



**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

**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

**DRIPPING SPRINGS PROJECT**

**Onsite Model Unit/Sales Office #106**

**Tours Available By Request**

**What is a Personal Warehouse®?**

Whether for business, storage, or lifestyle, a Personal Warehouse® is a purpose-built, individually owned spaces designed to adapt as your needs evolve. Each unit offers customizable interiors with best-in-class standard features of HVAC, 3 phase power, 24/7 access delivering flexibility without compromise. Backed by decades of experience, PW Development is a pioneer and leader in the Micro-Bay Flex Space warehouse category, serving entrepreneurs, enthusiasts and investors alike. With Personal Warehouse®, ownership gives you the freedom to use your space your way the only limit is your imagination. Work & Play today!



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

**512-522-4833**

# 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:



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



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# PROJECT PHOTOS

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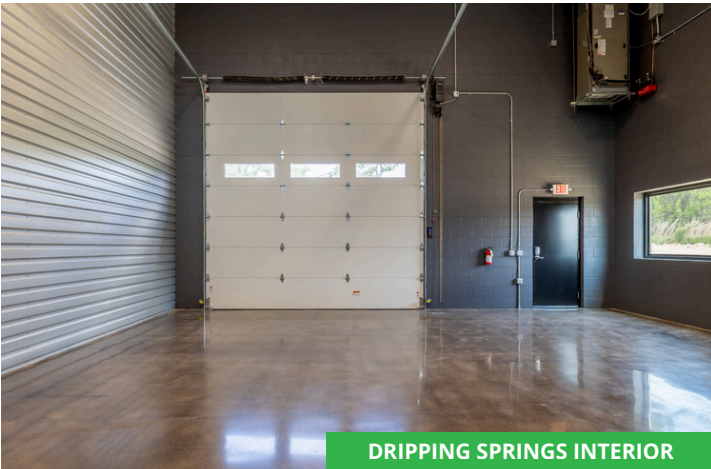
WORK | PLAY



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS MEZZANINE



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS INTERIOR



DRIPPING SPRINGS EXTERIOR



DRIPPING SPRINGS EXTERIOR



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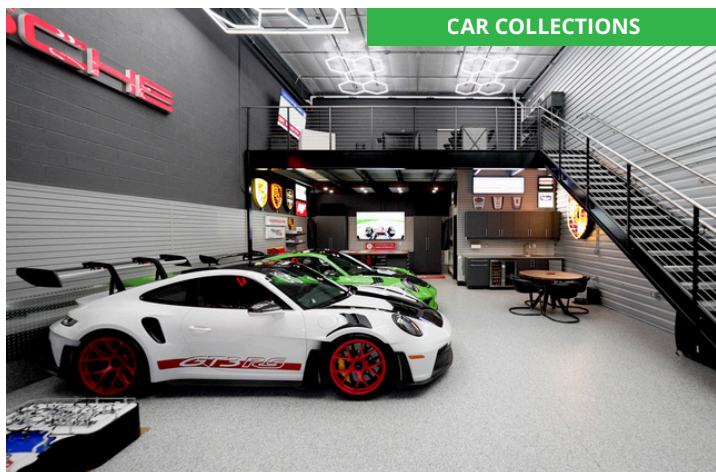


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# CONCEPT - SAMPLE USES



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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 Fitzugh 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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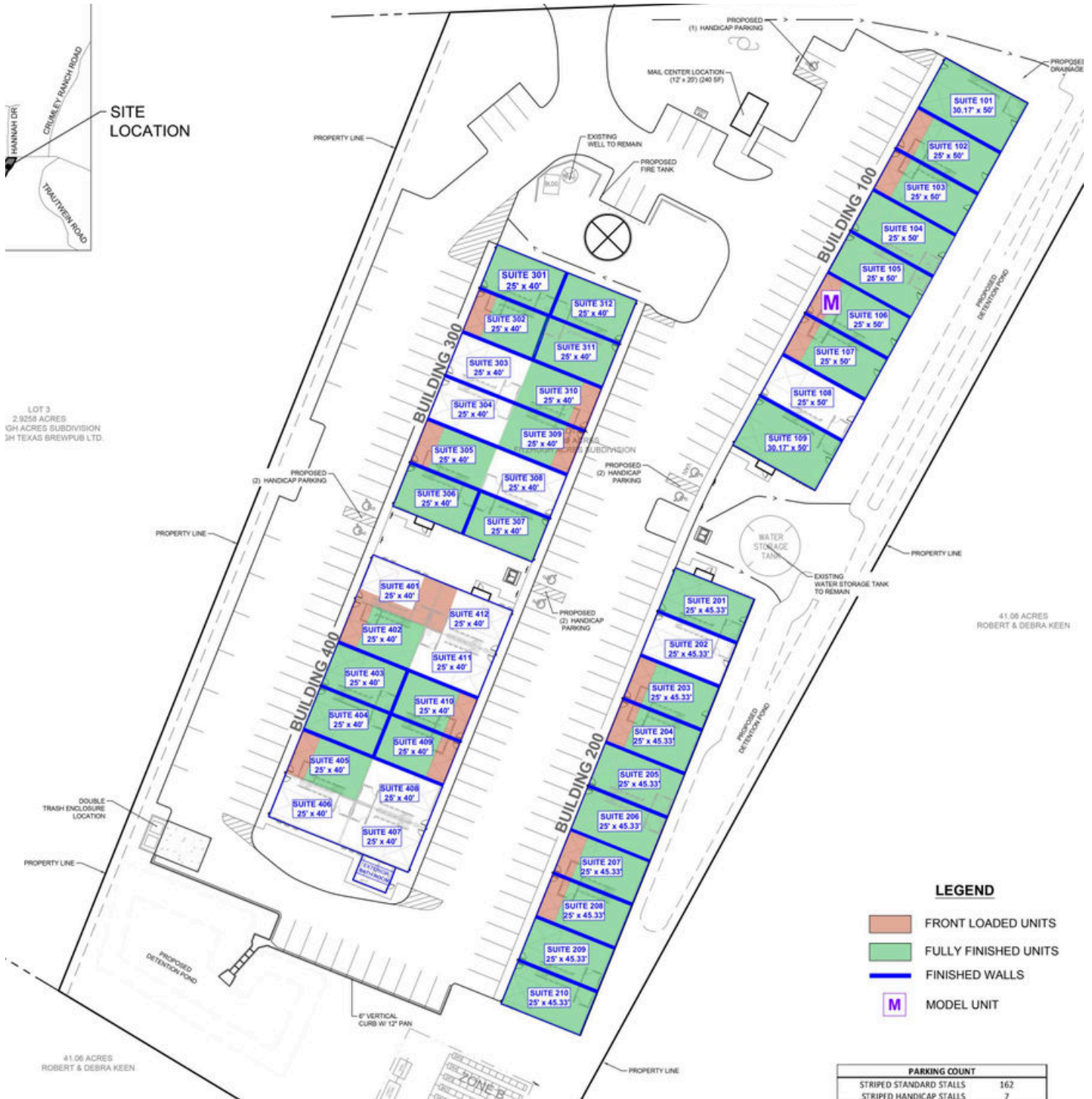


# SITE PLAN

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