

± 15 Beautiful Hill Country Acres

19510 Hamilton Pool Rd. | Dripping Springs, TX 78620



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Premier Hamilton Pool Frontage For Sale

D R I P P I N G S P R I N G S , T E X A S

EXECUTIVE SUMMARY

19510 Hamilton Pool Rd. | Dripping Springs, TX 78620

OFFERING SUMMARY

Sales Price: \$4,900,000
Lot Size: ± 15 Acres
Warehouse Size: 10,200 sq/ft
Home Size: 3,518 sq/ft

PROPERTY OVERVIEW

19510 Hamilton Pool Rd presents a rare opportunity to acquire ±15 acres of premier Hill Country land with extensive frontage along one of Dripping Springs' most desirable corridors. Formerly utilized as a destination brewery, the property offers exceptional flexibility for a wide range of uses including event venue, development, or hospitality. Rolling topography, mature oaks, and strong visibility combine to create a compelling long-term investment in the heart of the Texas Hill Country.

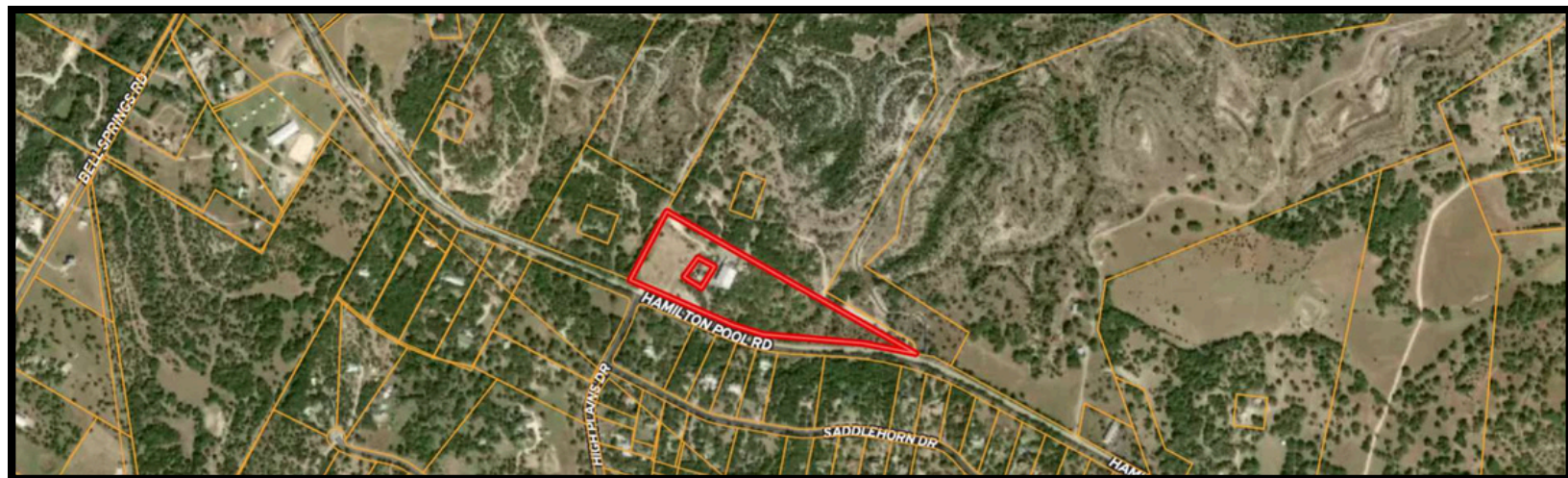
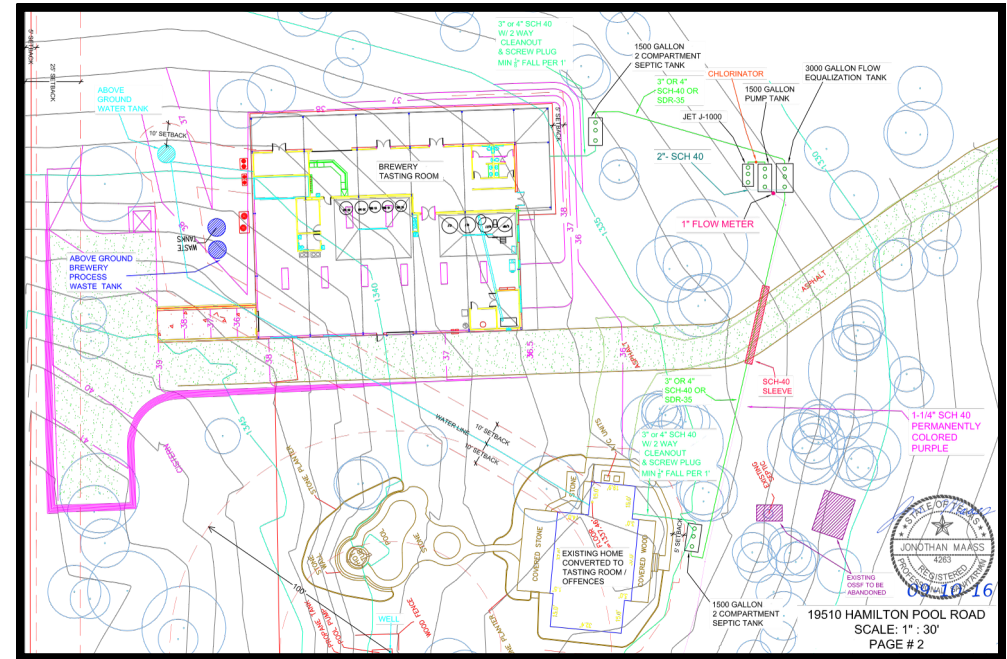
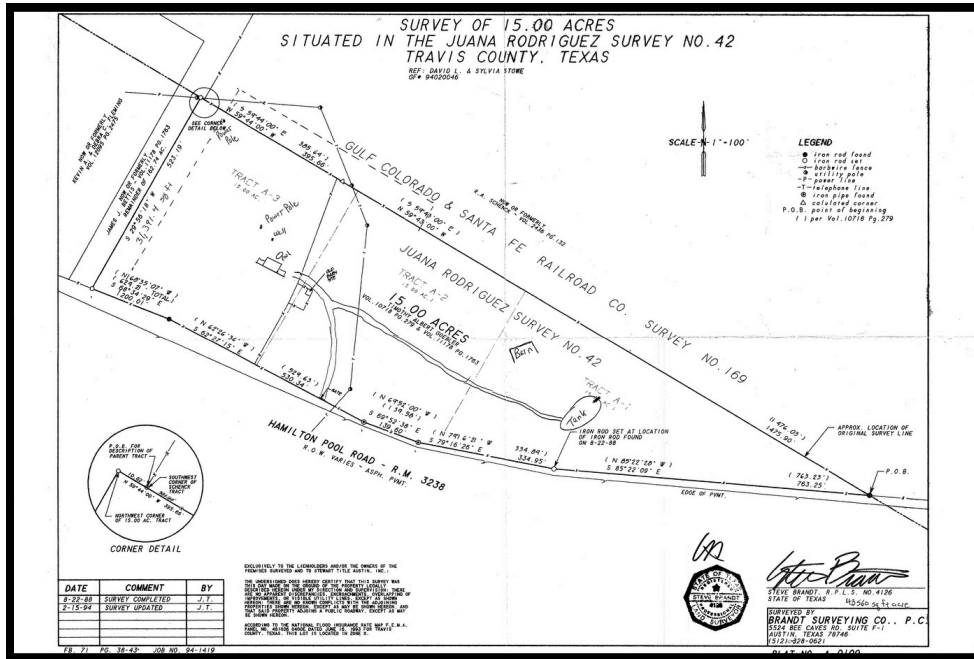
PROPERTY HIGHLIGHTS

