

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 22200 STATE HWY 71 W

SPICEWOOD, TX 78669



\$1,500,000



7,290 sqft

## DESCRIPTION

Prime Hill Country commercial opportunity with outstanding visibility at the hard corner of SH 71 and Hazy Hills Dr in Spicewood. Strategically positioned along one of the main corridors connecting Austin to the Highland Lakes, this property benefits from exceptional exposure to both eastbound and westbound traffic. Westbound vehicles approach on a downhill grade, placing the site directly in the natural line of sight and enhancing its presence to passing motorists. Currently operating as an auto shop, the property is surrounded by continued residential and commercial growth within the thriving Spicewood / Lake Travis corridor. With a 2024 AADT of approximately 18,132 vehicles per day on Hwy 71, this location offers strong traffic counts, high visibility, and excellent potential for a wide range of commercial uses. Seller may require a 60-90 day leaseback.

**PROPERTY TYPE:** Commercial - Warehouse  
**MLS STATUS:** Active  
**MLS:** 4153264  
**YEAR BUILT:** 1980  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** Hazy Hills Ranchettes  
**LIST DATE:** 03/16/2026

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**800.451.8055**

**AREA:** LS  
**SQUARE FEET:** 7,290  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.64  
**LOT SIZE (SQFT):** 27,878

## INTERIOR FEATURES

### FLOOR COVERINGS:

- SeeRemarks

## EXTERIOR FEATURES

### PARKING:

- OnSite
- Outside

### LOT DESCRIPTION:

- Level

### SIDING:

- SeeRemarks

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- SpaceHeater

### UTILITIES:

- ElectricityConnected
- SeeRemarks
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Heather Morrison

**PHONE:** 512.940.0565

**BROKERED BY:** Keller Williams - Lake Travis