FOR SALE

Dripping Springs 505 Old Fitzhugh Rd, Dripping Springs, TX 78620

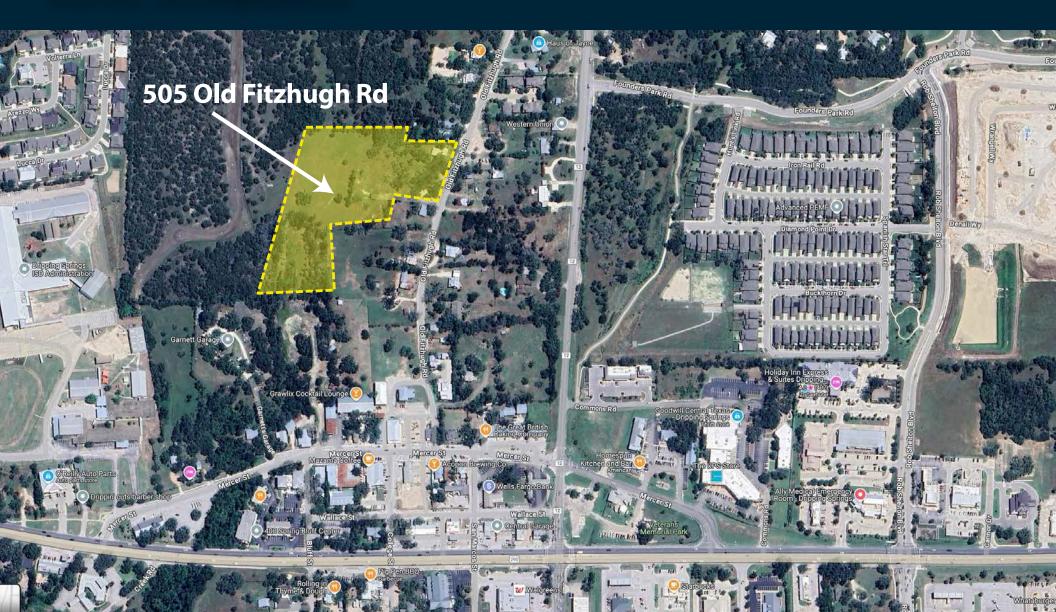




Offering Memorandum

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COMPASS

EXECUTIVE SUMMARY

SCORE Property Group is pleased to present 505 Old Fitzhugh. This prime acreage property is located in the Historic Mercer Street District in Downtown Dripping Springs. This 7.38 acre property includes a 1,620 SF retail/office building. Positioned to benefit from significant highway infrastructure properties, massive residential growth, and substantial downtown vitalization projects, this is a phenomenal opportunity for a range of different development opportunities including commercial, multi-family residential, entertainment, and more.

