# \$3 - 12716 Fitzhugh Rd, Austin

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 376

Days on Market 258

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