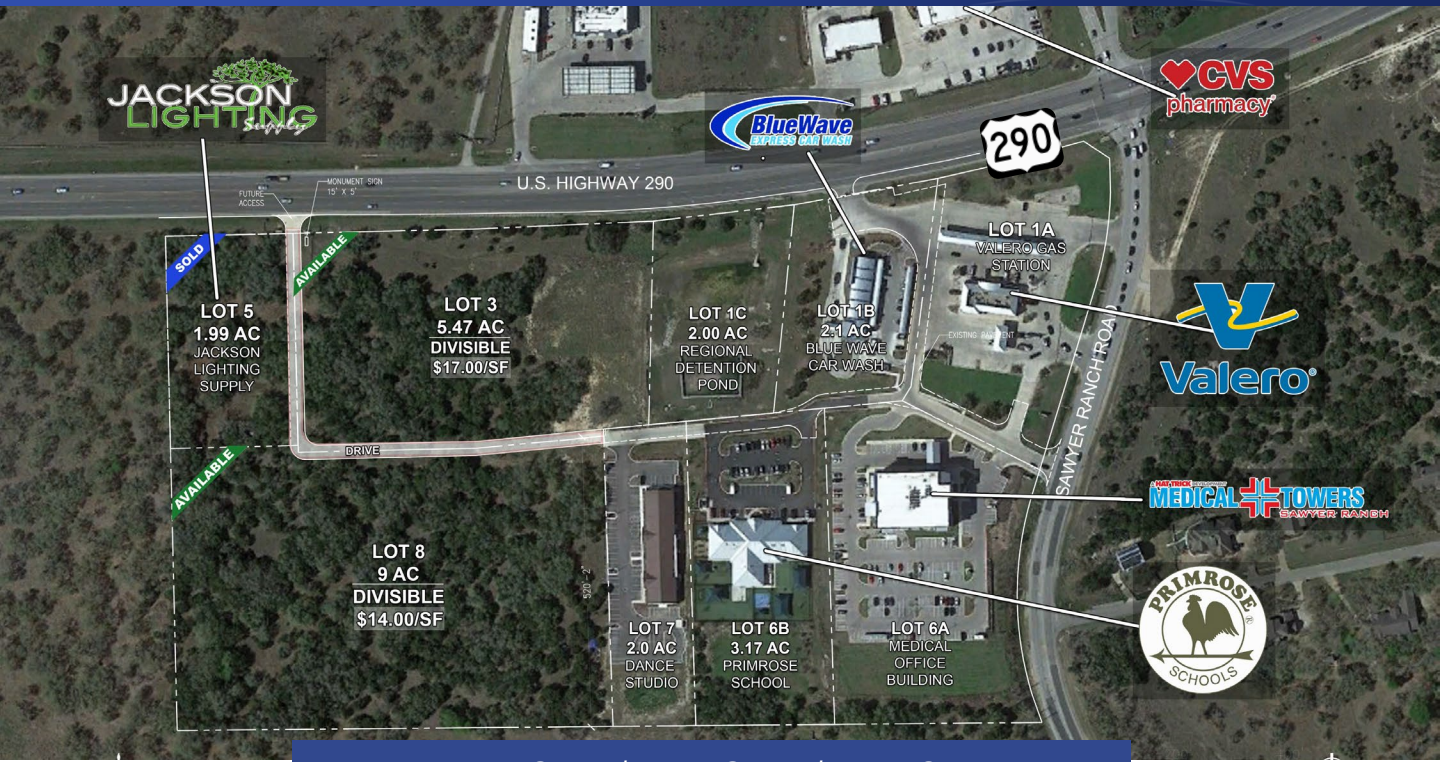


# 33 Acres Mixed Use Development Lots For Sale

SWC US 290 @ Sawyer Ranch Rd  
Dripping Springs, TX 78620



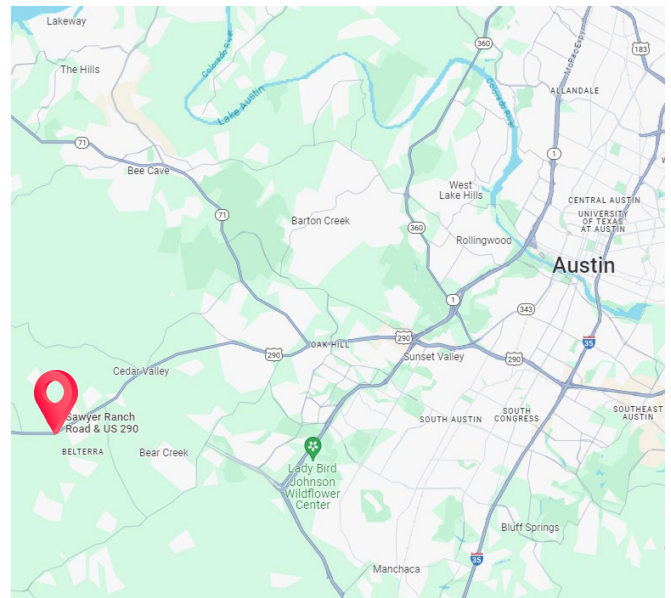
**For Sale: \$14.00/SF to \$17.00/SF**

## Location:

- SWC Sawyer Ranch Rd and US 290
- 16 miles west of downtown Austin
- 5 miles east of Dripping Springs

## Site Information:

- Signalized intersection
- Regional detention provided
- US 290 frontage with two curb cuts
- Utilities: WTCPUA water, septic systems
- 60% impervious coverage allowed
- Annexed into Dripping Springs



2023 Demographics	1 Mile	3 Mile	5 Mile