- Ample frontage along Hamilton Pool Road with easy access and visibility
- Previously improved site that can be adapted for a new use
- Rolling land with mature trees and Hill Country views
- Potential for redevelopment, brewery revival, event space, wedding venue.
- Hard-to-find opportunity along a well-known Hill Country corridor



PROPERTY EXHIBITS

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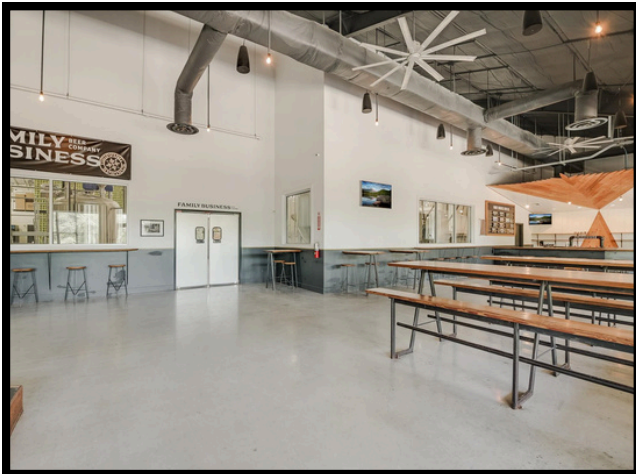


