



*Friedman Real Estate*

CREATING REAL VALUE IN PROPERTY AND PLACES.

# FOR SALE

**24503 Ranch Road 12  
Dripping Springs, TX  
78620**



\*\*PROPERTY LINES ARE APPROX



## ABOUT THIS PROPERTY

THIS STANDOUT PROPERTY, LOCATED ALONG THE BUSTLING RANCH ROAD 12, OFFERS UNPARALLELED VISIBILITY AND ACCESSIBILITY, MAKING IT AN IDEAL SPACE FOR A WIDE RANGE OF BUSINESSES. PERFECTLY SUITED FOR OFFICE USERS, RETAIL SHOPS, COFFEE HOUSES, MEDICAL PRACTICES, WINE TASTING ROOMS, BOUTIQUES, CULINARY VENTURES, OR CATERING BUSINESSES, THIS PROPERTY IS AS FLEXIBLE AS IT IS FUNCTIONAL. THE BUILDING FEATURES MULTIPLE PRIVATE OFFICES, A WELCOMING RECEPTION AREA, A FULLY EQUIPPED KITCHEN, AND MULTIPLE BATHROOMS TO ENSURE COMFORT AND CONVENIENCE FOR BOTH STAFF AND GUESTS. OUTSIDE, THE PROPERTY IS GRACED BY BEAUTIFUL OAK TREES THAT CREATE A PICTURESQUE SETTING, COMPLEMENTED BY A CHARMING OUTDOOR SEATING AREA PERFECT FOR CLIENT GATHERINGS OR EMPLOYEE BREAKS. ADDING TO ITS VERSATILITY, THE PROPERTY INCLUDES A SPACIOUS YARD AREA THAT WOULD BE IDEAL FOR BUSINESSES NEEDING OUTDOOR STORAGE, RENTAL EQUIPMENT, OR LANDSCAPING SUPPLIES. WITH ITS BLEND OF AMENITIES, FUNCTIONAL DESIGN, AND PRIME LOCATION, THIS PROPERTY IS A RARE OPPORTUNITY FOR BUSINESSES LOOKING TO THRIVE IN A HIGH-TRAFFIC, HIGH-VISIBILITY AREA. OWNER FINANCING AVAILABLE. ASK FOR DETAILS.

## CONTACT DETAILS

**JOSH FRIEDMAN  
BROKER/OWNER**



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