Population	3,527	19,790	32,663
Households	1,204	7,036	11,819
Avg HH Income	\$167,260	\$161,840	\$168,387

## CAPITAL REAL ESTATE COMMERCIAL

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(713) 907-3570





# 33 Acre Mixed Use Development

## Lots For Sale

SWC US 290 @ Sawyer Ranch Rd  
Dripping Springs, TX 78620

### EXISTING DEVELOPMENT



Medical Office Building



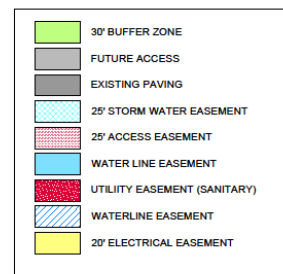
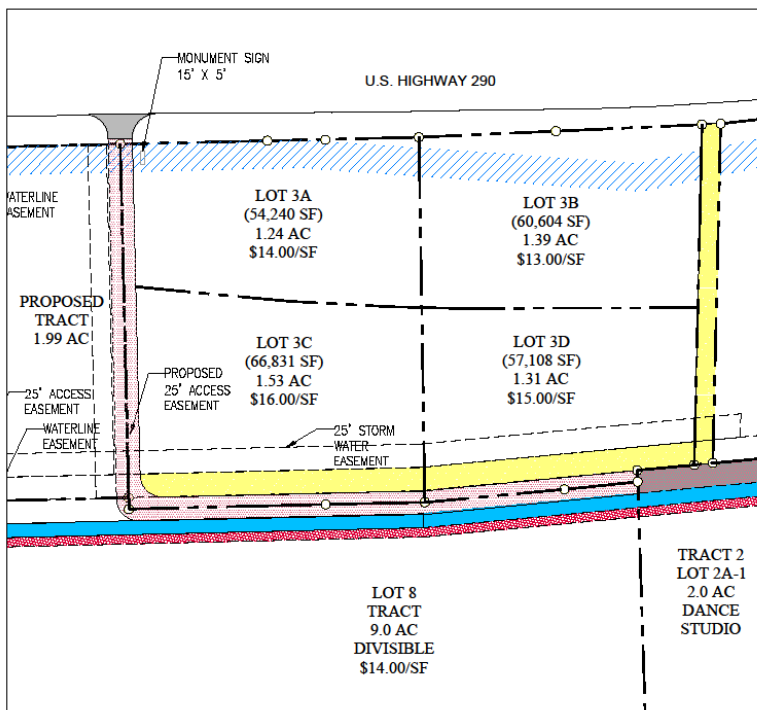
Dance Studio



Primrose School



Car Wash



**Lot 3A, 3B, 3C, 3D**  
\$3,000,000  
Sold as one tract

**Lot 3A & 3B** are  
potential TxDOT takings