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ADDITIONAL PHOTOS

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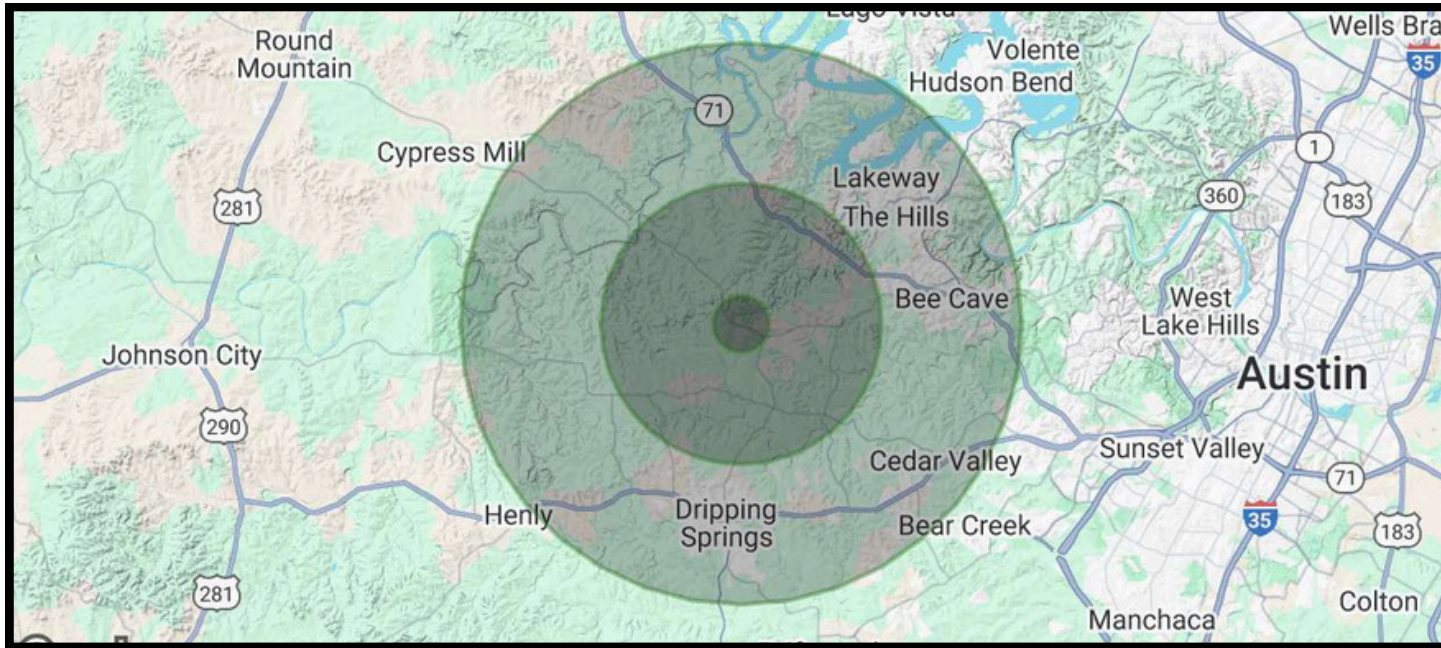


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AREA DEMOGRAPHICS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	411	12,317	72,312
Average Age	42.4	42.6	43.9
Average Age (Male)	44.4	43.0	43.0
Average Age (Female)	0.7	41.8	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	173	4,794	30,090
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$161,658	\$152,074	\$142,864
Average House Value	\$460,600	\$464,446	\$515,519

2020 American Community Survey (ACS)

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Information About Brokerage Services

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of **each party** to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Commercial Market Exchange</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9003840</u> License No.	<u>info@cmeatx.com</u> Email	<u>(512) 912-1070</u> Phone
<u>Matt Delahoussaye</u> Designated Broker of Firm	<u>535200</u> License No.	<u>matt@cmeatx.com</u> Email	<u>(512) 535-5313</u> Phone
<u>Jennifer Bernstein</u> Licensed Supervisor of Sales Agent/ Associate	<u>605537</u> License No.	<u>jennifer@cmeatx.com</u> Email	<u>(512) 774-9520</u> Phone
<u>Dean Rowat</u> Sales Agent/Associate's Name	<u>717513</u> License No.	<u>dean@cmeatx.com</u> Email	<u>(512) 593-1117</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov