

RETAIL PROPERTY FOR LEASE

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620



**BRETT CARR**

(512) 560-2910  
bcarr@gwptx.com

**GW PARTNERS**

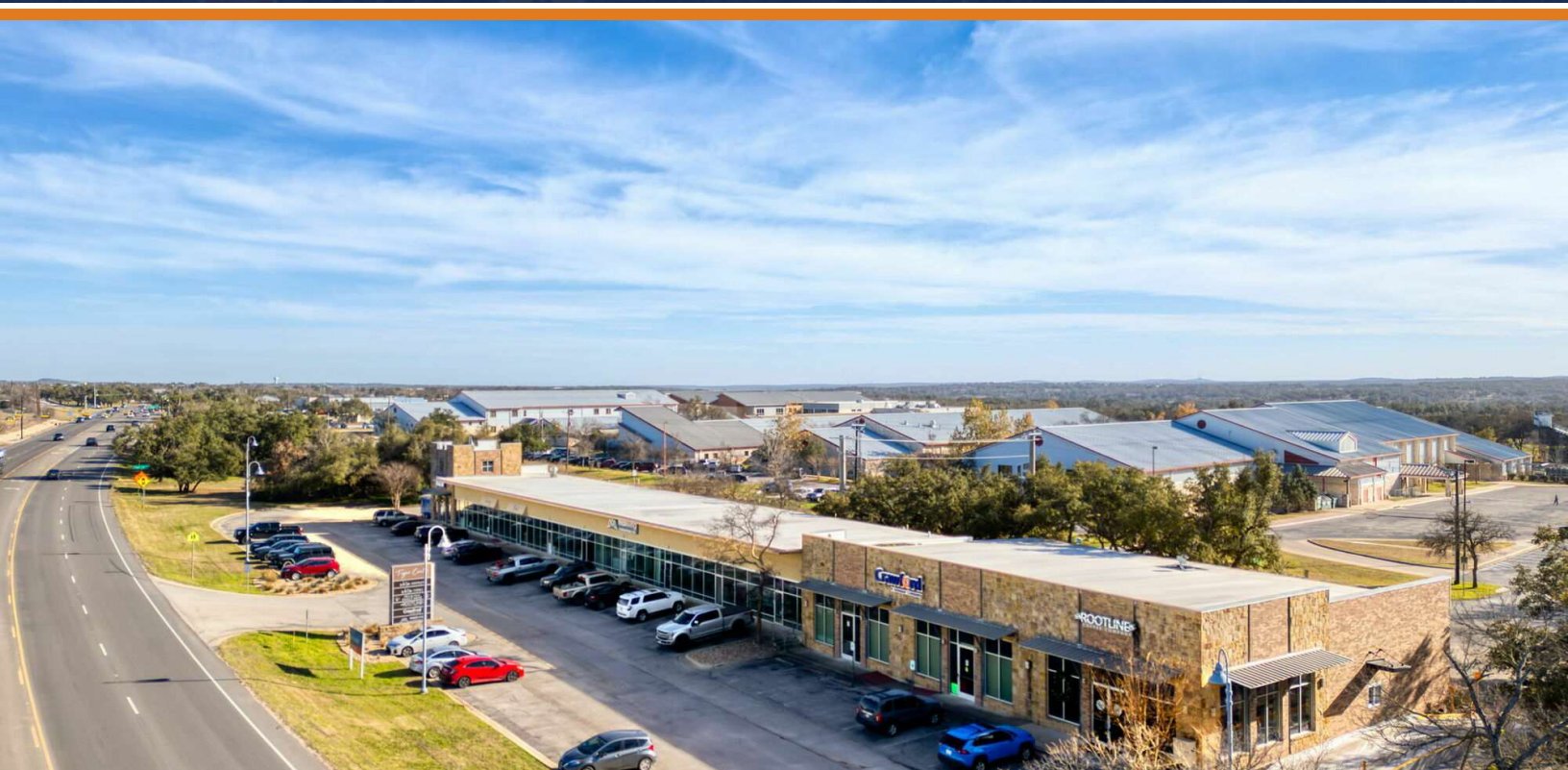
OF TEXAS

ASSET SERVICES

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Tiger Center is a 17,000 square foot retail building located on Hwy 290 in Dripping Springs, TX directly in front of the Dripping Springs Middle School and Walnut Elementary School.

