



**NOW AVAILABLE!**  
**FOR SALE | FOR LEASE**

**15431 FITZHUGH ROAD**  
**DRIPPING SPRINGS, TX 78620**

**WORK | PLAY®**

**Project Information:**

Total Project SF: 47,100 SF  
4 Buildings | 43 Units

**DRIPPING SPRINGS PROJECT**

**Tours Available By Request.**

**Uses:**

Work – Play®  
Light Industrial Zoning  
Creative Office, Showroom, Fulfillment, Studio  
Space, Fitness, Light Industrial, and many more!

**Best-In-Class Features:**

Restroom, Wet Bar, HVAC, Mezzanines with  
Above & Below Electric & Lighting Packages,  
Polished Concrete Floor, Painted / Finished  
Interior Walls, 14x14 OH Door or 10'x 14' OH +  
Operator + MyQ Technology, Electronic Door  
Locks, Balconies, Best In Class Insulation & R  
Values, 24/7 Access, Other Options Available

**What is a Personal Warehouse®?**

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Play® with a Personal Warehouse® as the only limit is your imagination!

# OVERVIEW

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## YEAR BUILT:

Groundbreaking: Winter 2024  
Completion: May 2025

## UNIT SIZES:

1,000 - 4,300 SF

**UNIT VARIETY:** Drive-Thru; Core & Shell; Fully Finished; Front Loaded Mezzanine

## OCCUPANCY:

Ideal for Work – Play®

## FOR SALE AND FOR LEASE:

For Sale: starting at \$304/SF  
For Lease: starting at \$23/SF NNN

Please call for availability



**DRIPPING SPRINGS PROJECT**

## BEST IN CLASS FEATURES:

- Restroom
- Wet Bar
- HVAC
- Mezzanine with Above & Below Electric & Lighting Packages
- Painted / Finished Interior Walls & Polished Concrete Floor
- High-Class Finish Outs
- 14x14 or 10'x 14' OH Door + Operator + MyQ Technology
- Electronic Door Locks
- 24/7 Access
- Best in Class Insulation & R Values

## OPTIONS ON SELECT UNITS:

- Balconies: Juliette, Cocktail
- Drive Thrus, Small Yard Space

## OTHER PROJECT FEATURES:

- Ample Parking - Parking Ratio of 3:2/1,000 SF!
- Typical Warehouse is only 1/1,000 SF
- Shared & Common Parking Spaces
- Dedicated Spots Available for Lease
- ADA Accessible Utilities
- Pedernales Electric COOP
- Rain Harvesting with Well Backup for Domestic Supply
- High Speed Internet



**DRIPPING SPRINGS PROJECT**



[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**512-522-4833**

Pricing and availability are subject to change without notice.

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# DRIPPING SPRINGS MODEL UNIT

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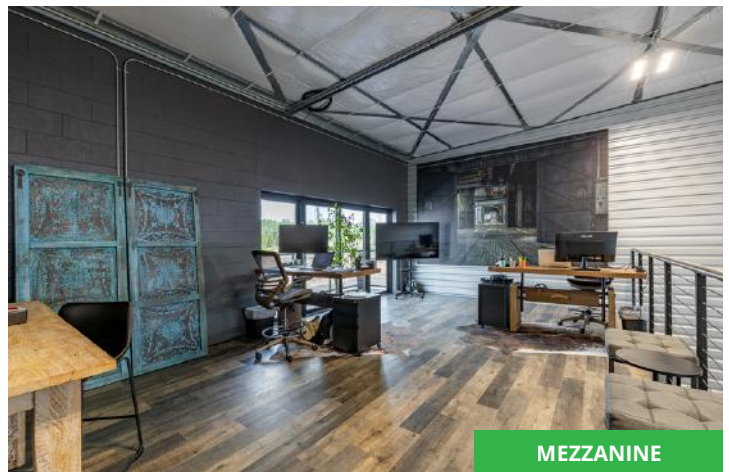
CONFERENCE ROOM



