

WWW.CMEATX.COM

HARD CORNER ON HWY 290 FOR SALE

970 N SUNSET CANYON DR, DRIPPING SPRINGS, TX 78737

970 N SUNSET CANYON DRIVE

DRIPPING SPRINGS, TX 78737

PROPERTY SUMMARY



PROPERTY DESCRIPTION

One of the few remaining small acreage commercials sites, this 1.46 acre lot on the hard corner of Highway 290 and North Sunset Canyon Drive in the Drippings Springs ETJ provides an excellent opportunity for an owner user, or investor. The property is at one of the main entrances to the large subdivision of Sunset Canyon. Water and Electric are available, septic is required. Site plan for +/-5,000 SF car detailing business has been approved for this site.

Great hard corner site on Highway 290 that is ready for development!

PROPERTY HIGHLIGHTS

- 1.46 acres
- Highway 290 Frontage - Great Visibility
- Hard Corner
- Dripping Springs ETJ
- Great Development Opportunity
- Approved Site Plan for Hand Car Wash
- Water and Electric Available

OFFERING SUMMARY

Sale Price:	\$1,190,000
Lot Size:	1.46 Acres

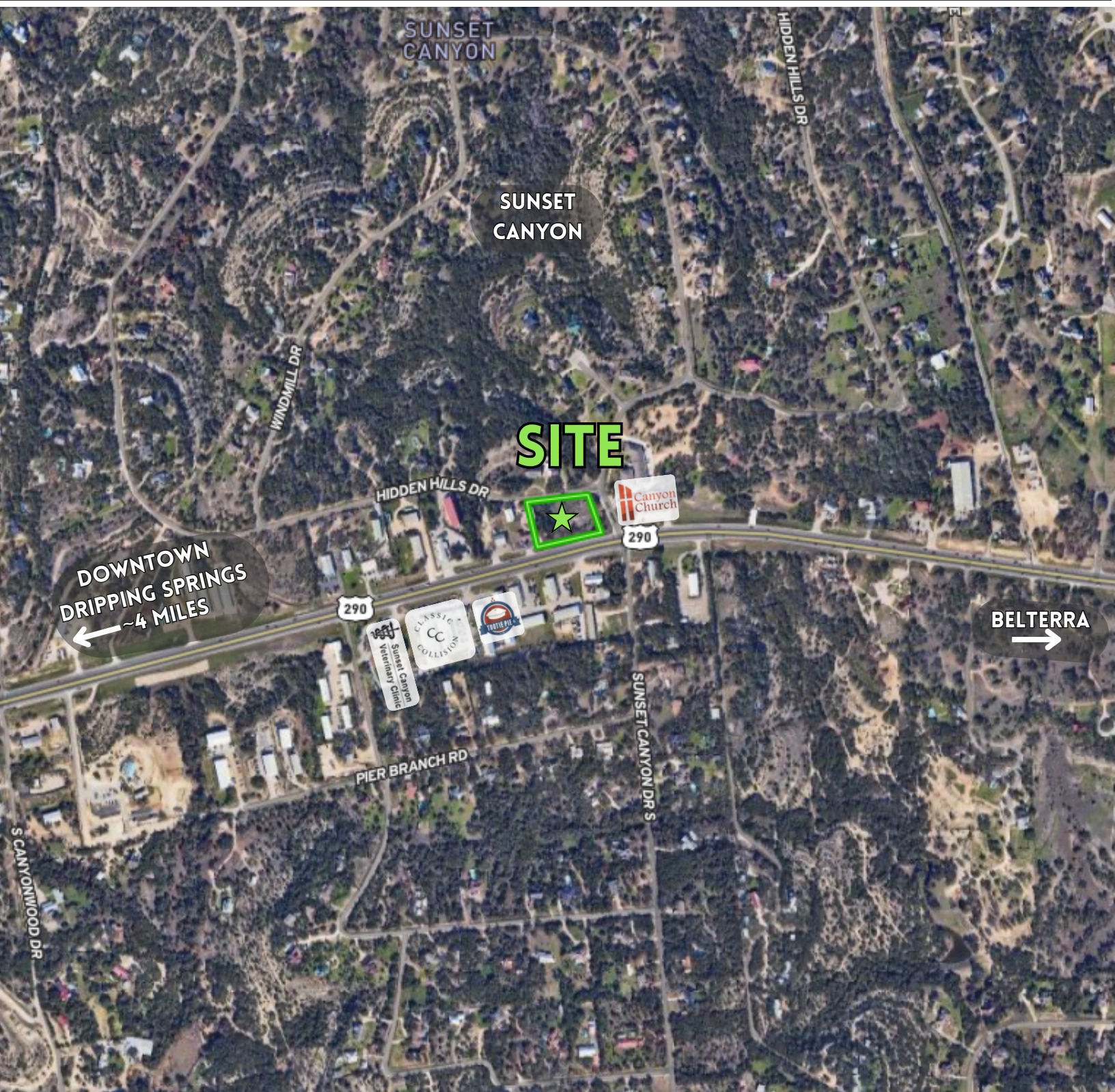
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	294	4,276	9,010
Total Population	821	13,356	27,516
Average HH Income	\$146,453	\$149,982	\$151,555

