

CENTURY 21[®]

Judge Fite Company



10020 DARDEN HILL ROAD UNIT 10

AUSTIN, TX 78737



\$1,650,000



6,020 sqft

DESCRIPTION

Seize the opportunity to acquire a 6,020 square foot office/warehouse facility, newly constructed and fully serviced by HVAC for year-round comfort and efficiency. Located within close proximity to both Austin and Dripping Springs, this property is part of an exciting new Warehouse Business Park, set to meet the needs of dynamic businesses. The building currently consists of 1,020sqft of Mezzanine Office Space and 5,000sqft of Warehouse space, with the infrastructure in place to add another 1,020sqft of office space to the opposite side, allowing for the future owner to evenly demise the building creating two separate units for lease! Additionally, demising the building into two units would allow the owner to occupy 50% of the space which will allow for discounted mortgage terms. It includes 10 dedicated parking spots, enhancing accessibility and convenience. Additionally, sustainability is key with two 2,500-gallon rainwater collection tanks on-site. This space offers modern amenities and a professional environment perfect for businesses looking to expand or establish a presence near Austin. Don't miss out on this exceptional opportunity in a fast-developing area.

PROPERTY TYPE: Commercial - MixedUse

MLS STATUS: Active

MLS: 6325249

YEAR BUILT: 2025

COUNTY: Hays

TRACT OR SUBDIVIION: N/a

LIST DATE: 02/10/2026

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800.451.8055

AREA: HD

SQUARE FEET: 6,020

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 11.34

LOT SIZE (SQFT): 493,970

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- None

SIDING:

- MetalSiding

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Scott Daves

PHONE: 512.894.3488

BROKERED BY: Stanberry REALTORS

century21judgefite.com

each office is independently owned and operated