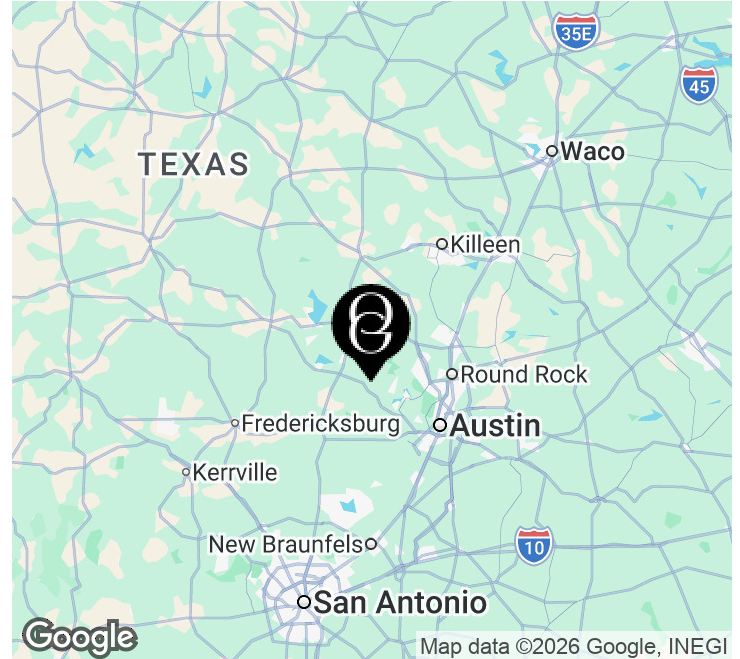




OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Building Size:	7,350 SF
Available SF:	7,350 SF
Lot Size:	17,805 SF
Year Built:	1974
Zoning:	County
Market:	Austin
Submarket:	Spicewood, TX

PROPERTY OVERVIEW

Rare Opportunity To Lease A Premier 7,350 SF Fully Climate-Controlled Flex Industrial Building Located Within The Secure, Gated Spicewood Airport Community In The Heart Of The Texas Hill Country. Ideally Suited As An Executive Aircraft Hangar, Aviation Headquarters, Light Industrial Operation, Warehouse, Showroom, Or Commercial Business, This Versatile Property Combines Exceptional Functionality With An Outstanding Location.

The Building Features Fully Air-Conditioned Warehouse Space, Finished Office, Private Restroom, Multiple Roll-Up Doors For Easy Access, And A Private Concrete Yard Ideal For Outdoor Storage, Staging, Or Equipment. The Open Floor Plan And Generous Clear Heights Provide Flexibility For A Wide Range Of Aviation, Manufacturing, Distribution, Service, And Commercial Users.

Located At The Highly Sought-After Spicewood Airport (88R), The Property Offers The Security And Convenience Of A Gated Airport Community While Serving One Of The Fastest-Growing Areas In Central Texas. Spicewood Airport Provides Public-Use Aviation Facilities With Fuel Services And Has Become A Premier Destination For Aviation Enthusiasts And Business Owners Alike.

Just Minutes From Beautiful Lake Travis, The Property Is Surrounded By Luxury Residential Communities And Exceptional Demographics, Including The Transformative Thomas Ranch Master-Planned Development, A 2,200-Acre Mixed-Use Community That Will Feature Thousands Of Homes, Retail, Restaurants, Hospitality, Healthcare, And Recreational Amenities. Thomas Ranch Is Expected To Become One Of The Most Significant Developments In The Region, Further Enhancing The Area's Long-Term Growth And Desirability.

Conveniently Positioned Approximately One Hour From Both Austin And San Antonio, The Property Offers Outstanding Regional Access While Providing The Privacy, Security, And Lifestyle Of The Texas Hill Country. Whether Serving Aviation Needs Or Operating A Growing Business, This Is A Unique Opportunity To Establish Your Presence In One Of Central Texas' Most Desirable And Rapidly Expanding Markets.