970 N SUNSET CANYON DRIVE

DRIPPING SPRINGS, TX 78737

AERIAL MAP



970 N SUNSET CANYON DRIVE

DRIPPING SPRINGS, TX 78737

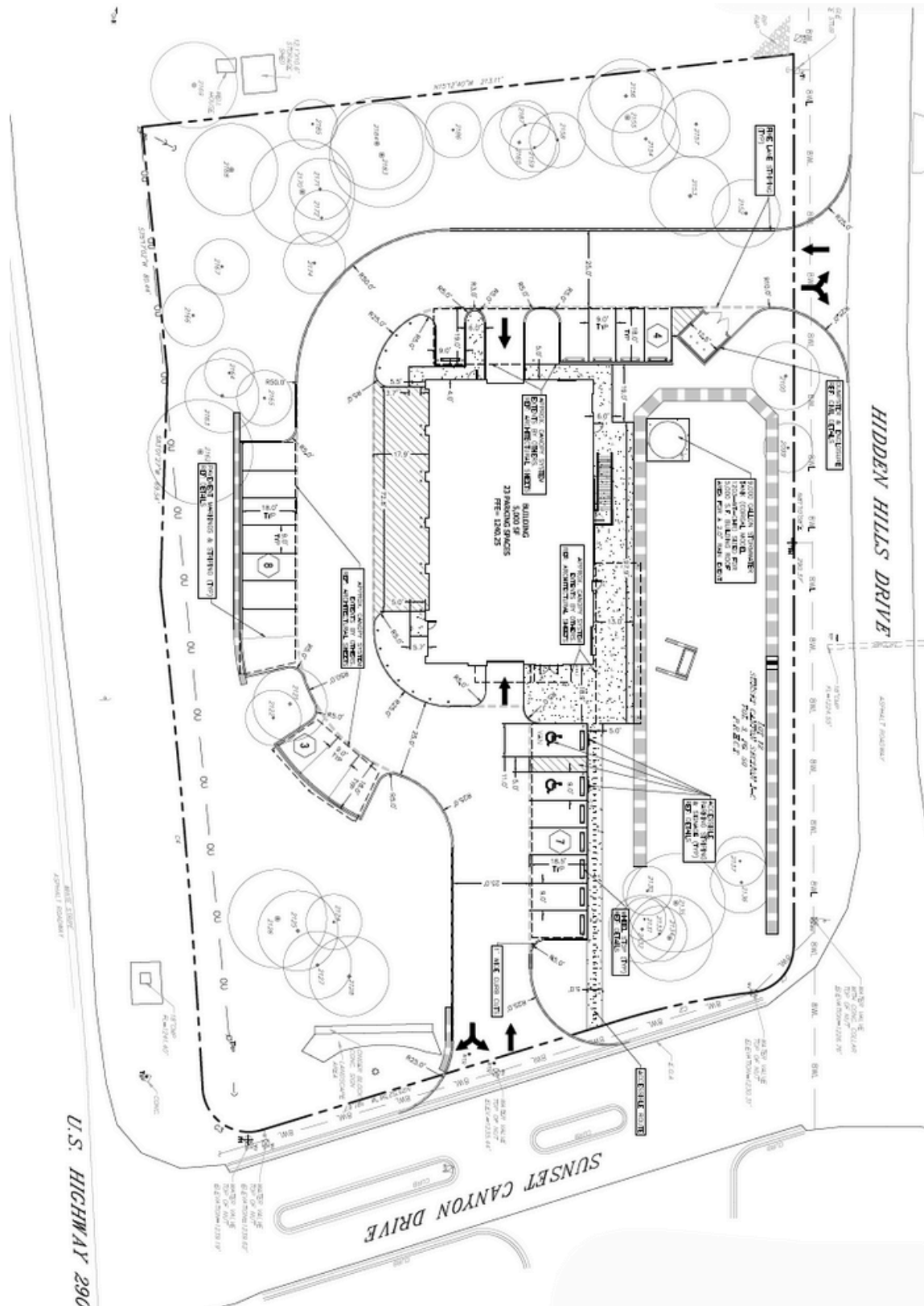
ADDITIONAL PHOTOS



970 N SUNSET CANYON DRIVE

DRIPPING SPRINGS, TX 78737

Previously Approved Site Plan for Car Wash



TROY MCMULLEN// TROY@CMEATX.COM// 512.520.7909

5 | BAILEY MORSE// COMMERCIAL REAL ESTATE ADVISOR// BAILEY@CMEATX.COM// 512.630.9888

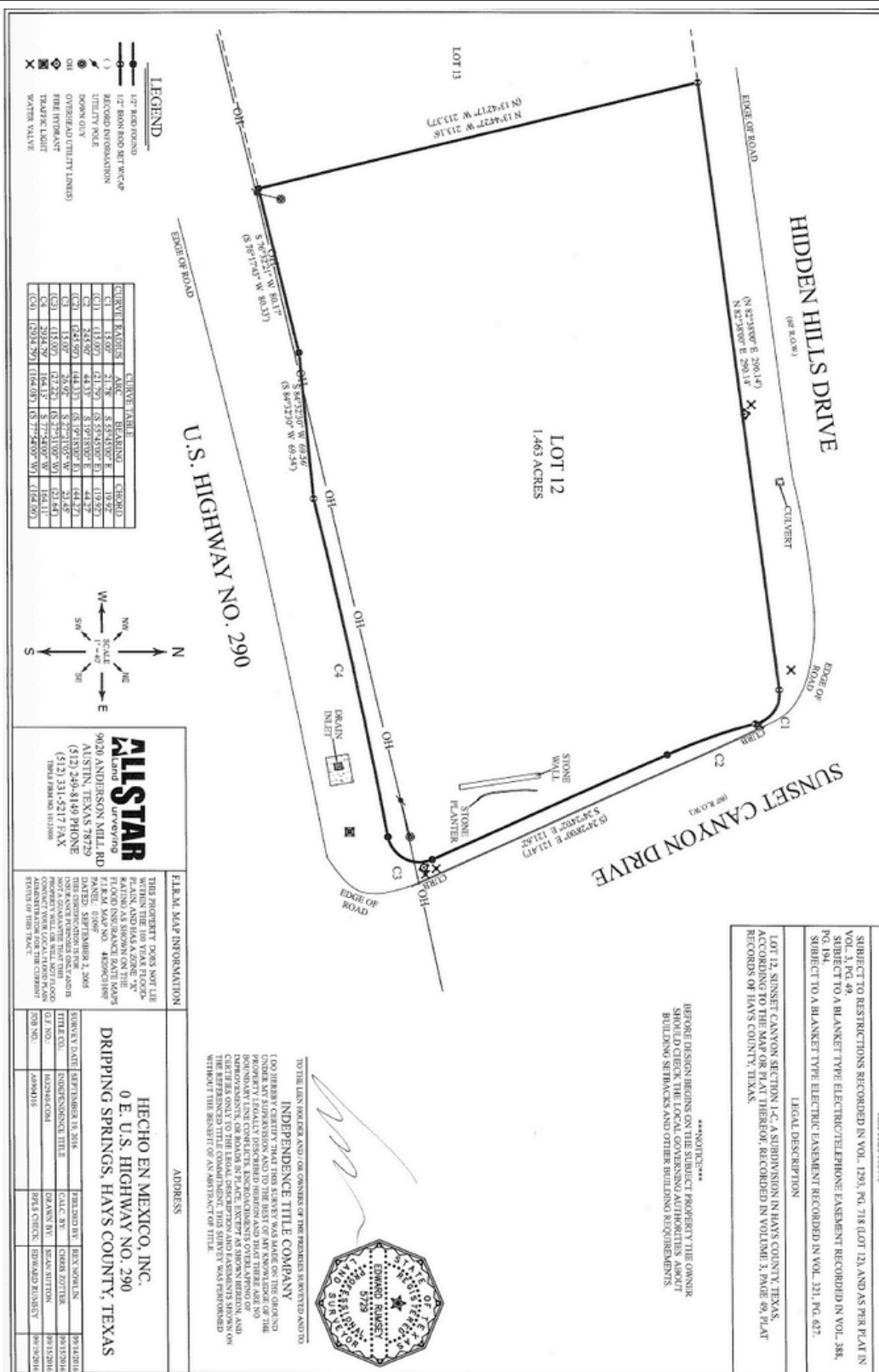
13809 RESEARCH BLVD, SUITE 500, AUSTIN, TX 78750// CMEATX.COM



COMMERCIAL
MARKET EXCHANGE

DRIPPING SPRINGS, TX 78737

Survey





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Matt Delahoussaye

Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

Bailey Morse

Sales Agent/Associate's Name

9003840

License No.

535200

License No.

603557

License No.

776559

License No.

infocmeatx.com

Email

matt@cmeatx.com

Email

jennifer@cmeatx.com

Email

Bailey@cmeatx.com

Email

(512)774-9520

Phone

(512)535-5313

Phone

(512)774-9520

Phone

(512)630-9888

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date