



Scott Daves | Realtor®

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STANBERRY  
COMMERCIAL

**FOR SALE**

List \$2,550,000 (2.556 Acres)

720 US 290 | 201 Sportsplex Dr.

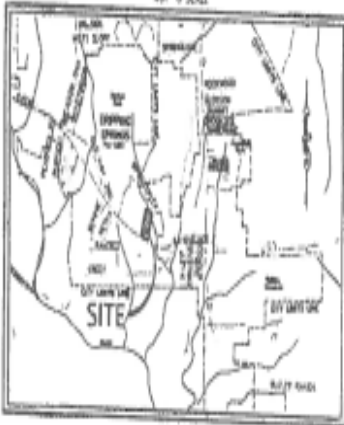
DRIPPING SPRINGS, TX 78620

2.556 acre development opportunity in the heart of Dripping Springs, with frontage on 2 main roadways, approximately 100ft of US 290 frontage (30,000+ VPD per TXDOT) and 85ft frontage on Sportsplex Dr. City water available to site. Site plans for commercial development available. Zoned CS.



**VICINITY MAP**

NOT TO SCALE



**CURVE TABLE**

NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
01	80.54	240.00	152.27°	S02°04'17"W	80.00
02	180.81	330.00	023°11'	S72°17'30"W	180.00
03	190.44	330.00	023°11'	S72°17'30"W	190.00
04	180.47	330.00	023°11'	S72°17'30"W	180.00
05	80.54	240.00	152.27°	S02°04'17"W	80.00
06	80.54	240.00	152.27°	S02°04'17"W	80.00
07	81.47	240.00	152.90°	S02°04'17"W	80.00

**LINE TABLE**

NO.	BEARING	DISTANCE
1	S89°20'30"W	28.79

LOT	ACRES	SQUARE FEET
1	1.527	86,510
2	1.510	85,750
3	1.046	45,587
4	1.046	45,576
5	1.045	45,560
6	1.293	56,330
TOTAL	7.467	315,264



**LEGEND**

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- LOT FOR NEW WWT TOWER (LOT #1)
- LOT FOR NEW DWG BRACK (LOT #2)
- LOT FOR NEW TREAT TANK (LOT #3)
- BRACK EASEMENT
- PAVE DRIVE EASEMENT
- RAILWAY
- FLAT EASEMENT
- 44% GRADE EASE
- FRONT 10% PUBLIC ROW
- FRONT 10% PUBLIC ROW
- EXIST. ROAD
- NEW ROAD, 44% GRADE, 10% PUBLIC ROW

★ Private WWT easement location

JWP  
FAMILY FINAL PLAT  
Clipping Springs, May County, Texas

**DA DOUCET & ASSOCIATES**

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Date: 05-11-2018  
Scale: 1"=50'  
Drawn by: JWP  
Reviewed by: JWP  
Project: 1817-201  
Page: 1 of 2  
Title Block: 1817-201  
Notes: 1817-201-01