



PROPERTY

FOR SALE

WWW.CMEATX.COM

BREWERY AND EVENT SPACE FOR SALE

19510 HAMILTON POOL RD, DRIPPING SPRINGS, TX 78620

BREWERY AND EVENT SPACE

19510 HAMILTON POOL RD, DRIPPING SPRINGS, TX 78620

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Please Inquire
Lot Size:	15 Acres
Main Building:	10,200 SF
Year Built:	2018
Partially Remodeled Home:	2,149 SF
Year Built	1996
Zoning:	None
Market:	Dripping Springs

PROPERTY OVERVIEW

Nestled in the heart of Dripping Springs, TX, this second-generation brewery offers a unique opportunity for a new buyer to reimagine the space as a versatile event venue. The 10,200 SF building, built in 2017, presents an ideal canvas for entrepreneurs seeking to infuse new life into this thriving property. With its rich brewing heritage and potential for a unique event space just next door, this property provides endless possibilities.

PROPERTY HIGHLIGHTS

- 10,200 SF Brewery and Tap Room Built in 2017
- Partially remodeled home on the property would be perfect as a restaurant or event space
- 15 Acres of Unrestricted land
- Potential for diverse business ventures
- Ideal for hospitality and full-service concepts
- Prime location in Dripping Springs, TX
- Ample space for event hosting
- Second-generation brewery

BREWERY AND EVENT SPACE FOR SALE

19510 HAMILTON POOL RD, DRIPPING SPRINGS, TX 78620

BREWERY AND TAP ROOM EXTERIOR



3 | **DEAN ROWAT**// COMMERCIAL REAL ESTATE ADVISOR// DEAN@CMEATX.COM// 248.770.3069
MATT DELAHOUSAYE// BROKER// MATT@CMEATX.COM// 512.585.5313

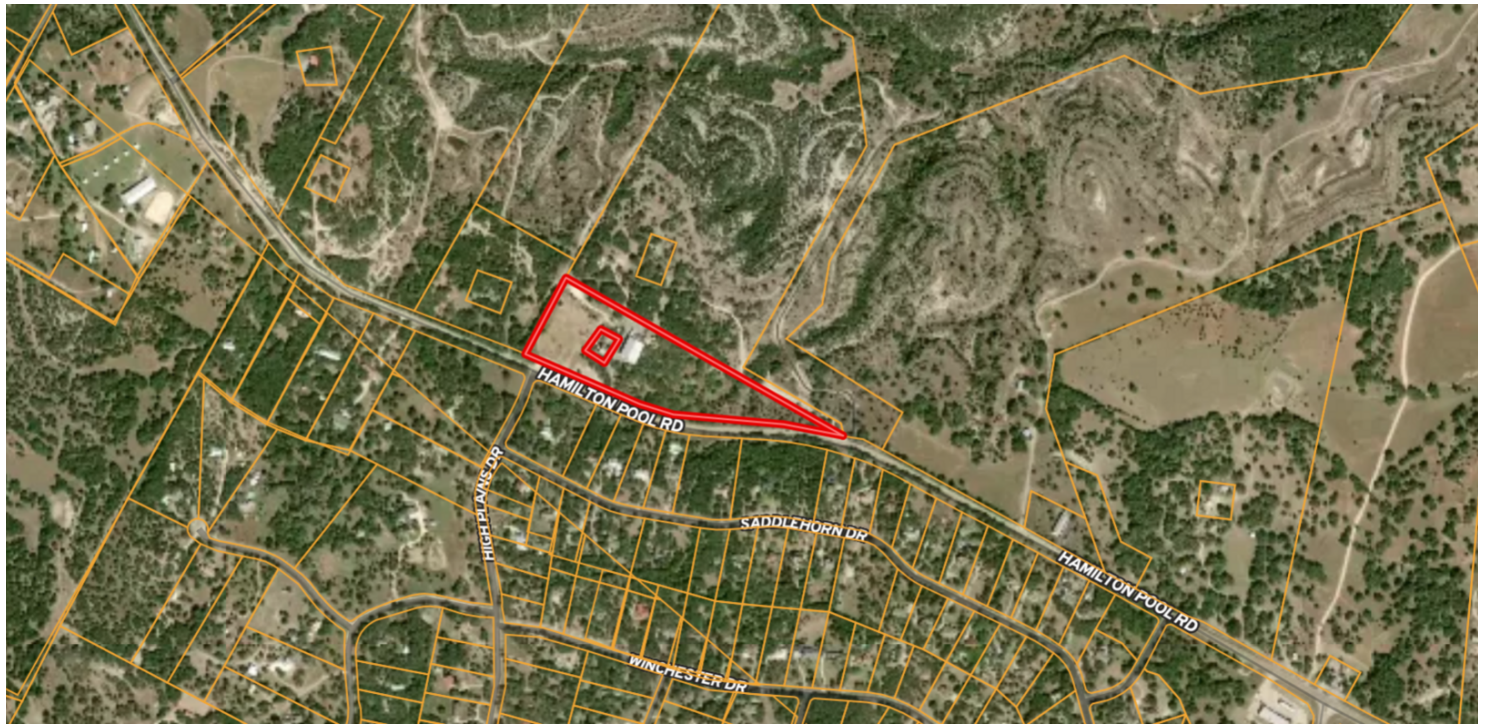
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



