



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	2,800 SF
Price / SF:	\$276.79
Year Built:	2025
Zoning:	County
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Move-in ready, newer construction flex industrial condominium ideally located just off Highway 290 in the heart of Dripping Springs—the gateway to the Texas Hill Country.

This 2,800 SF fully air-conditioned unit offers an efficient and highly functional layout featuring approximately 630 SF of finished office space, 1,750 SF of warehouse space, and an additional 420 SF separated warehouse/storage area. The flexible design is ideal for manufacturing, distribution, e-commerce, showroom, light assembly, contractor operations, or value-added production.

The suite is equipped with polished concrete floors throughout, an upscale kitchenette, modern restroom, and automatic glass roll-up doors, creating an attractive and professional environment while providing convenient warehouse access. Quality construction, durable finishes, and excellent mechanical systems allow an owner or tenant to begin operations immediately with minimal improvements.

Located within a quiet, gated industrial condominium community, the HOA provides gated access, shared septic, rainwater collection, and trash service for just \$900 annually. Ample on-site parking accommodates employees, customers, and deliveries with ease.

Positioned in one of the fastest-growing commercial corridors west of Austin, the property offers exceptional access to Highway 290 and is conveniently located near Austin, Dripping Springs, Johnson City, Henly, Blanco, Bee Cave, and the surrounding Hill Country. Combined with a low tax rate and strong regional growth, this property presents an outstanding opportunity for both owner-users and investors seeking high-quality industrial space in a premier location.

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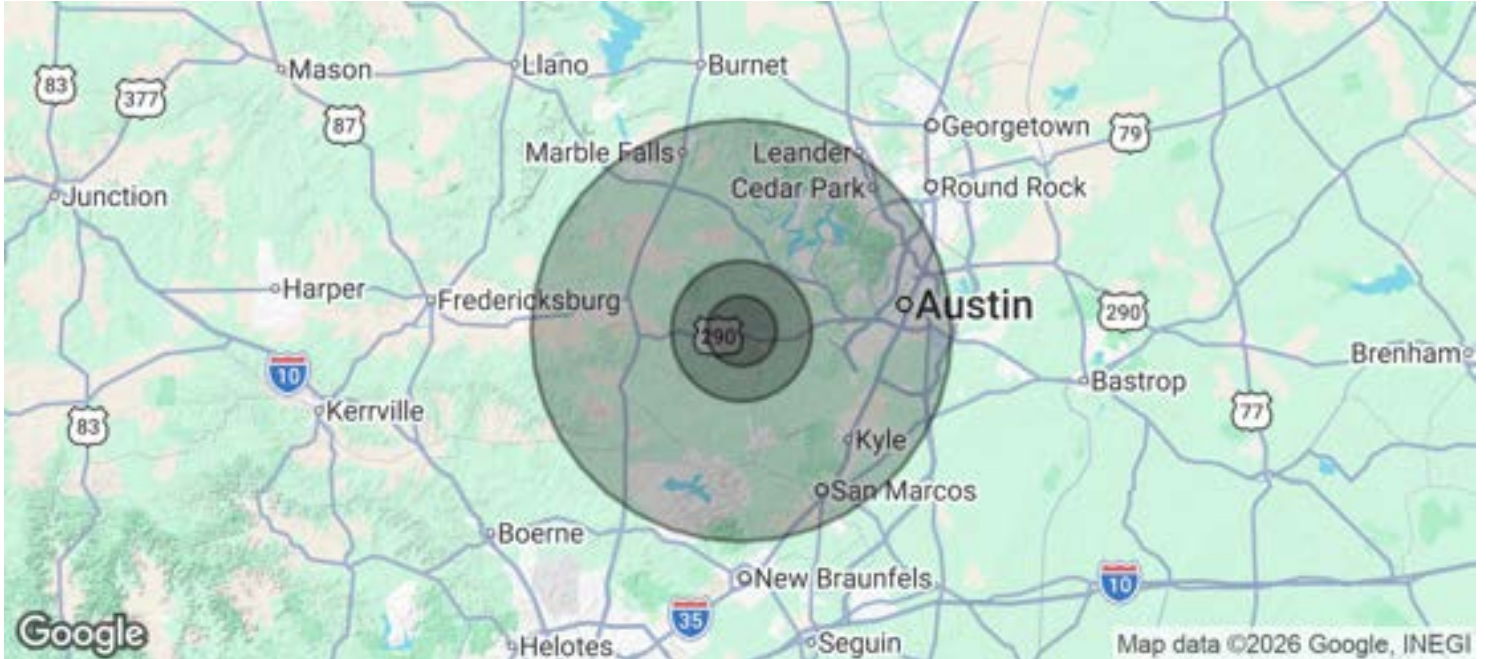
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POPULATION	5 MILES	10 MILES	30 MILES
Total Population	8,608	47,769	1,528,902
Average Age	43.4	40.5	37.7
Average Age (Male)	40.7	41.0	37.5
Average Age (Female)	45.5	38.5	38.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	3,201	16,486	648,964
# of Persons per HH	2.7	2.9	2.4
Average HH Income	\$167,155	\$195,505	\$136,785
Average House Value	\$753,080	\$753,555	\$591,705

2023 American Community Survey (ACS)

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