

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	5,500 SF
Available SF:	1,375 SF
Lot Size:	
Year Built:	2023
Zoning:	County
Market:	Austin

PROPERTY OVERVIEW

Incredible commercial lease opportunity in Austin, TX! This brand new construction building is move-in ready as of November 2023, offering an exceptional space for office or retail use. Prime location off Fitzhugh Rd in Hays County, this property is situated in a high-growth corridor area. Building is 5500 SF and is fully air-conditioned. The 10,000-gallon rainwater collection system showcases a commitment to sustainability. Ample parking is available, ensuring convenience for both customers and staff. Leases are available for 1375-4125 SF. \$21/ft plus NNNs.

PROPERTY HIGHLIGHTS

- New Construction Flex Space
- Three 1375 SF spaces available
- Willing to combine
- Class A Flex Space
- Great Visibility and Signage

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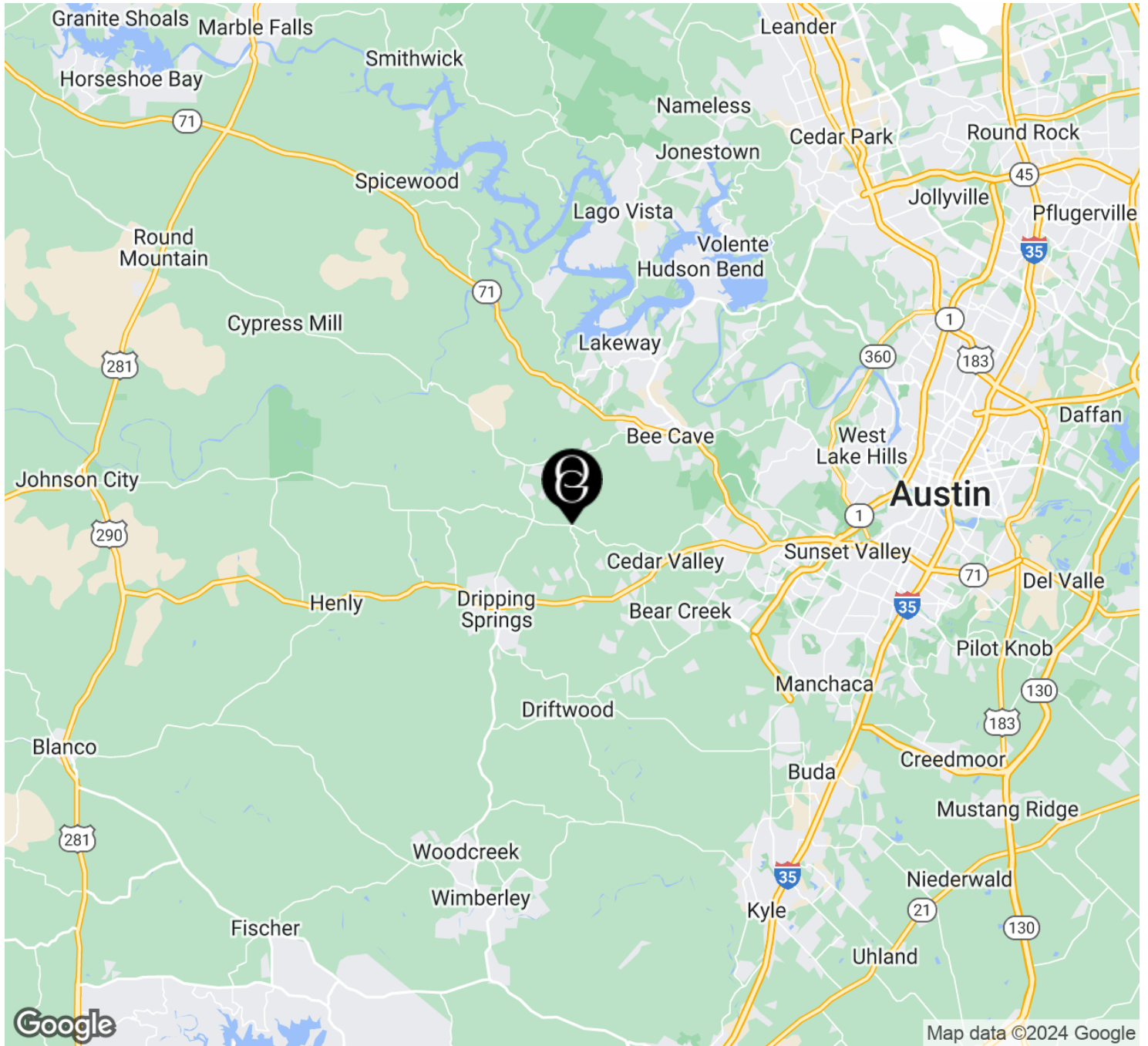