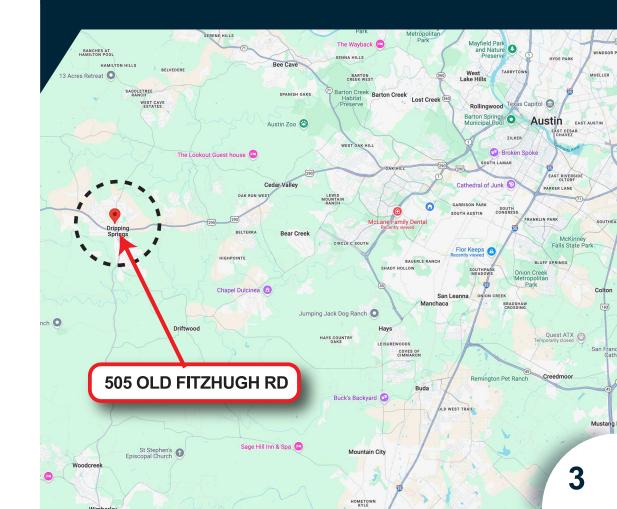
PROPERTY SUMMARY

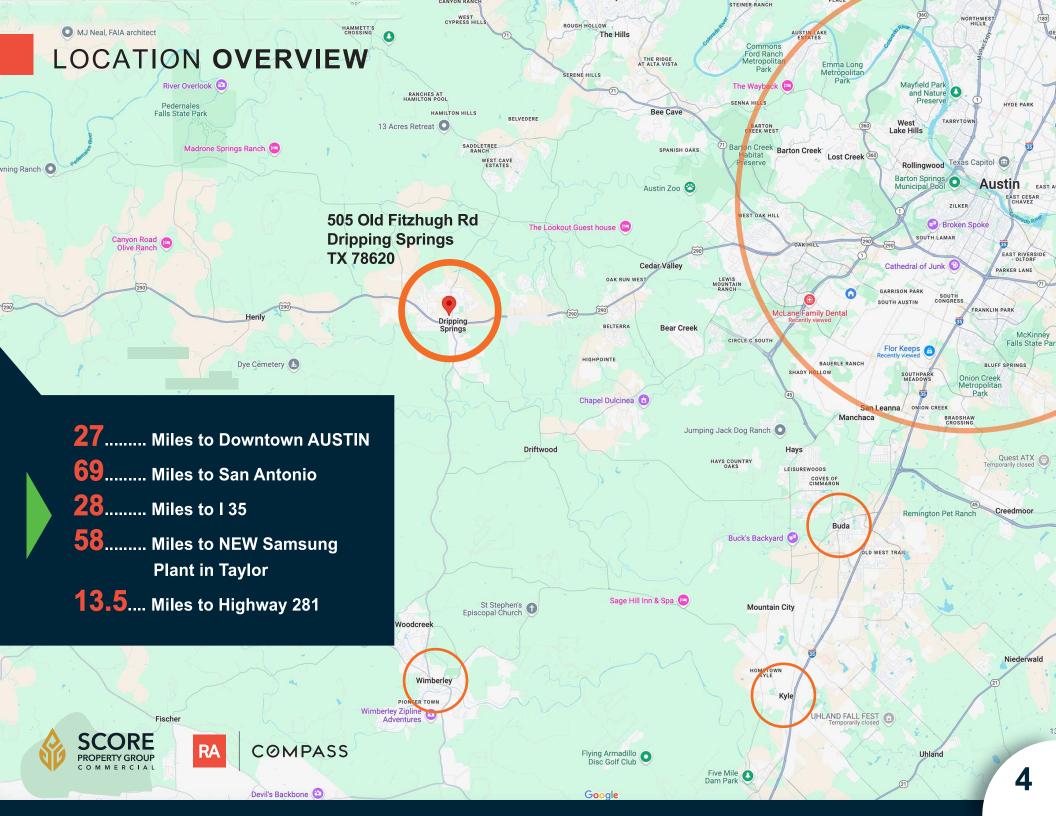
LOCATION:	505 Old Fitzhugh Road
SITE AREA:	7.38 Acres
FRONTAGE:	Mercer Street District
ZONING:	СЅ-НО
IMPERVIOUS COVER:	-
TRAFFIC:	-
GROWTH RATE:	19.71% (4-years)
AVE HH INCOME (5-Miles):	\$162,731 (5-miles)
UTILITIES:	City Water & Wastewater
FLOODZONE:	-

