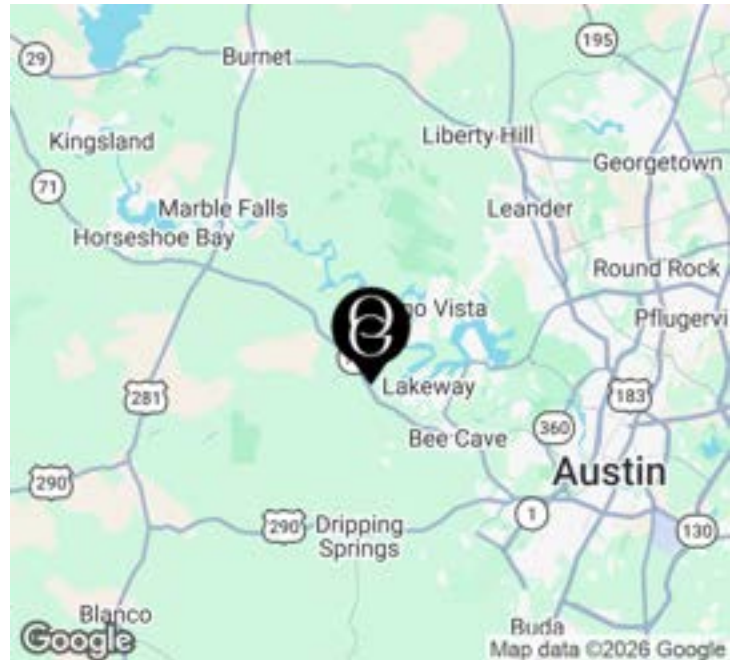




OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	7,608 SF
Available SF:	
Lot Size:	1.003 Acres
Price / SF:	\$249.74
Year Built:	2005
Zoning:	County
Market:	Austin
Submarket:	Southwest

PROPERTY OVERVIEW

Excellent opportunity to own a highly functional $\pm 7,600$ SF freestanding industrial building on approximately 1 acre at 22108 Odell Fairway Trail in Spicewood, Texas. Located in the rapidly growing Lake Travis corridor with convenient access to Highway 71, this property offers a unique combination of professional showroom and office space, substantial warehouse capability, 3-phase power, and a fully fenced and gated outside yard—making it an ideal headquarters for an owner-user.

The front portion of the building provides a finished showroom/reception area, private office, bathroom, kitchenette and storage, creating a professional environment for meeting customers while maintaining direct access to the operating side of the business. The warehouse area includes an additional office, break room and two bathrooms, while the second floor provides two additional offices plus valuable storage space.

The large warehouse is built for serious industrial and fabrication use and is currently equipped with 3-phase power, overhead cranes, compressors, floor drains and a water recycling system. High ceilings, open working areas and extensive utility infrastructure provide flexibility for fabrication, manufacturing, stone or countertop operations, contractors, automotive-related businesses, specialty trades, distribution or other industrial users.

Outside, the approximately one-acre site offers a secure fenced and gated yard with substantial outdoor storage and staging capability. The property is served by private well and septic, giving an owner additional operational independence.

The location is a major part of the opportunity. Positioned in Spicewood within the Lake Travis market, the property offers easy access to Highway 71 and the expanding residential and commercial base throughout Bee Cave, Lakeway and western Travis County. The property is also located near the future Highland Lakes High School, Lake Travis ISD's second comprehensive high school, adding another major long-term investment to this rapidly developing portion of the Highway 71 corridor.

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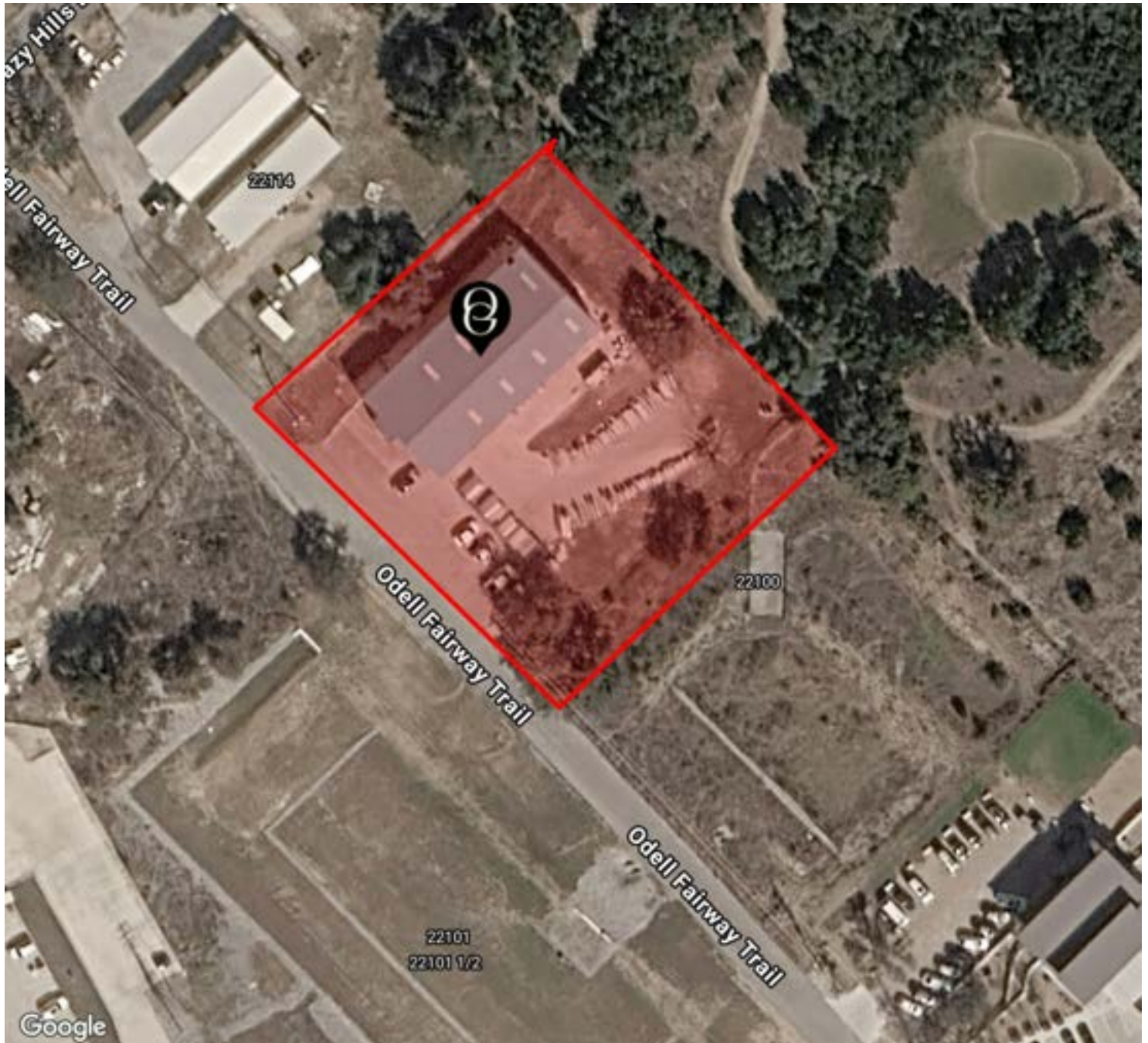
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22108 ODEL FAIRWAY TRAIL SPICEWOOD

