



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**2101 E Highway 290,
Dripping Springs, TX
78620**



ABOUT THIS PROPERTY

NESTLED IN THE HEART OF THE TEXAS HILL COUNTRY, THIS REMARKABLE 137-ACRE PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY ALONG THE BOOMING HIGHWAY 290 CORRIDOR IN DRIPPING SPRINGS. PERFECTLY POSITIONED BETWEEN TWO THRIVING MASTER-PLANNED COMMUNITIES—HEADWATERS TO THE WEST AND CANNON RANCH TO THE EAST—IT ENJOYS AN IMPRESSIVE STRETCH OF HIGHWAY 290 FRONTAGE THAT PROVIDES UNMATCHED VISIBILITY AND ACCESS IN ONE OF CENTRAL TEXAS' FASTEST-GROWING REGIONS. SURROUNDED BY NOTABLE NATIONAL BUILDERS LIKE PULTE AND LENNAR, WHO ARE ACTIVELY SHAPING THE LANDSCAPE TO THE WEST AND NORTH. AS ONE OF THE LARGER UNDEVELOPED PARCELS REMAINING IN THE AREA, IT OFFERS A RARE AND COMPELLING CANVAS FOR TRANSFORMATIVE MIXED-USE DEVELOPMENT. THE RECENT APPROVAL OF DRIPPING SPRINGS' WASTEWATER PERMIT FURTHER AMPLIFIES THE PROPERTY'S READINESS, ELIMINATING A MAJOR HURDLE AND PAVING THE WAY FOR LARGE-SCALE PLANNING. IDEALLY SUITED FOR A COMMUNITY VISION SIMILAR TO THE ACCLAIMED HEADWATERS DEVELOPMENT, THE PROPERTY ALSO BENEFITS FROM THE PRESENCE OF A BRAND-NEW ELEMENTARY SCHOOL ON ITS NORTHERN EDGE—AN INVALUABLE AMENITY FOR FUTURE RESIDENTS. WITH WATER ACCESS ALREADY AVAILABLE ON 290 AND JUST MINUTES FROM HEB, CHARMING DOWNTOWN DRIPPING SPRINGS, AND THE LIFESTYLE-RICH HILL COUNTRY SURROUNDINGS, THIS LAND HOLDS EXTRAORDINARY PROMISE FOR A BLEND OF RESIDENTIAL, RETAIL, AND RECREATIONAL USES. WHETHER YOU'RE A DEVELOPER LOOKING TO MAKE A BOLD STATEMENT OR AN INVESTOR SEEKING A GENERATIONAL ASSET, THIS IS A RARE OPPORTUNITY TO SHAPE THE FUTURE OF DRIPPING SPRINGS IN A LOCATION THAT'S AS PRACTICAL AS IT IS INSPIRING.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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