## LOCATION DESCRIPTION

Situated in the heart of Central Texas, Dripping Springs is recognized as the “Gateway to the Hill Country” and is just a 25-minute drive from Austin. The town boasts a variety of distilleries, wineries, and breweries, along with excellent schools and a low cost of living. Dripping Springs has a population of over 8,000 within the city limits and an estimated 50,000 in the ETJ. With several residential developments currently under construction or in the planning process, the population is projected to continue its explosive growth over the next decade.

## PROPERTY HIGHLIGHTS

- Excellent Location: High visibility on Hwy 290 and adjacent to the middle and elementary schools.
- Strong Demographics: Explosive population growth and above average household income.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,500 - 3,052 SF
Lot Size:	2.71 Acres
Building Size:	16,927 SF

## DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	1,763	4,265	14,577
Total Population	4,751	11,597	1,085,523
Average HH Income	\$135,006	\$139,579	\$157,650

## BRETT CARR

(512) 560-2910  
bcarr@gwptx.com

## GW PARTNERS

OF TEXAS  
ASSET SERVICES

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 3,052 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,569 - 2,835 SF	NNN	Negotiable	2nd Gen Restaurant
Suite 105	Available	1,500 - 3,052 SF	NNN	Negotiable	-

## BRETT CARR

(512) 560-2910  
bcarr@gwptx.com

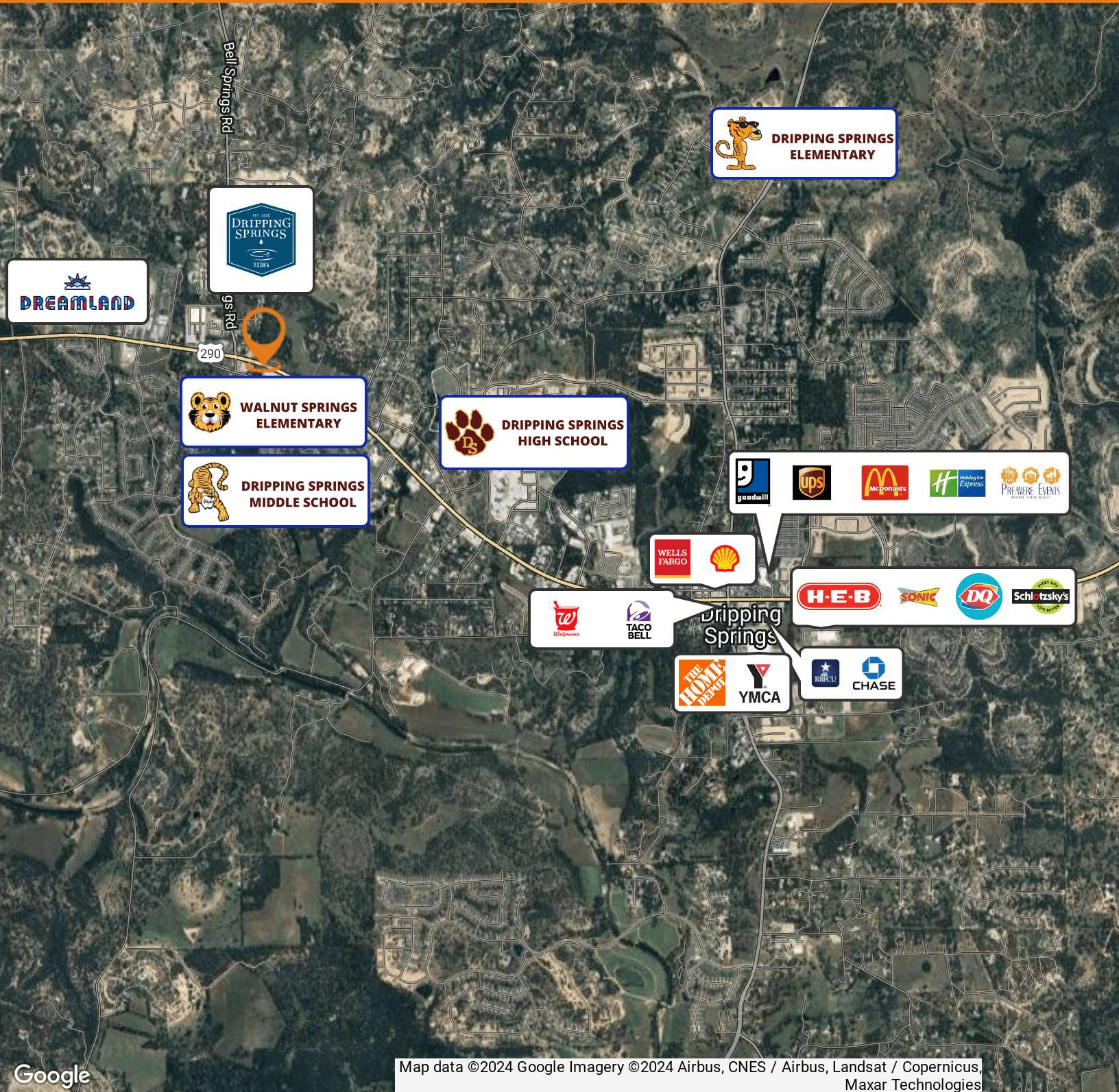
## GW PARTNERS

OF TEXAS  
ASSET SERVICES

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

**BRETT CARR**

(512) 560-2910  
bcarr@gwptx.com

**GW PARTNERS**

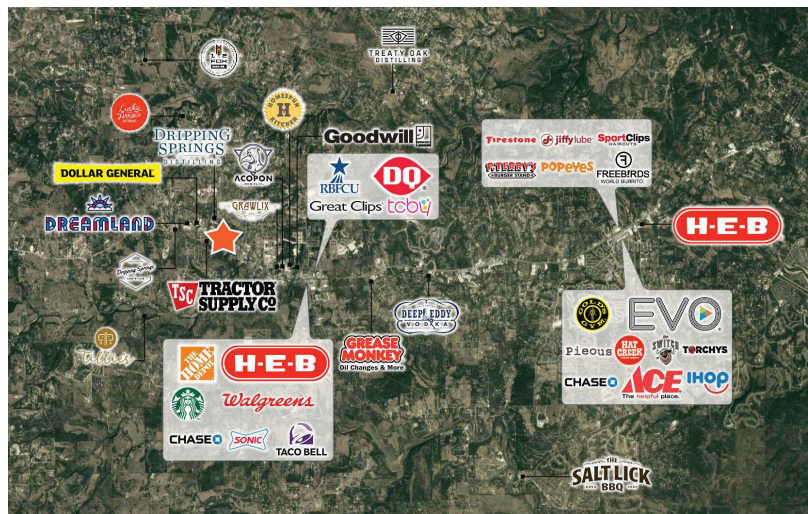
OF TEXAS  
ASSET SERVICES

gwptx.com

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



**BRETT CARR**

(512) 560-2910  
bcarr@gwptx.com

