

# \$3 - 12716 Fitzhugh Rd, Austin

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MLS® #3107659

**\$3**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 2.71 Acres

Long Branch Valley, Austin, TX

2.71-acre corner lot boasting exceptional visibility and frontage on Fitzhugh Road. This strategic location is ideal for a diverse range of businesses, including offices, storage facilities, restaurants, breweries, distilleries, and landscaping operations.

Key Property Highlights:

**Strategic Location:** Enjoy unparalleled exposure on Fitzhugh Road, a major thoroughfare connecting Southwest and Central Austin to the thriving Hill Country.

**Commercial Potential:** The existing 1,564 square foot office space offers immediate utility, while the expansive land provides endless possibilities for parking or outside storage.

**Attractive Location:** Benefit from the area's reputation as a hub for renowned restaurants, breweries and distilleries, such as Stanley's Pizza, Beerburg Brewing, Jester King Brewing and Revolution Spirits.

Built in 1999

## Essential Information

MLS® #	3107659
Price	\$3
Bathrooms	0.00
Acres	2.71
Year Built	1999
Type	Commercial Lease



Sub-Type	Industrial
Status	Active

### Community Information

Address	12716 Fitzhugh Rd
Area	W
Subdivision	Long Branch Valley
City	Austin
County	Travis
State	TX
Zip Code	78736

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available
Parking	Additional Parking, Aggregate

### Interior

Interior	Laminate
Heating	Central

### Exterior

Exterior Features	Storage
Construction	Wood Siding

### Additional Information

Date Listed	August 16th, 2024
Days on Website	355
Days on Market	258

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