



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

451 Farrell Rd, Dripping
Springs, TX 78620



ABOUT THIS PROPERTY

INTRODUCING A RARE OPPORTUNITY TO OWN A BRAND-NEW, HIGH-QUALITY FLEX SPACE IN ONE OF CENTRAL TEXAS' FASTEST-GROWING MARKETS. THIS THOUGHTFULLY DESIGNED PROPERTY FEATURES 3,500 SQUARE FEET OF GROUND-LEVEL SPACE AND AN ADDITIONAL 1,180 SQUARE FEET OF AIR-CONDITIONED SECOND-FLOOR SPACE, IDEAL FOR MODERN BUSINESS OPERATIONS. THE SECOND STORY IS FULLY CLIMATE-CONTROLLED, MAKING IT PERFECT FOR OFFICES, MEETING SPACE, OR CREATIVE STUDIOS, WHILE THE EXPANSIVE GROUND FLOOR CAN SERVE AS A SHOWROOM, WORKSHOP, WAREHOUSE, OR PRODUCTION AREA. WHETHER YOU'RE LOOKING TO IMPRESS CLIENTS OR STREAMLINE YOUR OPERATIONS, THIS LAYOUT OFFERS THE BEST OF BOTH WORLDS. BUILT WITH BOTH FORM AND FUNCTION IN MIND, THE STRUCTURE BOASTS TWO 12' X 14' ROLL-UP DOORS, ALLOWING FOR SEAMLESS ACCESS AND OPERATIONAL EFFICIENCY. 200-AMP ELECTRICAL SERVICE IS ALREADY IN PLACE, WITH THE ABILITY TO EASILY UPGRADE TO 400 AMPS, ENSURING YOU'RE EQUIPPED FOR FUTURE EXPANSION. SET WITHIN A SECURE, GATED DEVELOPMENT, THIS PROPERTY IS IDEAL FOR A WIDE RANGE OF USERS—WHETHER YOU'RE IN AUTOMOTIVE, TRADES, LOGISTICS, STORAGE, OR LIGHT MANUFACTURING, THIS SPACE ADAPTS TO YOUR NEEDS. WITH STRONG MARKET DEMAND AND LIMITED SUPPLY IN THE DRIPPING SPRINGS AREA, THIS IS A VALUABLE OPPORTUNITY FOR OWNER-USERS AND INVESTORS ALIKE. NESTLED BETWEEN DRIPPING SPRINGS AND HENLY, WITH EFFORTLESS ACCESS TO AUSTIN, JOHNSON CITY, BLANCO, AND THE GREATER HILL COUNTRY, THIS LOCATION OFFERS MAXIMUM CONVENIENCE IN A RAPIDLY DEVELOPING CORRIDOR. DON'T MISS YOUR CHANCE TO SECURE THIS EXCEPTIONAL FLEX SPACE IN A LOCATION THAT'S AS STRATEGIC AS IT IS SCENIC.

CONTACT DETAILS

JOSH FRIEDMAN
BROKER/OWNER



O: (512) 892-9934

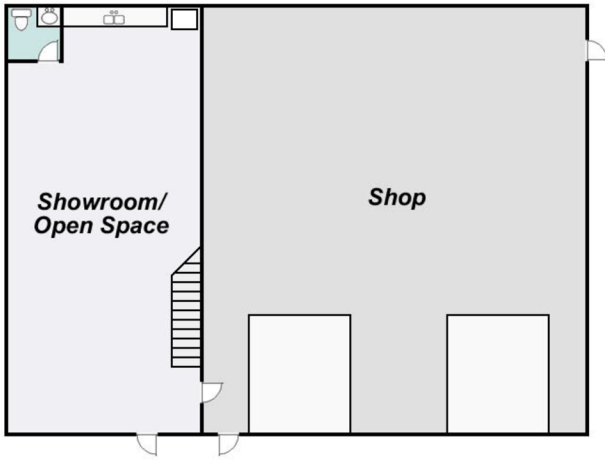
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