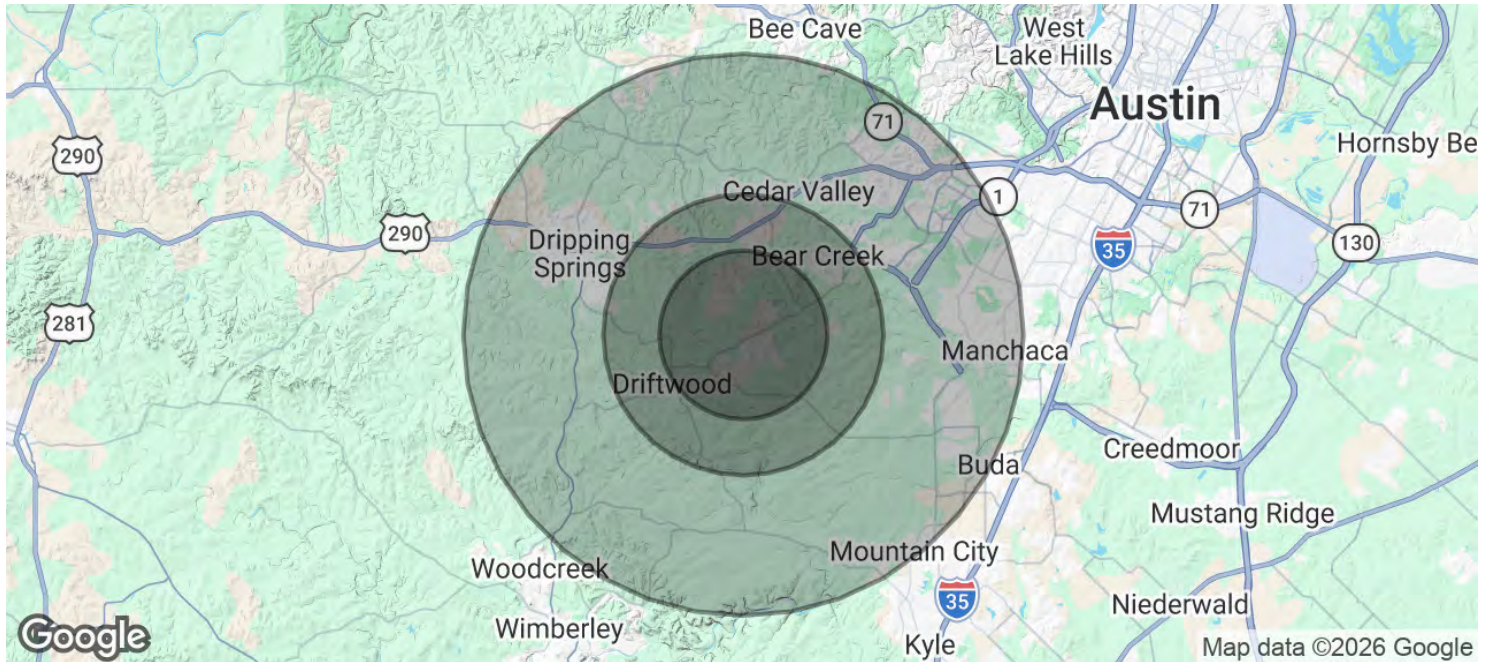
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17 DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,652	32,695	215,480
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,123	10,868	81,640
# of Persons per HH	3.1	3	2.6
Average HH Income	\$203,424	\$203,777	\$169,109
Average House Value	\$781,131	\$788,902	\$647,925

Demographics data derived from AlphaMap

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