

**COMING SOON!
DRIPPING SPRINGS**

**PERSONAL
WAREHOUSE**
WORK • STORE • PLAY™

**NOW ACCEPTING
RESERVATIONS!
FOR SALE | FOR LEASE**

**15431 FITZHUGH RD
DRIPPING SPRINGS, TX 78620**

WORK | STORE | PLAY®

Project Information:

Fall 2023 Groundbreaking
Summer 2023 Delivery
47,000 SF | 4 Buildings | 41 Units

Uses:

Work – Store – Play®
Light Industrial Zoning

Best-In-Class Features:

Restroom, Wet Bar, HVAC, Mezzanine with Above & Below Electric and Lighting Packages, Polished Concrete Floor, Painted / Finished Interior Walls, 14x14 OH Door or 10'x 14' OH + Operator + MyQ Technology, Electronic Door Locks, Best in Class, Insulation & R Values, 24/7 access, Other Options Available

DRIPPING SPRINGS, TX

**Come check us out in Boerne! Tours
available upon request.**

What is a Personal Warehouse™?

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Store – Play® with a Personal Warehouse® as the only limit is your imagination!

**PERSONAL
WAREHOUSE**
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www.PersonalWarehouse.com
info@PersonalWarehouse.com

512-522-4833

Pricing and availability is subject to change without notice.

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OVERVIEW

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YEAR BUILT:

Fall 2023 Groundbreaking
Summer 2024 Delivery

SAMPLE UNIT SIZES:

1,000 SF; 1,125 SF; 1,200 SF; 1,250 SF; 1,500 SF
Drive-Thru Units Available

OCCUPANCY:

Light Industrial Zoned.
Ideal for Work – Store – Play®

FOR SALE & FOR LEASE:

Price: TBD
Reserve Now to Secure Preferred Pricing &
Location



DRIPPING SPRINGS, TX

BEST-IN-CLASS FEATURES:

- Restroom & Wet Bar
- HVAC
- Mezzanine with Above & Below Electric and Lighting Packages
- Painted / Finished Interior Walls & Polished Concrete Floor
- 14x14 or 10'x 14' OH Door + Operator + MyQ Technology
- Electronic Door Locks & 24/7 access
- Best in Class Insulation & R Values

OPTIONS ON SELECT UNITS:

- Balconies
- Fenced Backyards

OTHER PROJECT FEATURES:

- 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



ROUND ROCK, TX PROJECT - EXAMPLE



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SAMPLE PHOTOS

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DRIPPING SPRINGS PROJECT SITE



