



# FOR SALE | 120 FROG POND LN

Dripping Springs, TX 78620



## Property Description

This property consists of 3 flex/retail buildings and is conveniently located right on HWY 290 just a couple miles east of Dripping Springs on the east bound side of the highway.

## Property Highlights

- 12,545 SF industrial/flex space
- 8 units for potential multiple tenancies
- Modern construction completed in 2004
- Versatile layout suitable for various industrial uses
- Strategic location in the SW Austin/Dripping Springs area
- Ample parking for tenants and visitors
- Well-maintained and contemporary exterior
- Spacious and flexible floor plan for diverse business

## Offering Summary

Sale Price:	\$3,000,000
Number of Units:	8
Building Size:	12,545 SF

Demographics	5 Miles	10 Miles	15 Miles
Total Households	11,127	34,254	162,201
Total Population	32,005	99,511	410,347
Average HH Income	\$185,632	\$205,739	\$173,602

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CSA Realty Group

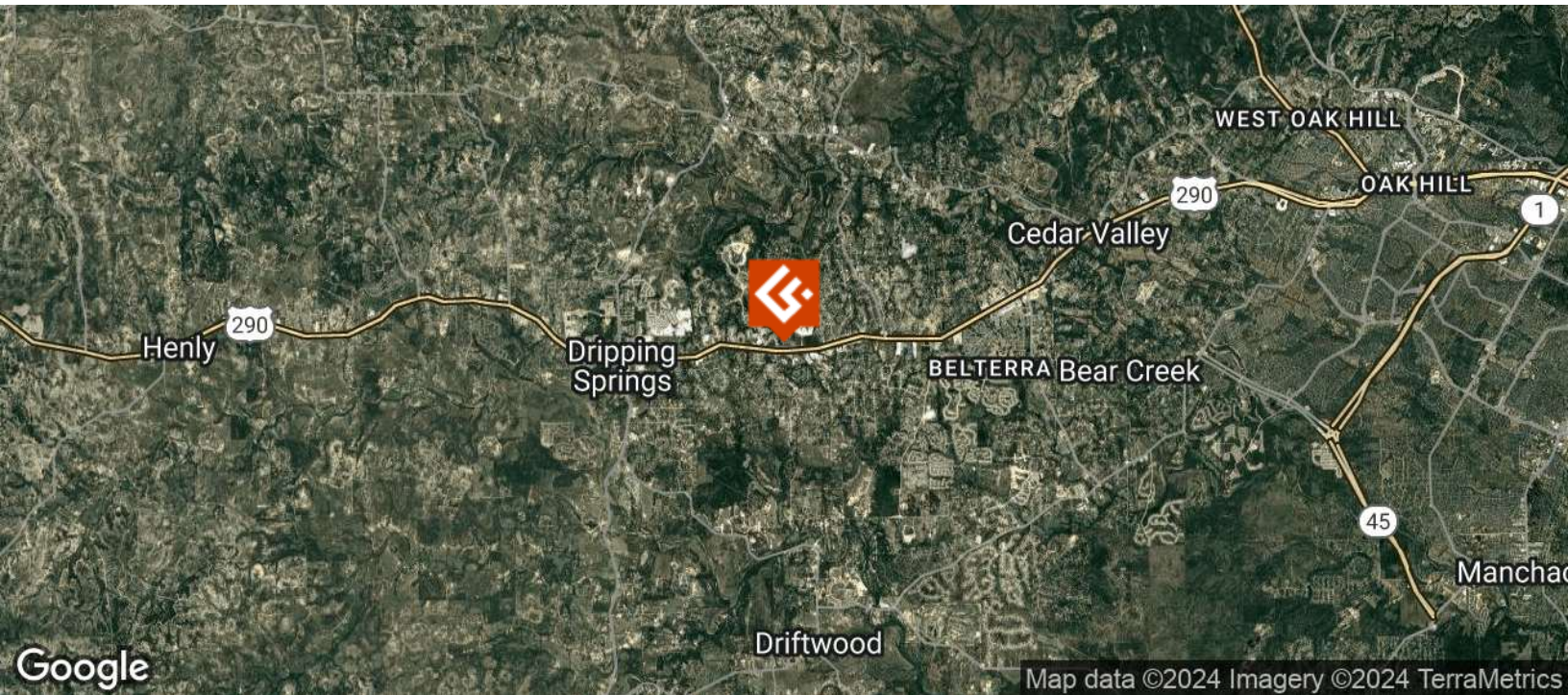


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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent / SF	Annual Rent	Lease Start	Lease End
Bldg 1; STE 100	Beeswax	2,232 SF	17.79%	\$8.87	\$24.00	\$19,798	6/1/2019	5/31/2025
Bldg 1; STE 300	Rood Insurance	636 SF	5.07%	\$24.02	\$26.00	\$15,277	9/1/2024	8/31/2026
Bldg 1; STE 200	Reimers Precision Outfitters	1,590 SF	12.67%	\$9.53	\$24.00	\$15,153	8/1/2024	7/31/2025