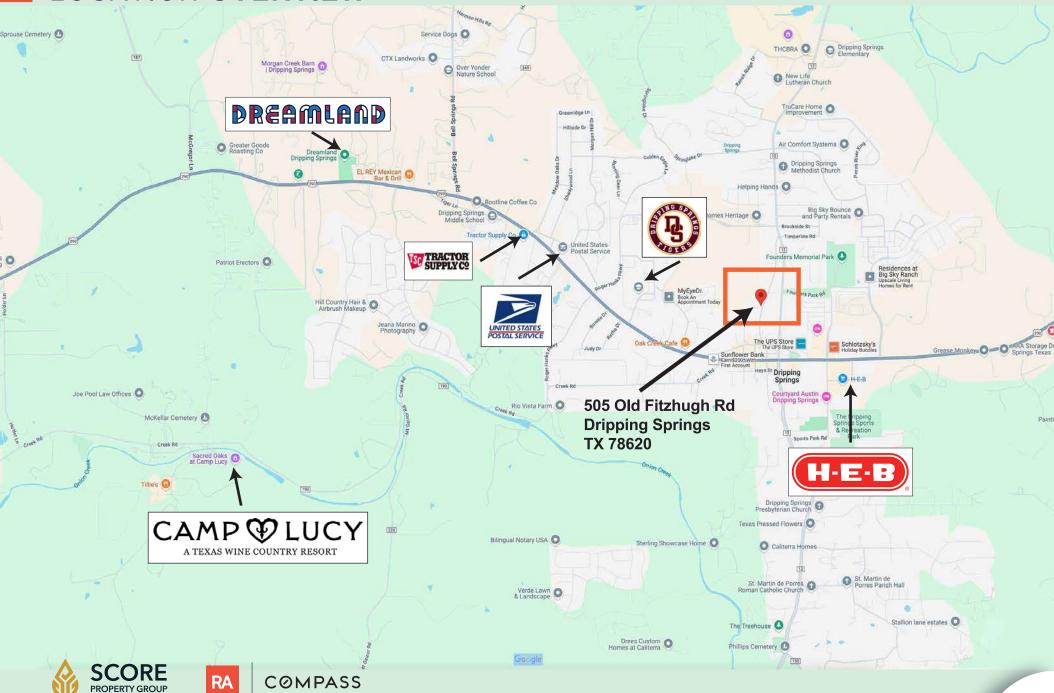




- 1. Prime Historic Mercer Street District
- **2.** 7.38 Acres
- 3. Massive Population Growth Area
- 4. Major Highway Infrastructure
 Projects Nearby







DRIPPING SPRINGS LOOP PROJECT

THOROUGHFARE PLAN

The proposed Thoroughfare Plan aims to improve existing thoroughfares, propose additional network connections, and accommodate future automobile, pedestrian, and bicycle demand for the Dripping Springs area. Coordination was required between Dripping Springs, Hays County, and TxDOT to develop a Thoroughfare Plan that aligns with each agency's planning efforts.