BREWERY AND EVENT SPACE FOR SALE

19510 HAMILTON POOL RD, DRIPPING SPRINGS, TX 78620

SITE AERIAL AND GROUNDS



4 | **DEAN ROWAT** // COMMERCIAL REAL ESTATE ADVISOR // DEAN@CMEATX.COM // 248.770.3069
MATT DELAHOUSAYE // BROKER // MATT@CMEATX.COM // 512.585.5313

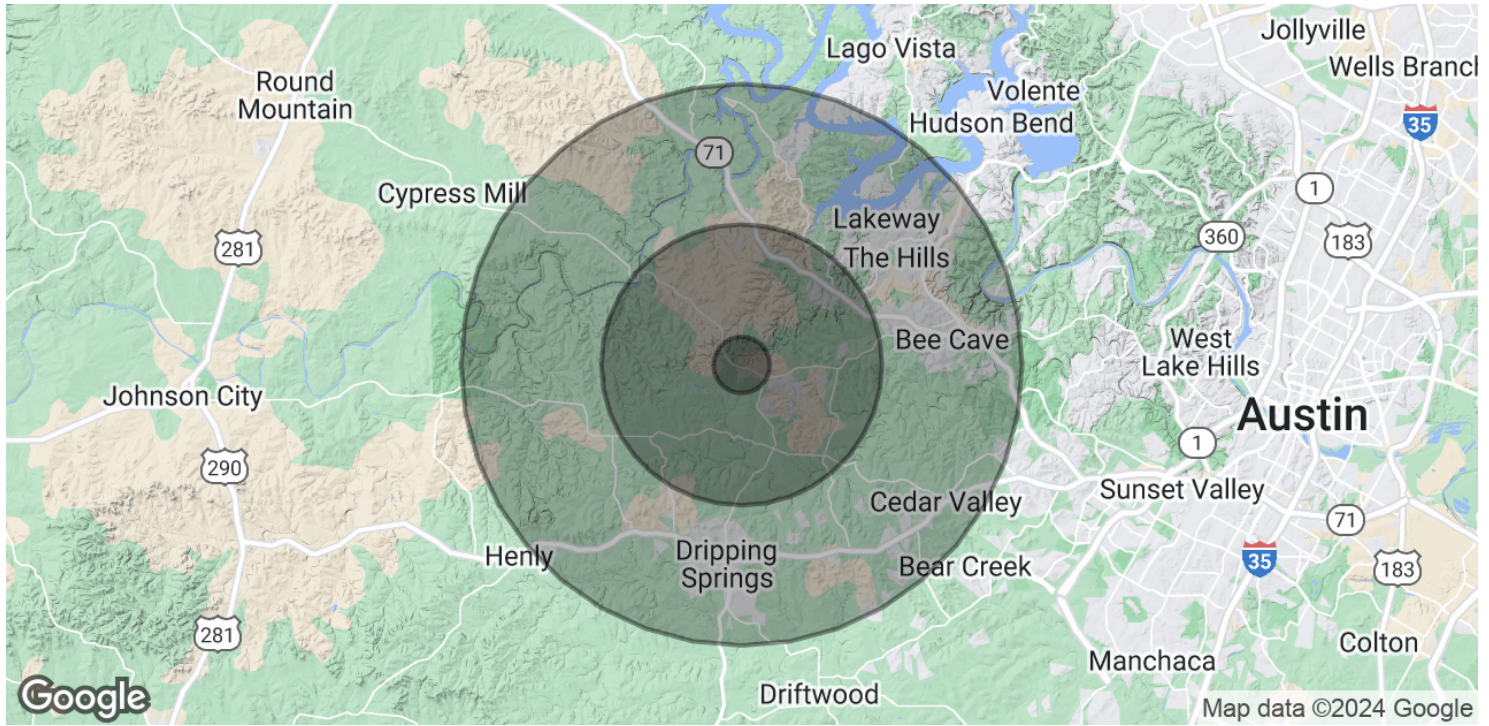
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



BREWERY AND EVENT SPACE FOR SALE

19510 HAMILTON POOL RD, DRIPPING SPRINGS, TX 78620

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	411	12,317	72,312
Average Age	42.4	42.6	43.9
Average Age (Male)	44.4	43.0	43.0
Average Age (Female)	40.7	41.8	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	173	4,794	30,090
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$161,658	\$152,074	\$142,864
Average House Value	\$460,600	\$464,446	\$515,519

2020 American Community Survey (ACS)