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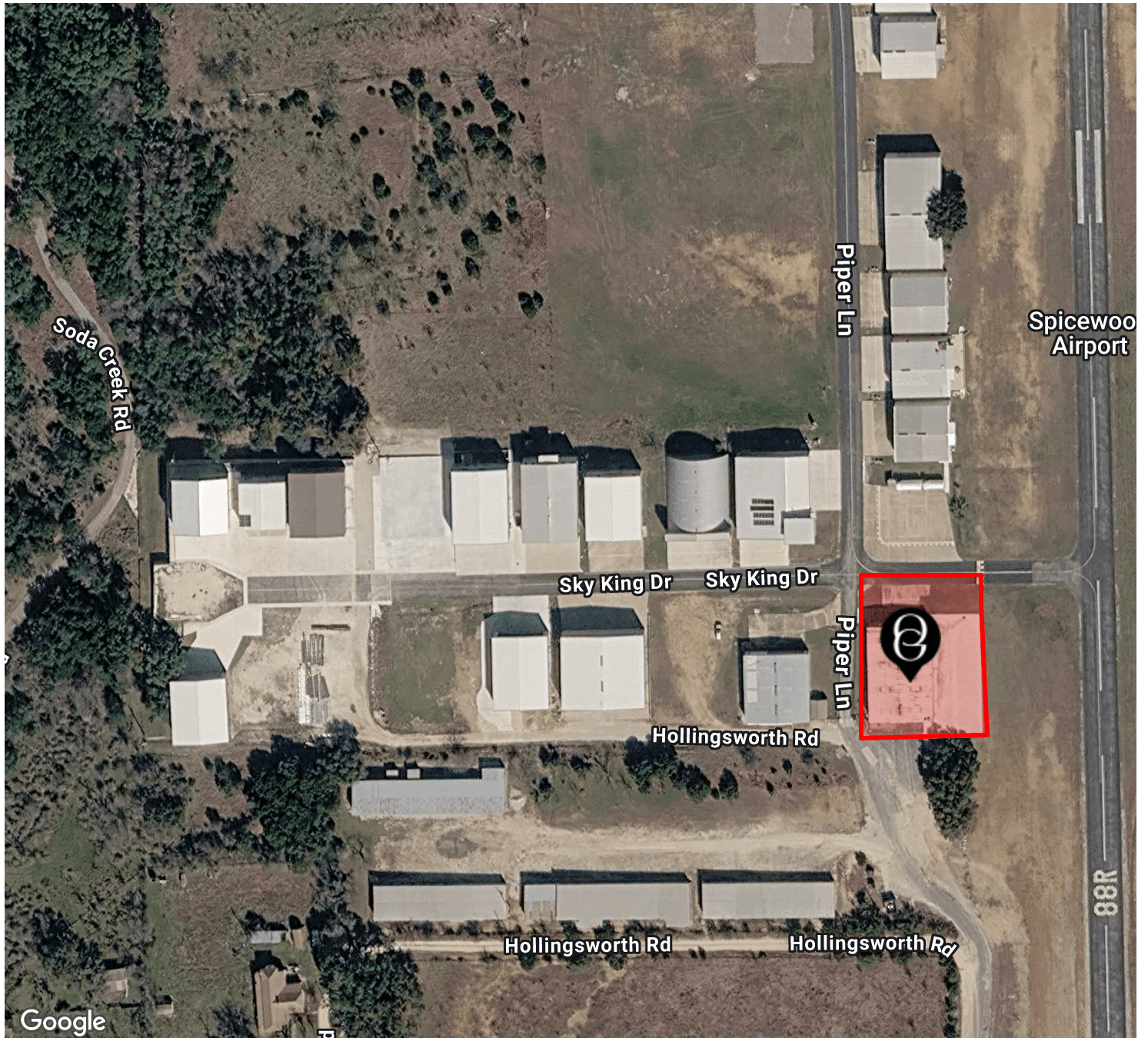
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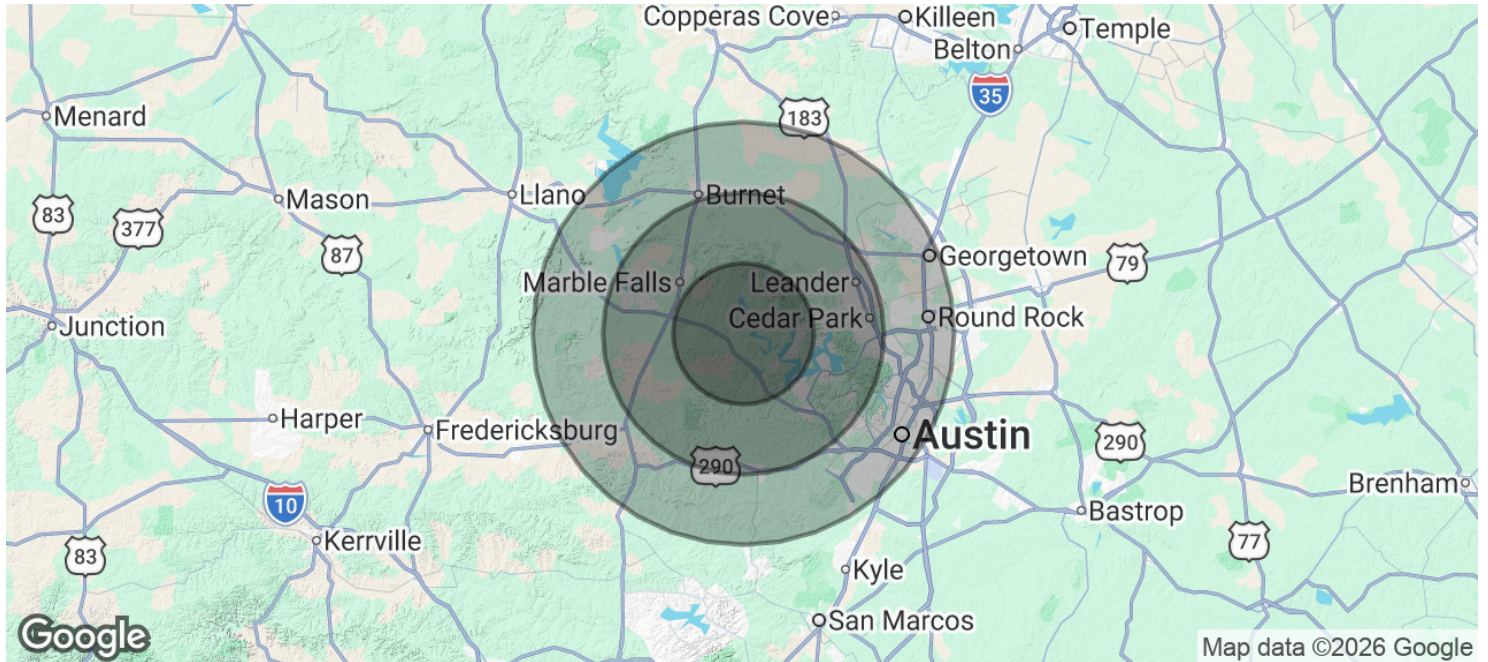
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	27,901	394,930	1,673,455
Average Age	48.3	41.2	38.3
Average Age (Male)	47.3	40.6	38.0
Average Age (Female)	49.5	41.4	38.6

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	11,381	151,745	708,426
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$151,693	\$165,628	\$140,887
Average House Value	\$546,146	\$611,040	\$593,992

2023 American Community Survey (ACS)

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