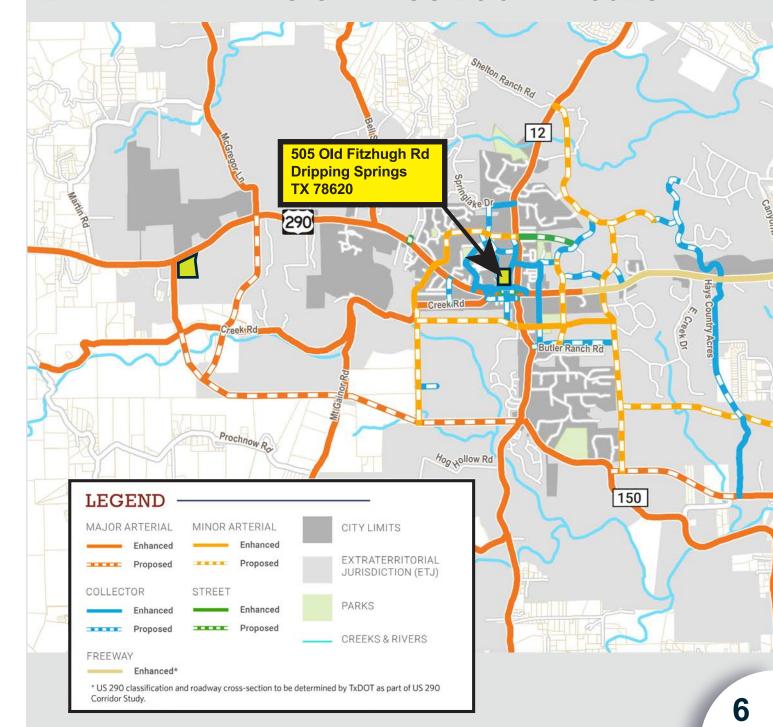
ROADWAY NETWORK IMPROVEMENTS

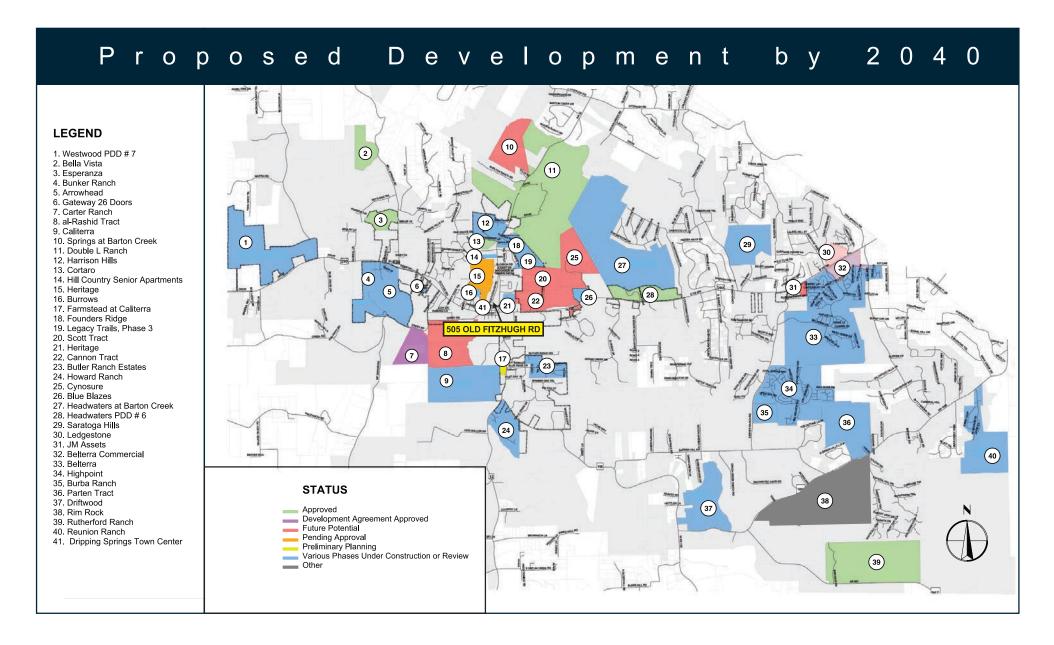
The roadway network in the Thoroughfare Plan promotes network connectivity in the Dripping Springs area to increase mobility and decrease strain on the existing network. The Thoroughfare Plan also identifies cross-sections for each roadway based on its location and character.

Roadways in recreational or commercial areas are designed to encourage safe pedestrian and bicycle activity while still providing mobility and access. Roadways in suburban or rural areas are designed with a focus on throughput while still providing safety measures and multi-modal facilities. Cross-sections were developed with the goal of creating Complete Streets—streets that provide safe and convenient transportation facilities regardless of mode of transport.













AREA LOCATION MAP with 2040 forecasted daily traffic volumes 20,600 37,800 Dripping 43,300 Springs Ranch Park 6,200 (290) 4,100 Cedar Valley 348 33,800 5,000 505 Old Fitzhugh Rd 84,700 45,000 **Dripping Springs** TX 78620 188 W Hw 290 14,600 355 [290] Hwy 290 Dripping Springs E Hwy 290 50,400 15,600 Bear Creek 189 190 1826 7,600 1,400 10,100 22,000 18,800 164 12,200 195 26,600 29,200 150 33,900 367 198 162 48,900 194 15,900 220 60,500

1826





12

193

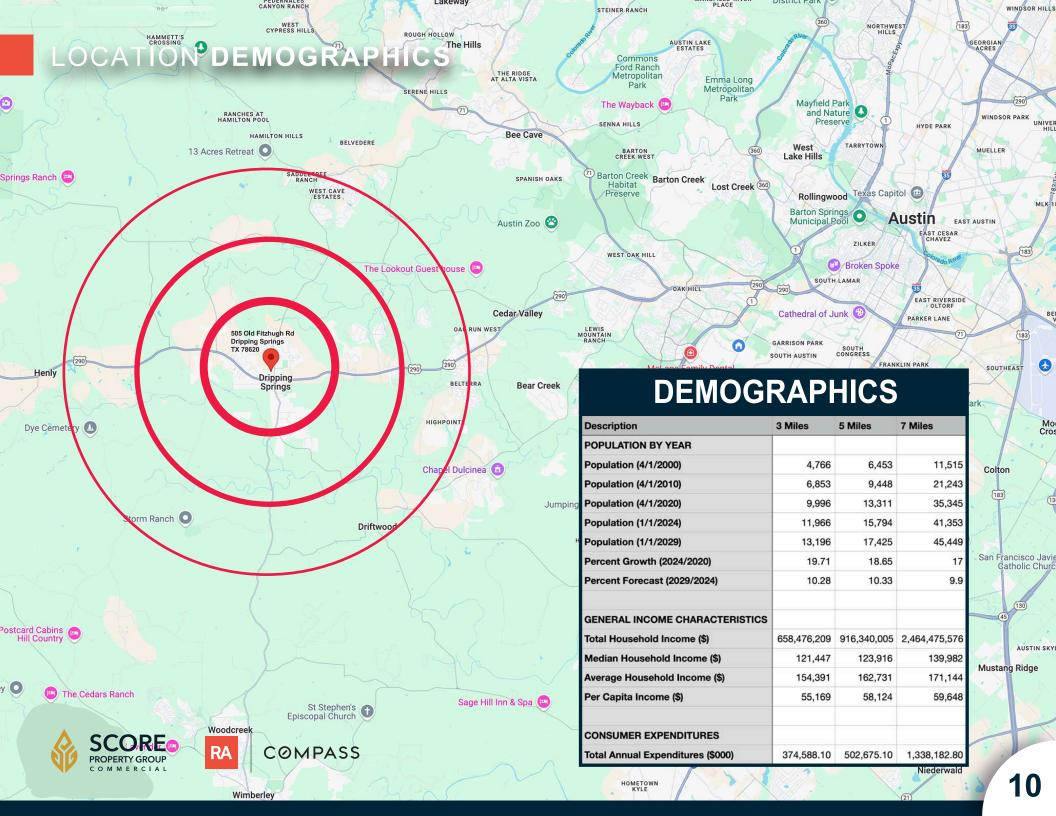
LOCATION OVERVIEW - NEIGHBORHOOD

Dripping Springs Neighborhood Development

Over 13,000+ recently completed or under development homes.

New Developments	Homes
Anarene	2,408
Arrowhead	403
Belterra	2000
Big Sky	764
Caliterra	770
Cannon Ashton Woods	375
Cannon Ranch	375
Carter	235
Cortaro	31
Cynosure	960
Founders Ridge	204
Headwaters	1000
Heritage	700
Highpoint	1000
Ledgestone	234
Legacy Trails	54
New Growth	245
Sawyer Ranch	175
Wildridge	973





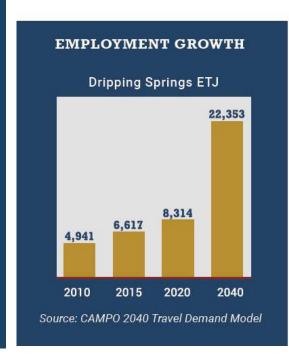
LOCATION DEMOGRAPHICS

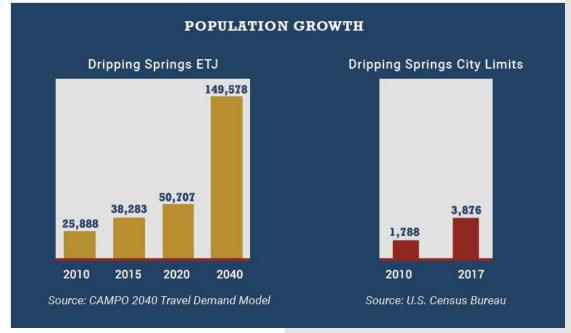
AREA OVERVIEW

The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

DEMOGRAPHICS

Dripping Springs' unique location situated at the outskirts of Austin within the Hill Country allows for ideal access to both urban and natural environments. It has experienced high growth in recent years, with many newly built and proposed residential and commercial developments in the area. Over 40 new developments are planned for Dripping Springs and the surrounding area in the near future.



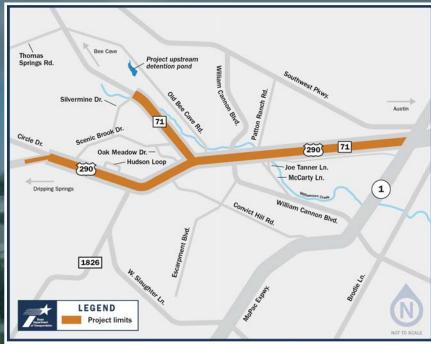






290 HIGHWAY PROJECTS





THE 290 PROJECTS will transform a 4 lane road into a 12 lane highway, eliminating 24 stoplights between the subject property and downtown Austin.





290 HIGHWAY PROJECTS HEB









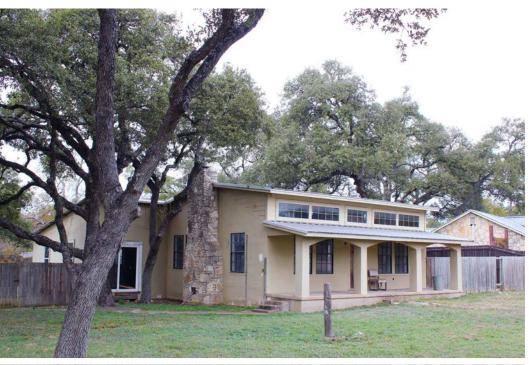
290 HIGHWAY PROJECTS

- TxDOT is building an upgraded, state-of-the-art roadway consisting of 2-to-3 non-stop US 290 main lanes for through traffic in each direction from William Canon past Ranch Road 12, eliminating 24 stops between stoplights and downtown Austin.
- An overpass for the US 290 main lanes over William Cannon Drive will be built, along with new flyovers between US 290 and SH 71. At this location, the US 290 main lanes will be lowered under SH 71.
- New intersections will be constructed along US 290 at Convict Hill Road, RM 1826, Scenic Brook Drive and Circle Drive (South View Road) where the highway will go below the existing ground level and the cross street will remain at ground level.
- U-turns will be constructed at intersections along US 290 and SH 71 to allow vehicles traveling on frontage roads to access the opposite direction frontage road.
- Along SH 71, the flyover ramps will extend past Scenic Brook Drive where the main lanes will transition to a 5-lane (three lanes northbound, two lanes southbound) highway with U-turns for local access
- Significant bicycle and pedestrian accommodations will be built along the entire corridor, including 14 miles of shared-use path and 1 1/2 miles of sidewalks.
- An off site storm-water detention pond will be built upstream of Williamson Creek near Old Bee Caves Road and Sunset Ridge, and multiple water quality treatment ponds will be built within the corridor.
- New landscaping, tree plantings and corridor aesthetics will be part of the construction plan.





PROPERTY **OVERVIEW**









SITE PLAN







DRIPPING SPRINGS - Wedding Capital of Texas and Vineyards

Dripping Springs, TX is making a name for itself not just for good Texas wine but for darn good wine that holds a torch to the most famous wine regions in the world. There's over 7 unique and visually stunning wineries scattered throughout the Hill Country town of Dripping Springs where you'll be delighted by not just the wine but by the passion, commitment to the craft and unparalleled hospitality. Gone are the days of travelling to Fredericksburg or even Napa Valley out of necessity for a stellar glass of wine and vistas of rolling vineyards. Now, all you have to do to be transported to a top notch wine region is visit Dripping Springs, TX and the Hill Country wineries where you can discover miles and miles of gorgeous Texas views and a great glass of wine. In addition to local wineries, Dripping Springs has many other amenities including over 571 acres of parkland.



AUSTIN TEXAS

HAYS COUNTY #1
FASTEST GROWING
COUNTY IN THE USA

DOWNTOWN BY THE NUMBERS



residents



employees





7,190,393

square feet under construction

14,313,851

square feet of planned space



2.7M

annual transit ridership



150+

public art installations



10.324

residential units



14,700+

hotel rooms



150

acres of parkland



15

miles of downtown area trails



190

historic locations



#1 Top City in the WORLD for TECH

(Savill:

#1 Best State Captial to **LIVE** in



#1 Top Place to LIVE in the USA



#3 Best Place to START a CAREER



CONTACT INFORMATION



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COMPASS

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