LOCATION MAP



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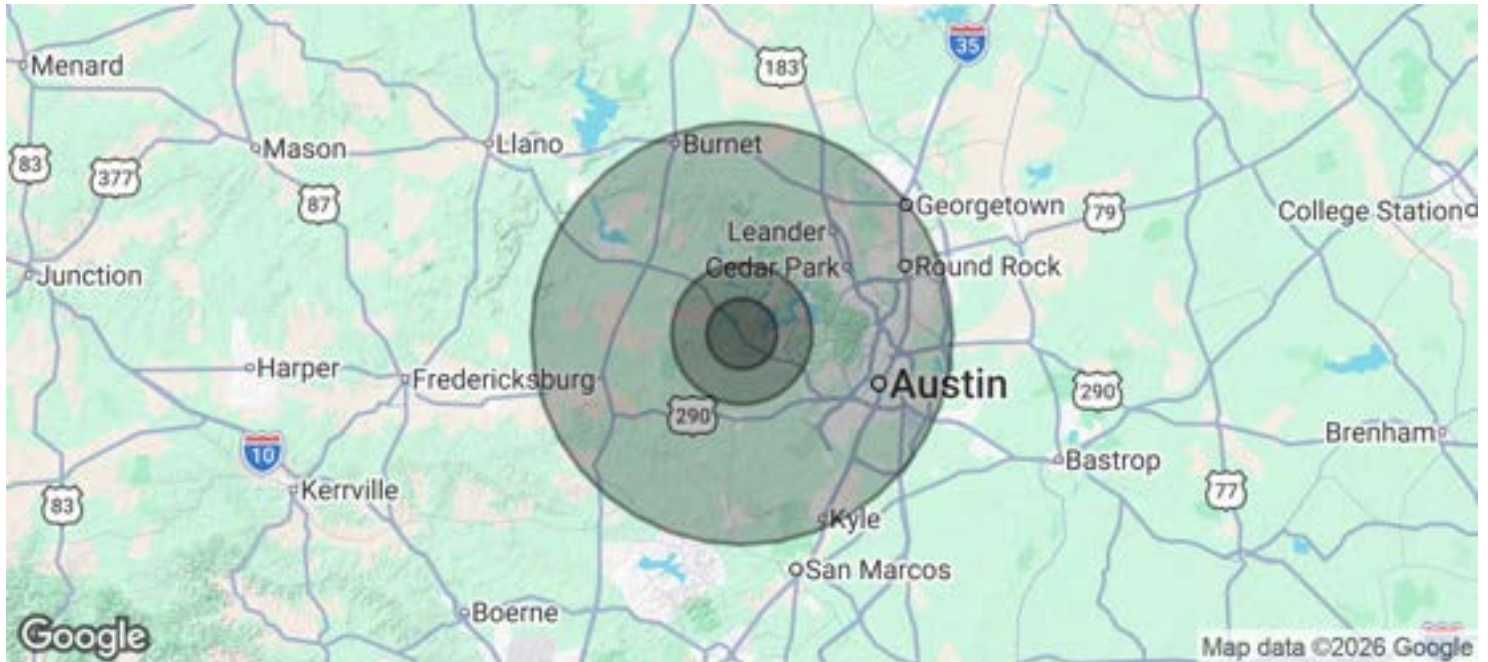
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POPULATION	5 MILES	10 MILES	30 MILES
Total Population	22,197	88,386	1,900,342
Average Age	44.4	46.4	37.6
Average Age (Male)	45.7	46.7	37.2
Average Age (Female)	43.3	45.9	38.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	8,524	35,945	788,098
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$220,370	\$194,516	\$138,011
Average House Value	\$776,513	\$713,563	\$563,678

2023 American Community Survey (ACS)

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