



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**15000 Fitzhugh Rd
Austin, TX 78736
7748 E US Highway 290**



ABOUT THIS PROPERTY

THIS PROPERTY HAS BROUGHT DECADES OF SUCCESS TO A FIRST-CLASS HORSE BUSINESS AND IS NOW READY TO BRING YOUR DEVELOPMENT TO LIFE. FITZHUGH ROAD IS QUICKLY BECOMING ONE OF THE MOST FAMOUS ROADS IN BOTH AUSTIN AND DRIPPING SPRINGS. WITH SUCH EXPONENTIAL GROWTH IN THE AREA, THE FITZHUGH CORRIDOR IS HUNGRY FOR RESTAURANTS, BREWERIES, DISTILLERIES, WEDDING/EVENT VENUES, MUSIC VENUES, SHORT TERM RENTALS, COMMERCIAL WAREHOUSES, FLEX PARKS, ETC. WITH NO HOA AND LIMITED RESTRICTIONS, THE SKY IS TRULY THE LIMIT WITH THIS 22+ ACRE TRACT! PROPERTY IS ALSO FULLY EQUIPPED TO CONTINUE OPERATING AS A HORSE BUSINESS WITH A SINGLE-FAMILY HOME, DETACHED TWO CAR GARAGE, GUEST HOUSE, LARGE HORSE BARN THAT'S BEEN EXPANDED TO INCLUDES NINE STALLS, A LARGE METAL SHOP AREA, TWO 12X12' TACK ROOMS, A 12X12' INSULATED AIR CONDITIONED FEED ROOM, HAY ROOM, WASH-RACK, OUTDOOR ARENA, NINE CROSS-FENCED PASTURES, AND FOUR RUN-IN HORSE SHEDS. PROPERTY IS CURRENTLY AG EXEMPT AND CAN BE SUBDIVIDED INTO 2+ ACRE TRACTS. AUSTIN ADDRESS IN HAYS COUNTY, AND IT'S OUTSIDE BOTH AUSTIN AND DRIPPING SPRINGS ETJS. IT LENDS EASY ACCESS TO NOT ONLY SW & CENTRAL AUSTIN, BUT ALSO BEE CAVES, LAKEWAY, DRIPPING SPRINGS, WIMBERLEY, AND THE HILL COUNTRY. ASK FOR ADDITIONAL DETAILS.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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