



PROPERTY
FOR SALE

HIDDEN HILLS DR
SITE
1.46 AC.

†
Sunset Canyon
Baptist Church



WWW.CMEATX.COM

+/-1.46 ACRE 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

1.46 acre lot on the hard corner of Highway 290 and North Sunset Canyon Drive in the Drippings Springs ETJ. Property is at one of the entrances to the large subdivision of Sunset Canyon, and is in Sunset Canyon MUD. Water and Electric available. 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:	\$1,595,000
Lot Size:	1.46 Acres

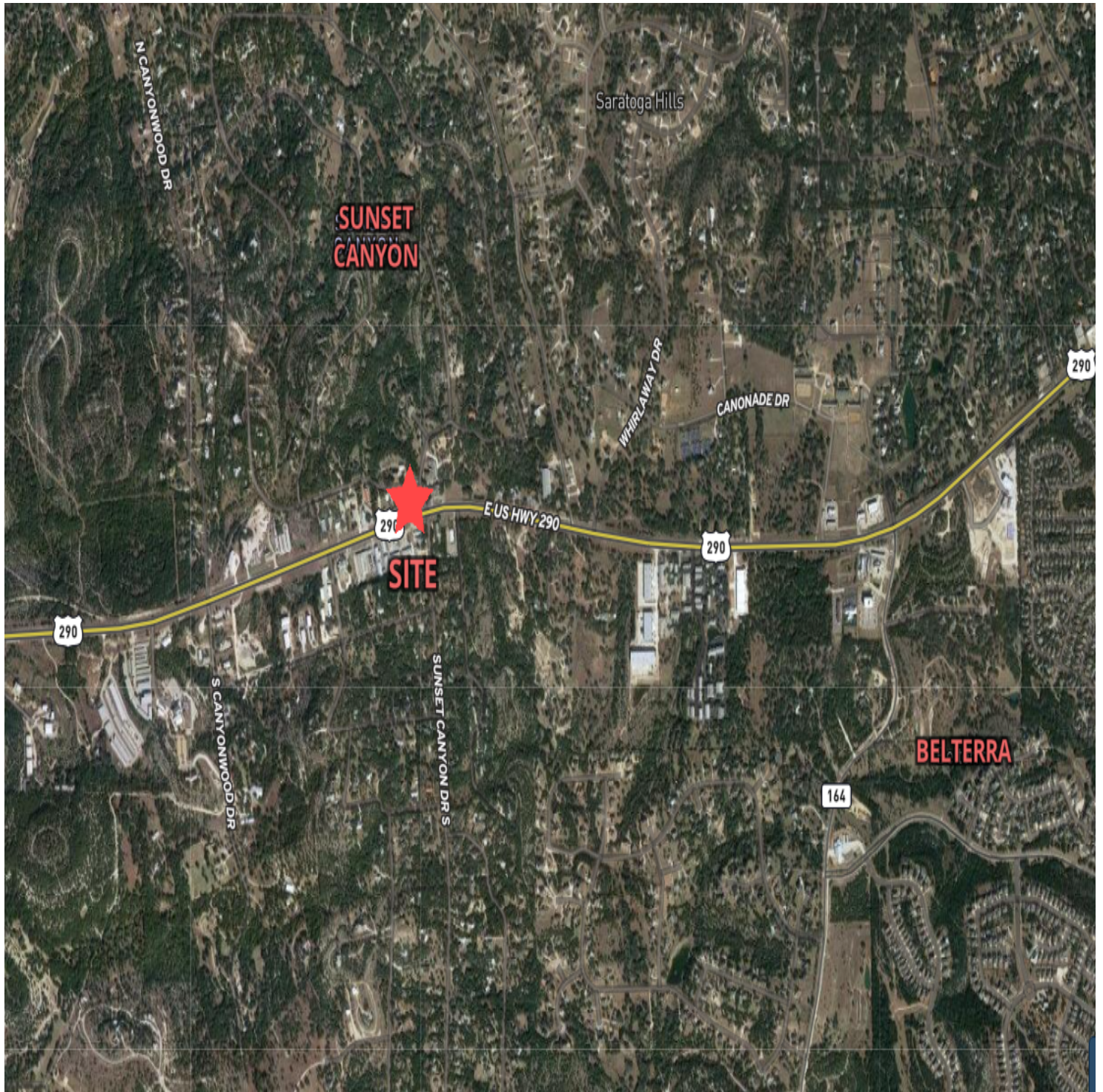
DEMOGRAPHICS

	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



3 | TROY McMULLEN /// TROY@CMEATX.COM // 512.520.7909
BAILEY MORSE // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888

