



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**23461 FM 150 #2,
Driftwood, TX 78619**



ABOUT THIS PROPERTY

RARE OPPORTUNITY TO ESTABLISH A STANDOUT DINING SPOT AT ONE OF THE BUSIEST AND MOST PROMINENT INTERSECTIONS IN HAYS COUNTY. ON THE MARKET FOR THE FIRST TIME EVER, THIS PREMIER PROPERTY IS PLATTED AND APPROVED FOR RESTAURANT USE WITH WATER AND WASTEWATER AVAILABLE—OFFERING A PATH TO DEVELOPMENT. SITUATED IN FRONT OF A WELL-KNOWN SUBDIVISION AND SURROUNDED BY A THRIVING RESIDENTIAL COMMUNITY, THIS PROPERTY OFFERS A BUILT-IN CUSTOMER BASE IN AN AREA WITH LIMITED DINING OPTIONS. THE PROPERTY IS ON THE BORDERS OF DRIPPING SPRINGS AND DRIFTWOOD AND IS SITUATED AT THE ENTRANCE TO CEDAR BREAK AT HOWARD RANCH RESORT (CEDARBREAKATHOWARDRANCH.COM) AND STARDUST AIRSTREAM RESORT (STARDUSTRESORT.NET), ADDING SIGNIFICANT VISIBILITY AND DRAWING STEADY VISITOR TRAFFIC YEAR-ROUND. THE PROPERTY ALSO SHARES A DRIVEWAY WITH TWISTED X BREWING, ENHANCING ITS APPEAL BY PROVIDING SYNERGY WITH AN ESTABLISHED LOCAL FAVORITE, ATTRACTING A STEADY FLOW OF VISITORS. THIS LOCATION PRESENTS POTENTIAL FOR A LOCAL RESTAURANT, SCRATCH-MADE KITCHEN, FARM-TO-TABLE CONCEPT, OR A HILL COUNTRY-STYLE COMFORT FOOD SPOT. WITH AMPLE VISIBILITY, ACCESSIBILITY, AND DEMAND, THIS SITE IS POISED TO BECOME A GO-TO IN THE COMMUNITY. WHETHER YOU ENVISION A BELOVED NEIGHBORHOOD EATERY OR A MUST-VISIT CULINARY HOTSPOT, THIS PROPERTY OFFERS THE IDEAL FOUNDATION FOR SUCCESS. OPPORTUNITIES LIKE THIS DON'T COME AROUND OFTEN—ACT NOW TO CLAIM YOUR PLACE IN THIS THRIVING MARKET!

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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