DRIPPING SPRINGS, TX



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CONCEPT - SAMPLE USES

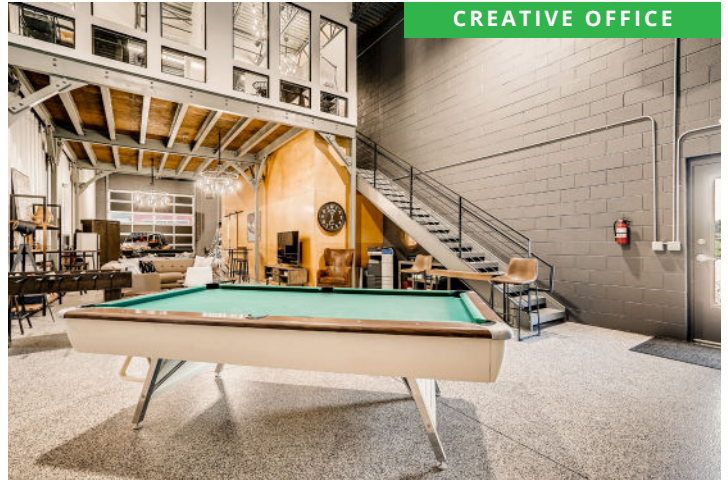
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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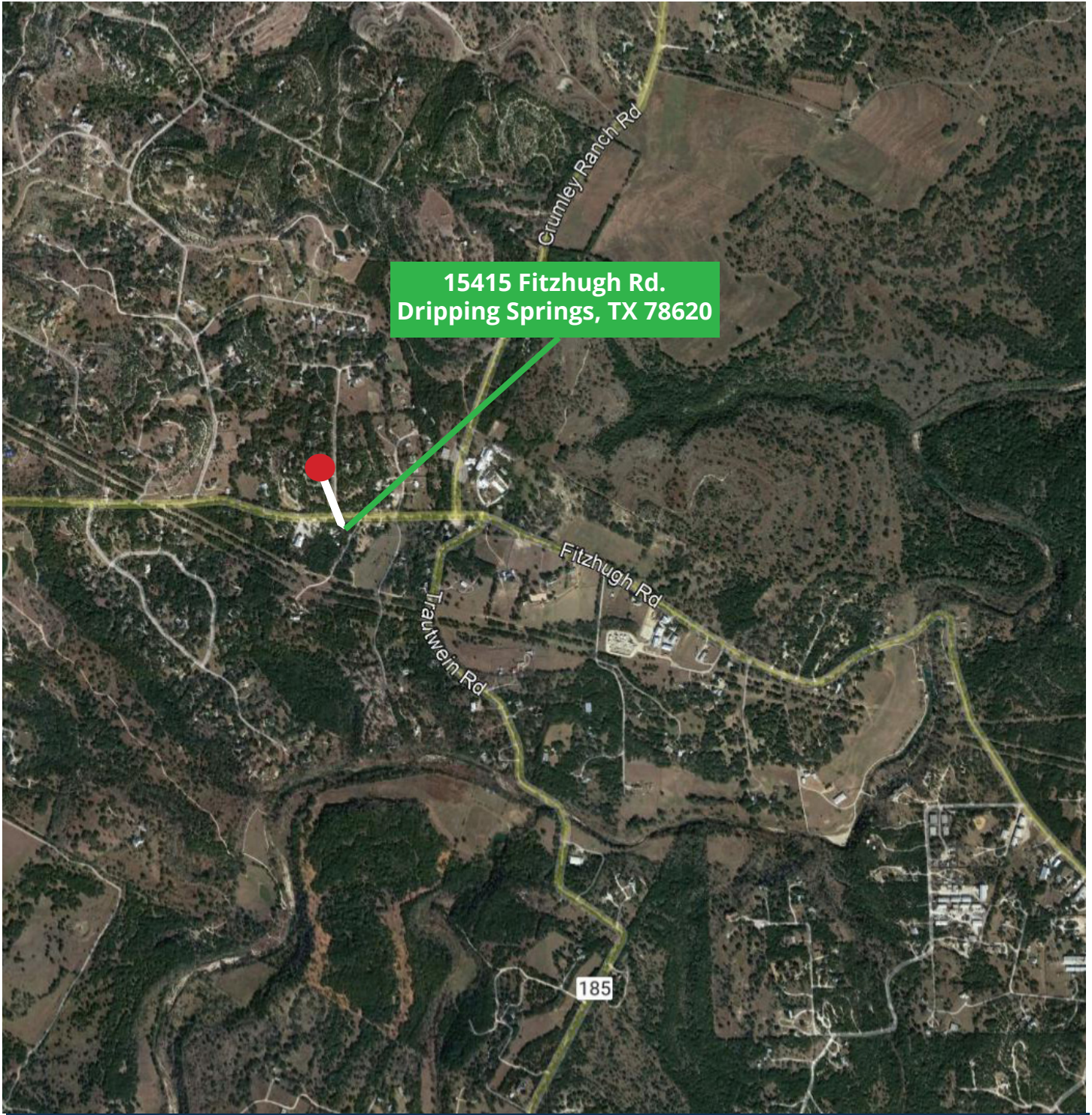
AERIAL MAP

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SITE PLAN

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Fitzhugh Brewing

LOT 3
2.9268 ACRES
3H ACRES SUBDIVISION
H TEXAS BREWPUB LTD.



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