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



970 N SUNSET CANYON DRIVE

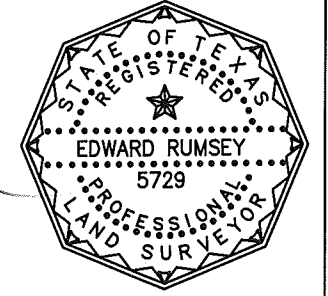
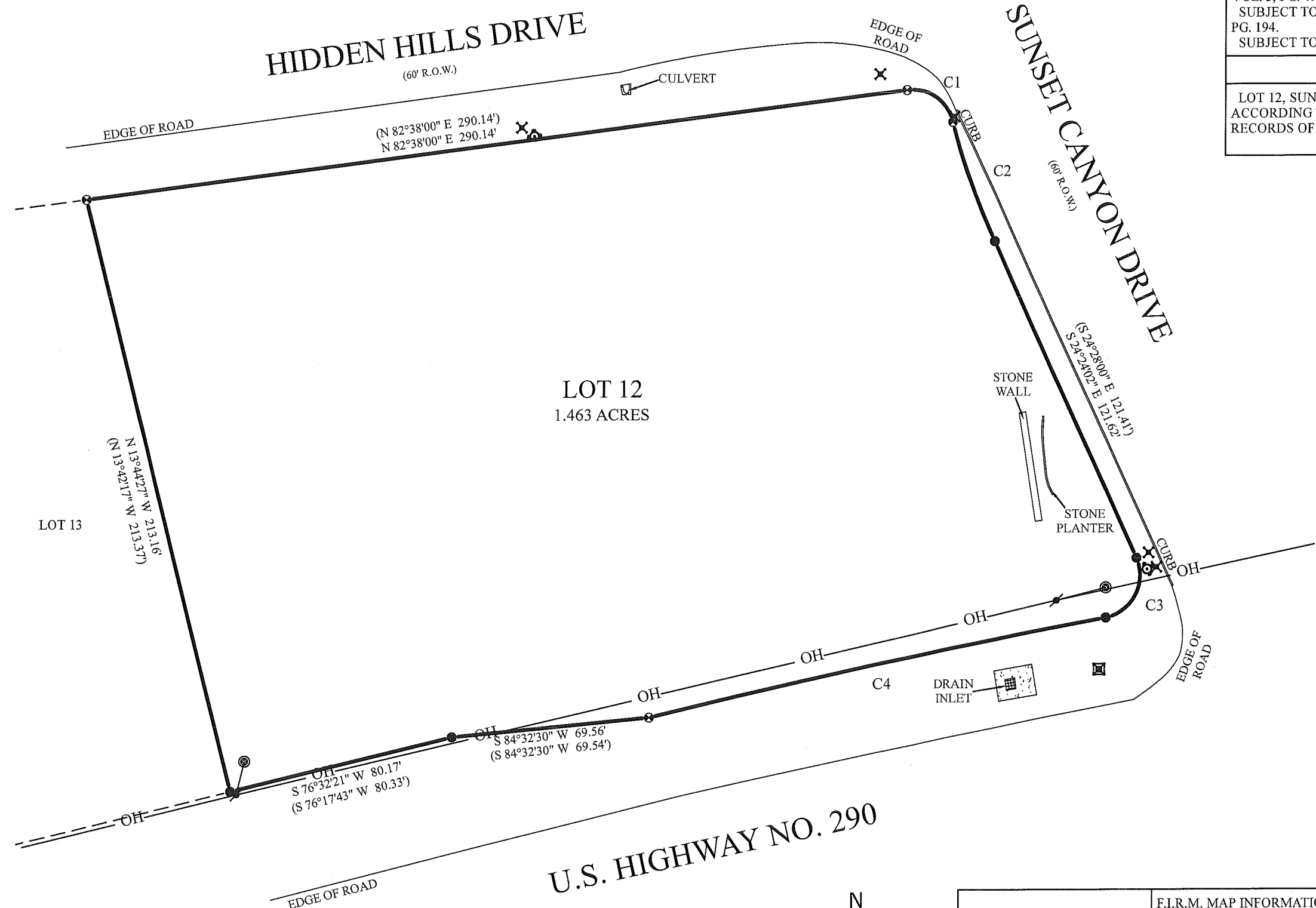
DRIPPING SPRINGS, TX 78737