Bldg 2; STE 100	Fortis Rehab	2,215 SF	17.66%	\$10.84	\$24.00	\$24,011	2/1/2022	1/31/2025
Bldg 2; STE 200	Gracie Jiu-jitsu	2,220 SF	17.70%	\$10.00	\$24.00	\$22,200	MTM	-
Bldg 3; STE 200	Chris Smith	867 SF	6.91%	\$21.28	\$26.00	\$18,450	7/1/2024	8/31/2027
Bdg 3; STE 100	Monogramming ETC	1,878 SF	14.97%	\$8.95	\$24.00	\$16,808	10/1/2020	9/31/2025
Bdg 3; STE W50 storage	Maroney Company	518 SF	4.13%	-	\$12.00	-	MTM	-
<b>Totals</b>		<b>12,156 SF</b>	<b>96.90%</b>	<b>\$93.49</b>	<b>\$184.00</b>	<b>\$131,697</b>		
<b>Averages</b>		<b>1,520 SF</b>	<b>12.11%</b>	<b>\$13.36</b>	<b>\$23.00</b>	<b>\$18,814</b>		

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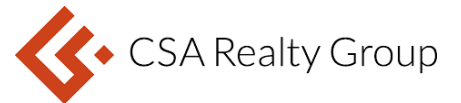
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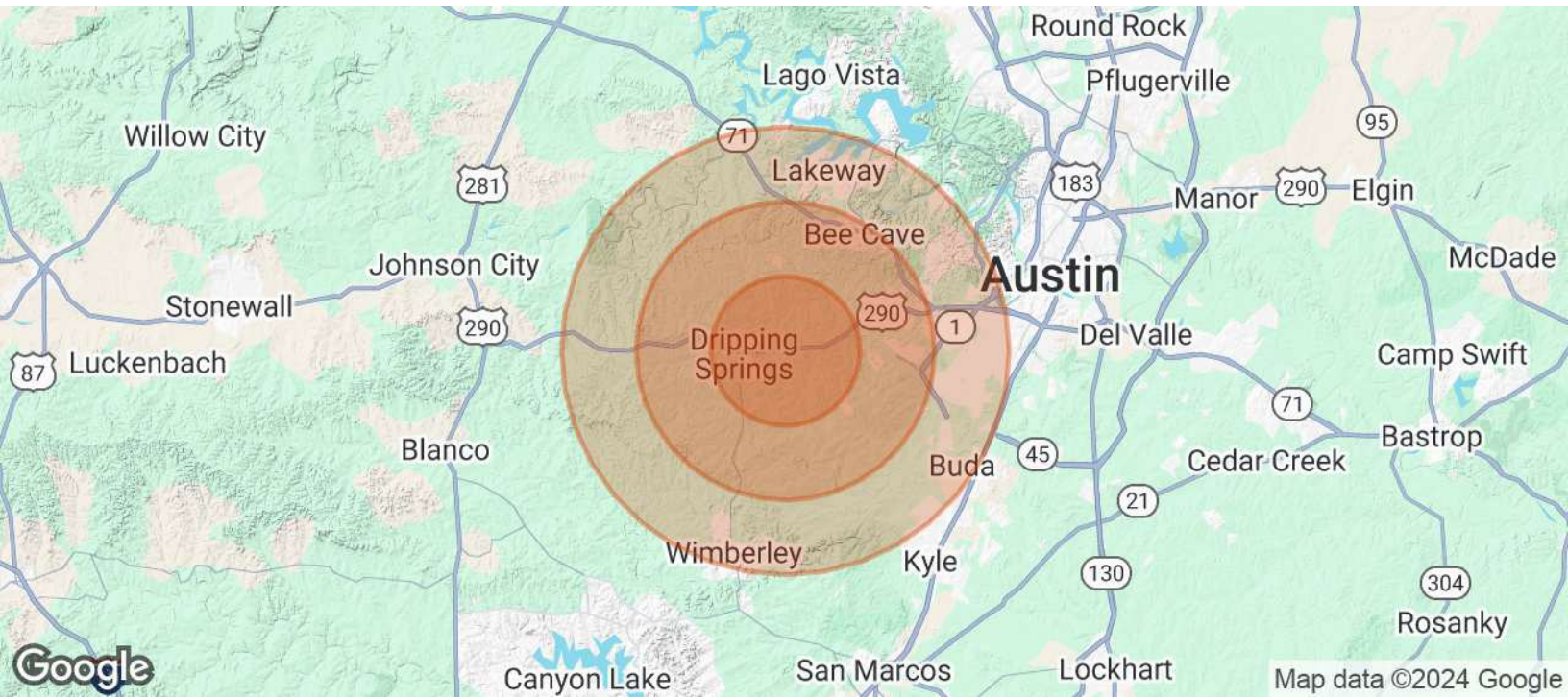
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## Population

	5 Miles	10 Miles	15 Miles
Total Population	32,005	99,511	410,347
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

## Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	11,127	34,254	162,201
# of Persons per HH	2.9	2.9	2.5
Average HH Income	\$185,632	\$205,739	\$173,602
Average House Value	\$785,336	\$816,767	\$724,366

Demographics data derived from AlphaMap

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## 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.

<u>Andres Creixell/CSA Realty Group, Inc.</u>	<u>475342</u>	<u>Andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date