

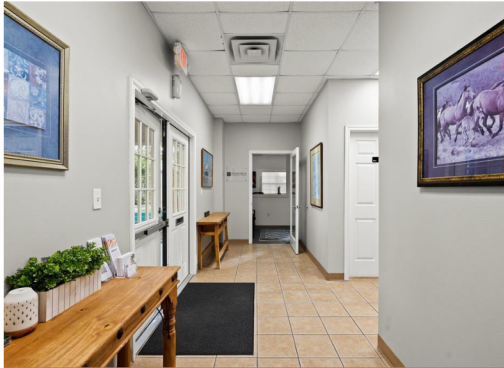


Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**800 W Highway 290,
Dripping Springs, TX
78620**



ABOUT THIS PROPERTY

LOCATED WITHIN A WELL-ESTABLISHED COMMERCIAL CONDO COMPLEX, THIS 4,000 SF PROPERTY OFFERS EXCEPTIONAL VERSATILITY AND STRONG INCOME POTENTIAL IN ONE OF DRIPPING SPRINGS' MOST DESIRABLE BUSINESS CORRIDORS. IDEALLY SITUATED JUST OFF HIGHWAY 290, THE LOCATION PROVIDES OUTSTANDING VISIBILITY AND EASY ACCESS FOR CLIENTS AND TENANTS ALIKE. THE BUILDING IS CURRENTLY LEASED OUT WITH THE EXCEPTION OF ONE SUITE—MAKING IT AN IDEAL OPTION FOR EITHER AN OWNER-USER LOOKING TO OCCUPY A PORTION WHILE GENERATING PASSIVE INCOME, OR AN INVESTOR SEEKING A STABLE, INCOME-PRODUCING ASSET. WITH A FLEXIBLE LAYOUT SUITED FOR A VARIETY OF PROFESSIONAL USERS INCLUDING MEDICAL, LEGAL, TECH, FINANCIAL SERVICES, AND MORE, THIS PROPERTY IS WELL-POSITIONED TO MEET THE NEEDS OF A DYNAMIC TENANT BASE. WHETHER YOU'RE LOOKING TO EXPAND YOUR PORTFOLIO OR ESTABLISH A Foothold IN THE THRIVING DRIPPING SPRINGS MARKET, THIS PROPERTY DELIVERS ON LOCATION, FUNCTIONALITY, AND LONG-TERM POTENTIAL.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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