ADDITIONAL PHOTOS



RESTRICTIONS
SUBJECT TO RESTRICTIONS RECORDED IN VOL. 1293, PG. 718 (LOT 12), AND AS PER PLAT IN VOL. 3, PG. 49. SUBJECT TO A BLANKET TYPE ELECTRIC/TELEPHONE EASEMENT RECORDED IN VOL. 388, PG. 194. SUBJECT TO A BLANKET TYPE ELECTRIC EASEMENT RECORDED IN VOL. 321, PG. 627.
LEGAL DESCRIPTION
LOT 12, SUNSET CANYON SECTION 1-C, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 49, PLAT RECORDS OF HAYS COUNTY, TEXAS.

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

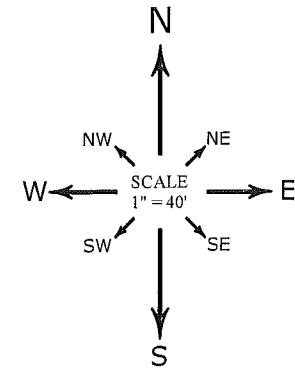


TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
INDEPENDENCE TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

LEGEND

- 1/2" ROD FOUND
- 1/2" IRON ROD SET W/CAP
- RECORD INFORMATION
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINE(S)
- FIRE HYDRANT
- TRAFFIC LIGHT
- WATER VALVE

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	15.00'	21.78'	S 55°45'00" E	19.92'
(C1)	(15.00')	(21.79')	(S 55°45'00" E)	(19.92')
C2	245.90'	44.33'	S 19°18'00" E	44.27'
(C2)	(245.90')	(44.33')	(S 19°18'00" E)	(44.27')
C3	15.00'	26.92'	S 27°21'05" W	23.45'
(C3)	(15.00')	(27.22')	(S 27°31'00" W)	(23.64')
C4	2934.79'	164.13'	S 77°54'00" W	164.11'
(C4)	(2934.79')	(164.08')	(S 77°54'00" W)	(164.06')



ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0109F PANEL: 0109F
DATED: SEPTEMBER 2, 2005
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS				
HECHO EN MEXICO, INC. 0 E. U.S. HIGHWAY NO. 290 DRIPPING SPRINGS, HAYS COUNTY, TEXAS				
SURVEY DATE:	SEPTEMBER 19, 2016	FIELD BY:	REX NOWLIN	09/14/2016
TITLE CO.:	INDEPENDENCE TITLE	CALC. BY:	CHRIS ZOTTER	09/15/2016
G.F. NO.:	1632940-COM	DRAWN BY:	SEAN SUTTON	09/15/2016
JOB NO.:	A0904316	RPLS CHECK:	EDWARD RUMSEY	09/19/2016



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	9003840	info@cmeatx.com	(512)774-9520
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Delahoussaye	535200	matt@cmeatx.com	(512)535-5313
Designated Broker of Firm	License No.	Email	Phone
Jennifer Bernstein	603557	jennifer@cmeatx.com	(512)774-9520
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bailey Morse	776559	bailey@cmeatx.com	(512)630-9888
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

IABS 1-0 Date