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**STANBERRY  
COMMERCIAL**

# FOR SALE

## 22601 RR 12

# DRIPPING SPRINGS

### Sales Price: \$2,485,000

**Prime Commercial Opportunity** awaits on this expansive 7.1-acre tract, strategically located within the Dripping Springs ETJ. This property, boasting a prominent frontage on Ranch Road 12, is not only Ag Exempt but also fully entitled and permitted for a massive 42,000 sq.ft. of flex commercial space, primed and ready for construction. One 6,256sqft building is already being constructed, will be left as Shell Space stage, finish out is negotiable. Essential utilities are in place, with both well water and power readily available, as well as a recently installed fully engineered septic system to accommodate the entire site plan. The land is meticulously cleared, with the beauty of select majestic oak trees preserved to accentuate its natural charm. Included in this prime offering are fully engineered development/site plans and foundation plans. Seize this unparalleled chance to shape your commercial vision on a prime plot with extensive potential.