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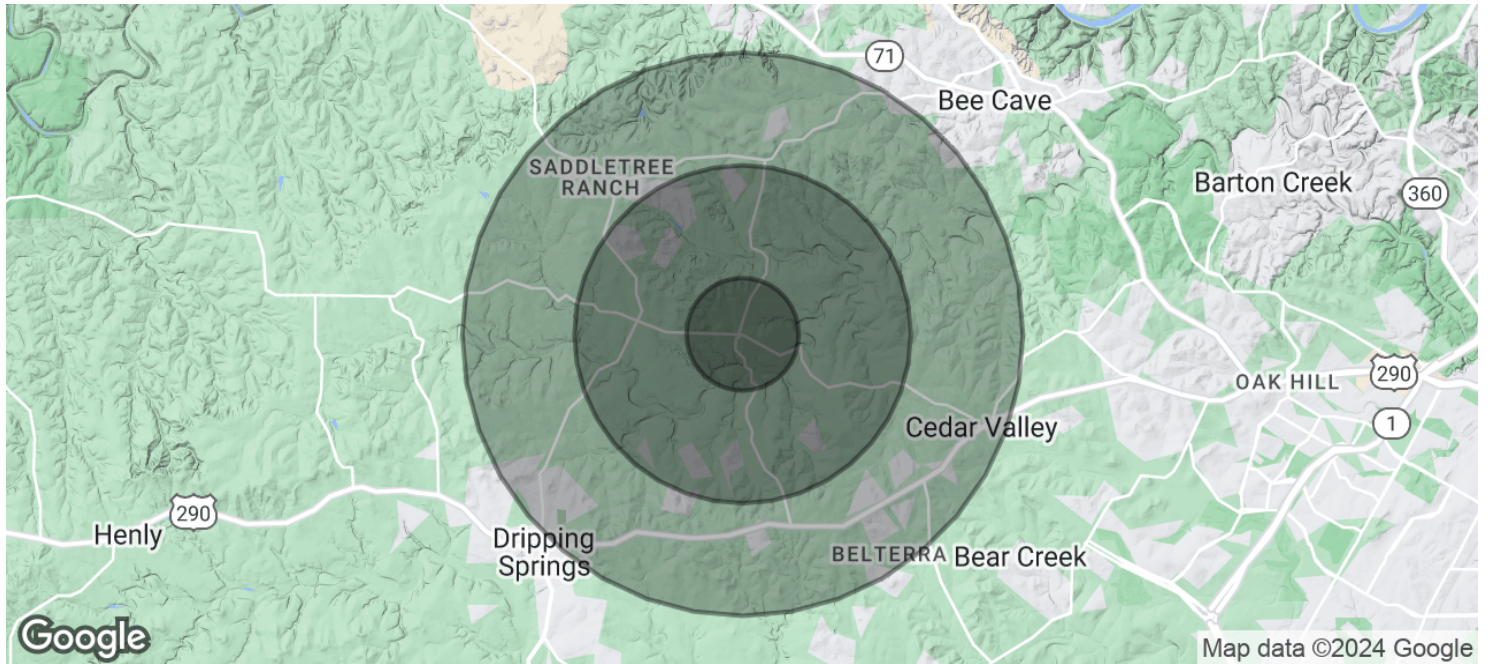




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,045	8,177	21,907
Average Age	43.7	42.2	40.9
Average Age (Male)	42.8	41.9	38.8
Average Age (Female)	44.7	43.3	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

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