

# **\$3,500,000 - 10107 Signal Hill Rd, Austin**

MLS® #1217447

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.70 Acres

Signal Hill I, Austin, TX

Unit A 1920

Lease Rate \$3,650 Term: Month to Month  
Perfect Studio apartment with attached tradesman workshop, DSISD, Gated, 1920 SF metal building with 10' ceiling and one 10' tall and 10' wide bay door (roll door), Perfect for light commercial tradesman. Great storage & workspace off Nutty Brown Rd, minutes to Austin/Dripping Springs. Has a concrete driveway with common parking. No commercial sign, light business only. 200 amp single phase electric service

Unit B 750

Lease Rate \$2,400 Term: Month to Month  
Light commercial. Unique opportunity, warehouse space/shop for small operation/tradesman, craftsman, storage or hobbyist. Electric meter, 200 Amp, gated, insulated, drive in door, entry door.

Unit C Description 2500 SQ Ft

Lease Rate: \$3,225 Lease Term 05/01/2025 - 04/30/26

Unit C is this great warehouse/office space that is just 15-20 minutes from both Austin and Dripping Springs. 10107 Signal Hill Rd Unit C is 2500 sq ft., large office space /conference room, HVAC in office. This 50x50 metal building includes 2 oversized doors (14x11 doors)

Unit D Description 3600 Sq/ft

Lease Rate: \$3,850 Lease Term 05/01/2025 - 10/31/25

3600 SF Total office/warehouse space available. Gated entry. Unit has 200 AMP



single phase service, bathroom, 1100 SF office, 1400 SF warehouse, and 2nd story 1100 SF loft, decked & plumbed. All concrete driveway, 2 - 14'x12' doors.

Residential Listings

House A 1350 Sq Ft

Lease Rate \$2,400. Lease Term: Vacant  
10107 Signal Hill Rd, Austin, TX 78737-9207,  
United States Adorable vintage bungalow.  
Best of both worlds an easy commute to  
Austin, DSISD schools. Gated property on a  
completely fenced-in half-acre, paved parking,  
and a brand new garage space.

House B 1040 SQ/Ft

Lease Rate \$2,400 Lease Term:March 31  
2026  
Cute vintage bungalow. Easy commute to  
Austin, DSISD schools. Gated property.  
Granite countertops, paved parking, pets ok,  
Total Reanue \$17,925  
Total SqFt. 11,160

Built in 2009

Essential Information

MLS® #	1217447
Price	\$3,500,000
Bathrooms	0.00
Acres	0.70
Year Built	2009
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	10107 Signal Hill Rd
Area	HD
Subdivision	Signal Hill I
City	Austin
County	Hays
State	TX

Zip Code 78737

### Amenities

Utilities Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected

Parking Attached Carport, Additional Parking, Converted Garage, Concrete

### Interior

Interior Concrete

Heating Central

### Exterior

Construction Frame, Metal Siding, Concrete

Foundation Slab

### Additional Information

Date Listed August 25th, 2025

Days on Website 50

Days on Market 2

Property Listed by: eXp Realty LLC  
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