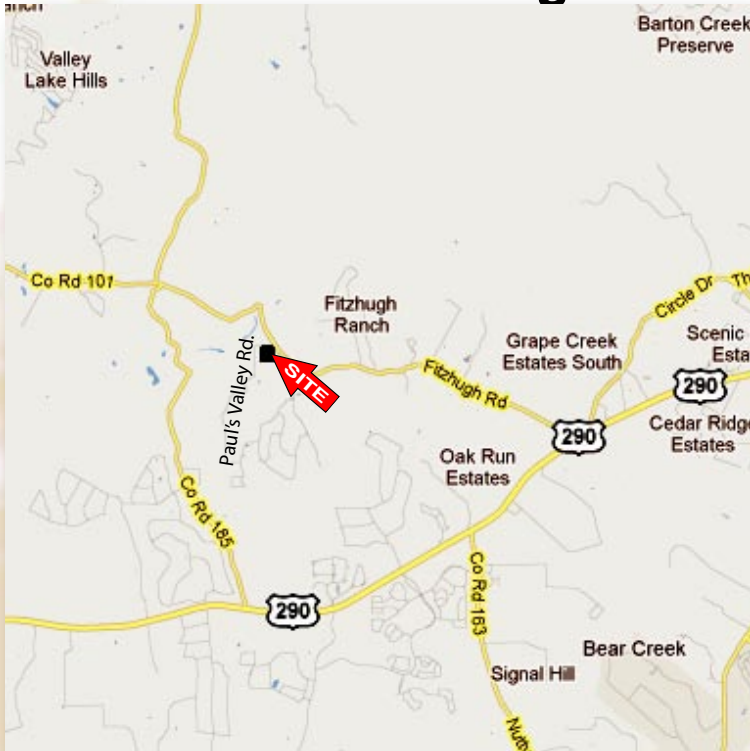


# FOR SALE - 9.9 ACRE INDUSTRIAL SITE

## 13701 Fitzhugh Road Austin, Texas 78736



**LOCATION:** 10 acre parcel with 6,000 SF office warehouse constructed in 2007. Also has 2,364 SF residence with detached two-car garage. Residence was built in 1976 and remodeled in 2009. Parcel has full-size baseball diamond. Tenant is private baseball academy.

**SIZE:** Approximately 9,000 sf of improvements on approximately 9.9 acres.

**FRONTAGE/ ACCESS:** Approximately 782 linear feet on Paul's Valley Drive

**UTILITIES:** Well and Septic - Water is available on Fitzhugh Road through a MUD. Electricity is Pedernales Electric

**ZONING:** The property is in the Dripping Springs extra territorial jurisdiction and is not zoned.

**TOPOGRAPHY:** Relatively flat

**LEGAL DESCRIPTION:** RAY MOORE SUBDIVISION, LOT 2, ACRES 9.99. Hayes County Appraisal District Reference # R110490 11-6742-0000-00200-4

**DIRECTIONS:** From Oak Hill head west five miles and go right on Fitzhugh Road. Property is on 3 miles on left.  
From Hill Country Galleria/Lakeway go west of Hwy 71, left on Hamilton Pool Road, left on Crumley Ranch Road, left on Fitzhugh Road and property is on the right.

**PRICE:** \$750,000.00

**COMMENTS:** Property is ideal for live/work or Light Industrial Business Park. Adjacent parcel has four 6,000 sf office warehouses that are usually 100% leased at \$6.80/sf/year. Property is 10 minutes from Oak Hill and 15 minutes from Lakeway. Property is relatively flat, well-groomed and fenced.

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& ASSOCIATES**

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