**GW PARTNERS**

OF TEXAS

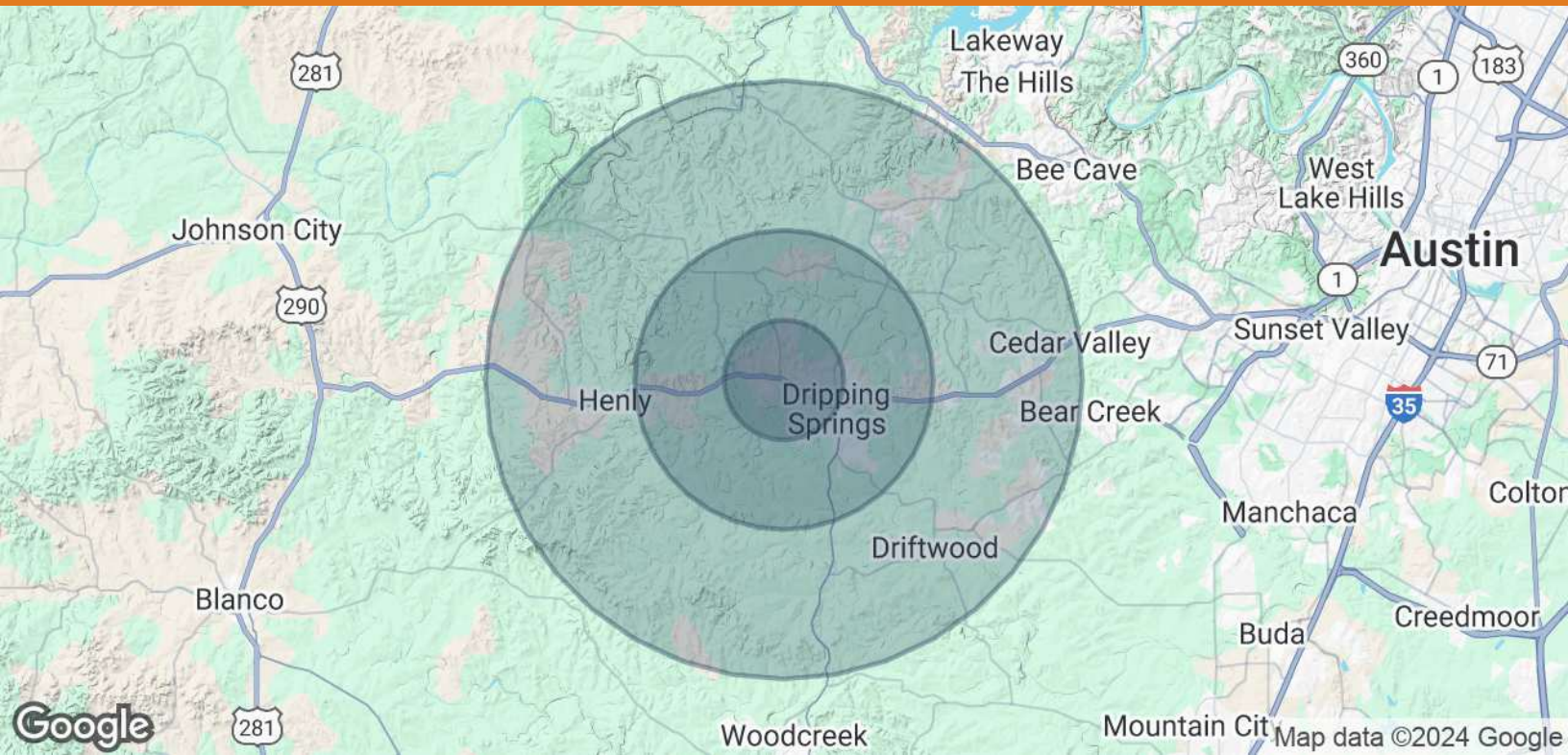
ASSET SERVICES

gwptx.com

# TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,751	11,597	1,085,523
Average Age	40.0	41.7	34.5
Average Age (Male)	40.5	41.7	34.2
Average Age (Female)	39.5	41.6	34.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,763	4,265	14,577
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$135,006	\$139,579	\$157,650
Average House Value	\$421,747	\$458,623	\$480,258

\* Demographic data derived from 2010 US Census and CoStar (2022)

## BRETT CARR

(512) 560-2910  
bcarr@gwptx.com

## GW PARTNERS

OF TEXAS  
ASSET SERVICES



# Information About Brokerage Services

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.

GW Partners	0456826	info@gwptx.com	512.852.7960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Carr	519196	bcarr@gwptx.com	512.852.7960
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date