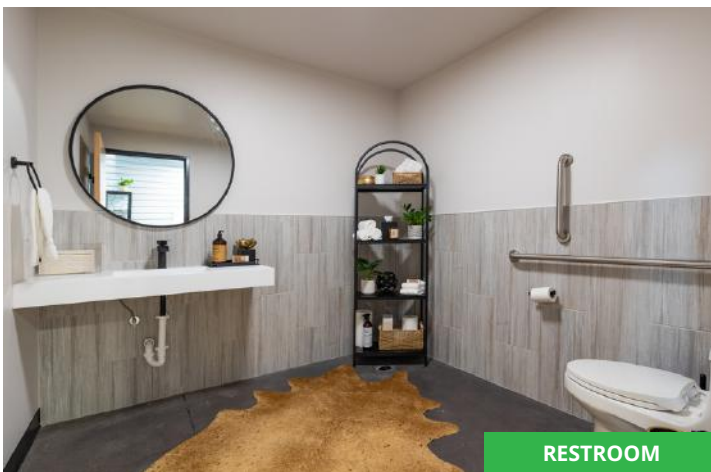
MEETING AREA



KITCHENETTE



MEZZANINE



RESTROOM



MAIN LEVEL



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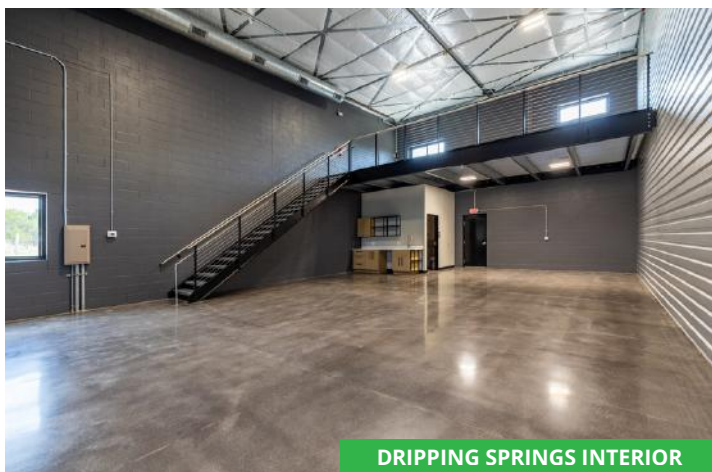
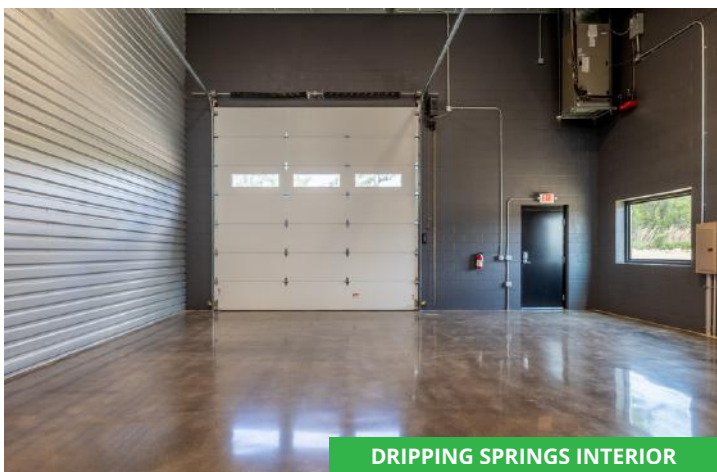
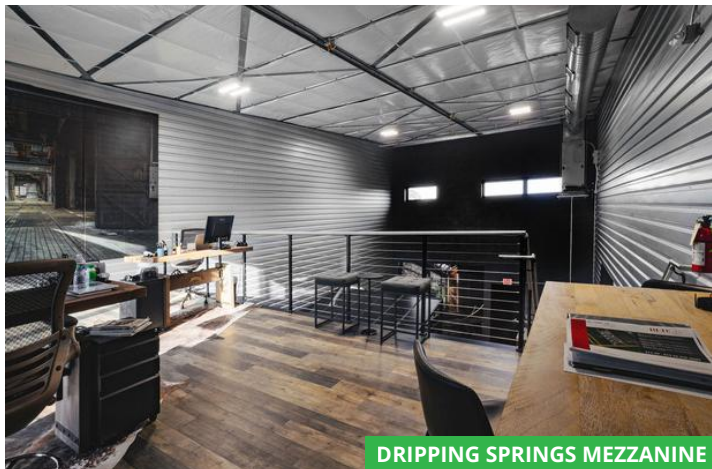
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# PROJECT PHOTOS



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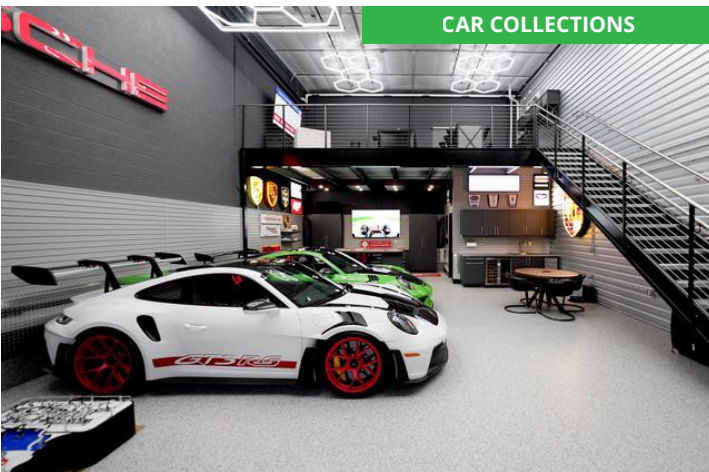
# CONCEPT - SAMPLE USES



CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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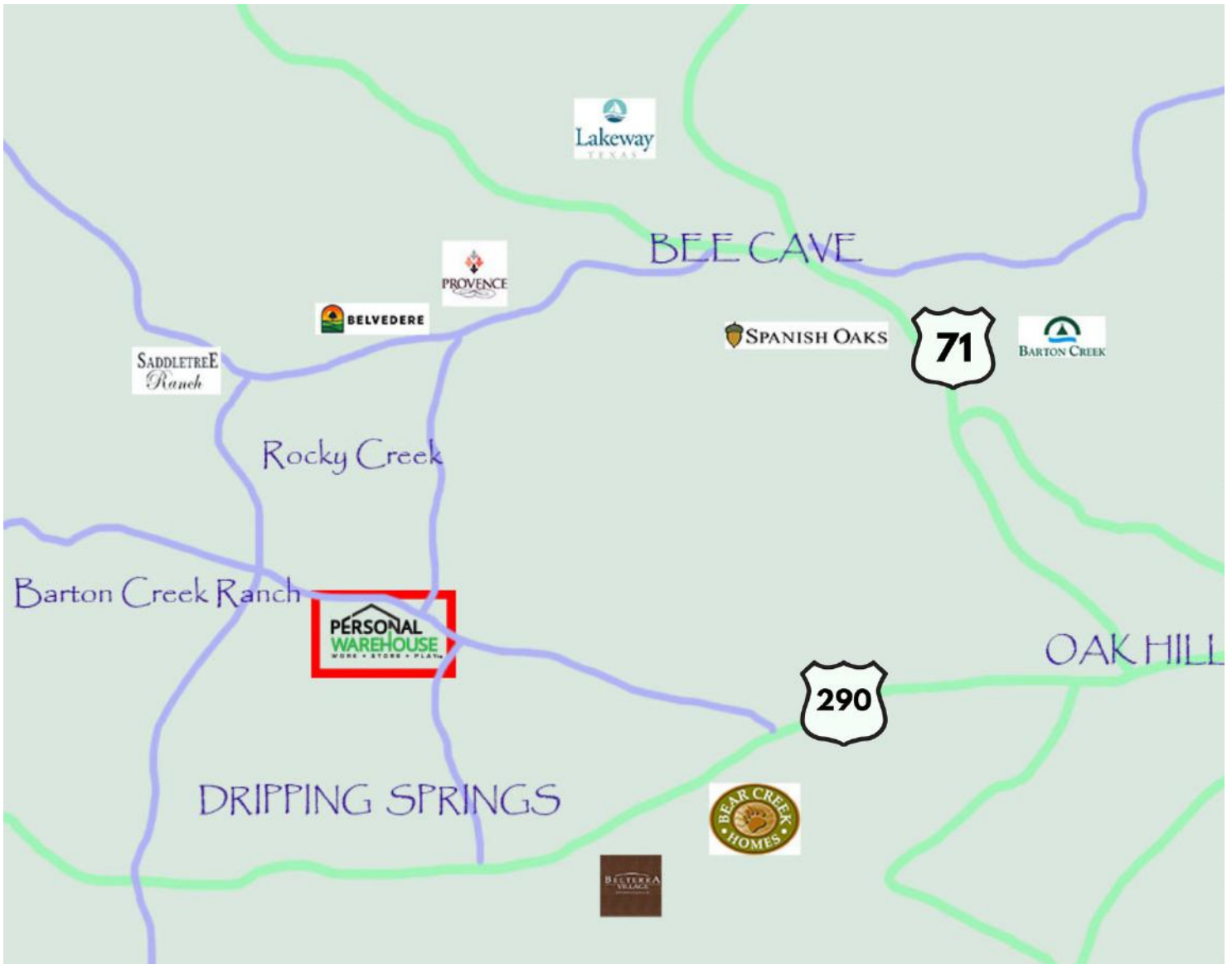
# MAP

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## The Personal Warehouse Fitzhugh Road Location Serves the SW Austin Communities :

- 5 Minutes to Belvedere & Provence via Crumley Ranch Rd.
- 11 Minutes to Spanish Oaks via Hamilton Pool Road
- 2 Minutes to Ranch Road 12
- 10 Minutes to Belterra via Trautwein Rd
- 8 Minutes to Hwy 290 via Fitzhugh Rd.
- 10 Minutes to Bee Cave
- 3 Minutes to Rocky Creek
- 15 Minutes to Lakeway
- 15 Minutes to Oak Hill
- 30 Seconds to Fitzhugh Brewing



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# AERIAL

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# SITE PLAN

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15431 FITZHUGH ROAD  
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PERSONAL WAREHOUSE DEVELOPMENT, LLC  
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HERECIVIL ENGINEERS & ARCHITECTS  
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MARKETING SITE PLAN  
PERSONAL WAREHOUSE  
DRIPPING SPRINGS, TEXAS

SHEET  
OF 1



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