

# FOR SALE

101 San Marcos St, Dripping Springs, TX 78620

Offering Memorandum



COMPASS

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# DRIPPING SPRINGS

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## TEXAS



# EXECUTIVE SUMMARY

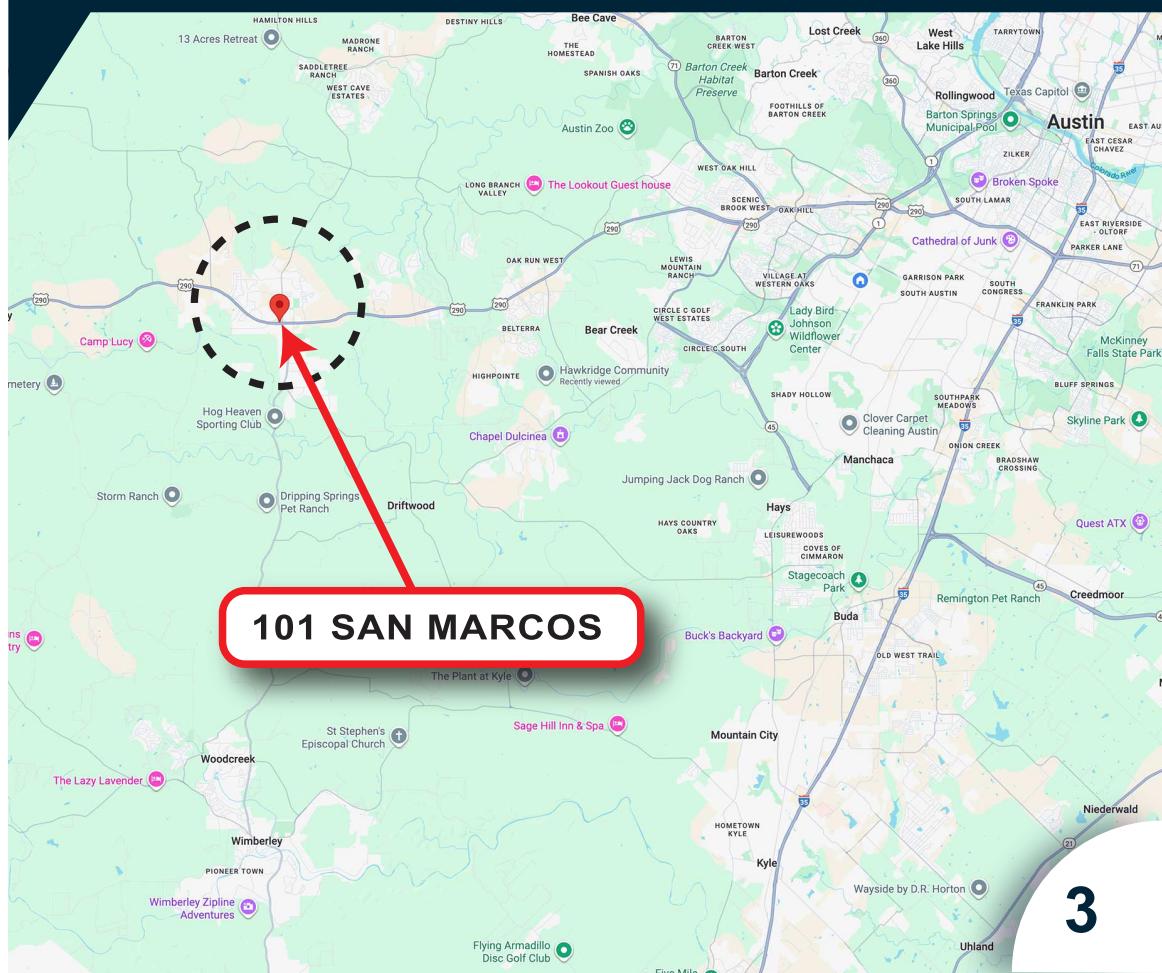
Prime Downtown Dripping Springs Opportunity!  
101 San Marcos anchors the Historic Mercer Street District with a 0.34-acre corner lot and 3,628 SF of retail/warehouse improvements. Ideal for restaurant, retail, or office use, the site offers unmatched visibility, walkability, and growth potential—making it a rare investment in one of Texas' fastest-growing markets.

## PROPERTY SUMMARY

LOCATION:	101 San Marcos
SITE AREA:	0.344 Acres
FRONTAGE:	San Marcos St & Wallace St
ZONING:	CS-HO
IMPERVIOUS COVER:	-
TRAFFIC:	-
GROWTH RATE:	19.71% (4-years)
AVE HH INCOME (5-Miles):	\$162,731 (5-miles)
UTILITIES:	City Water & Wastewater
FLOODZONE:	-

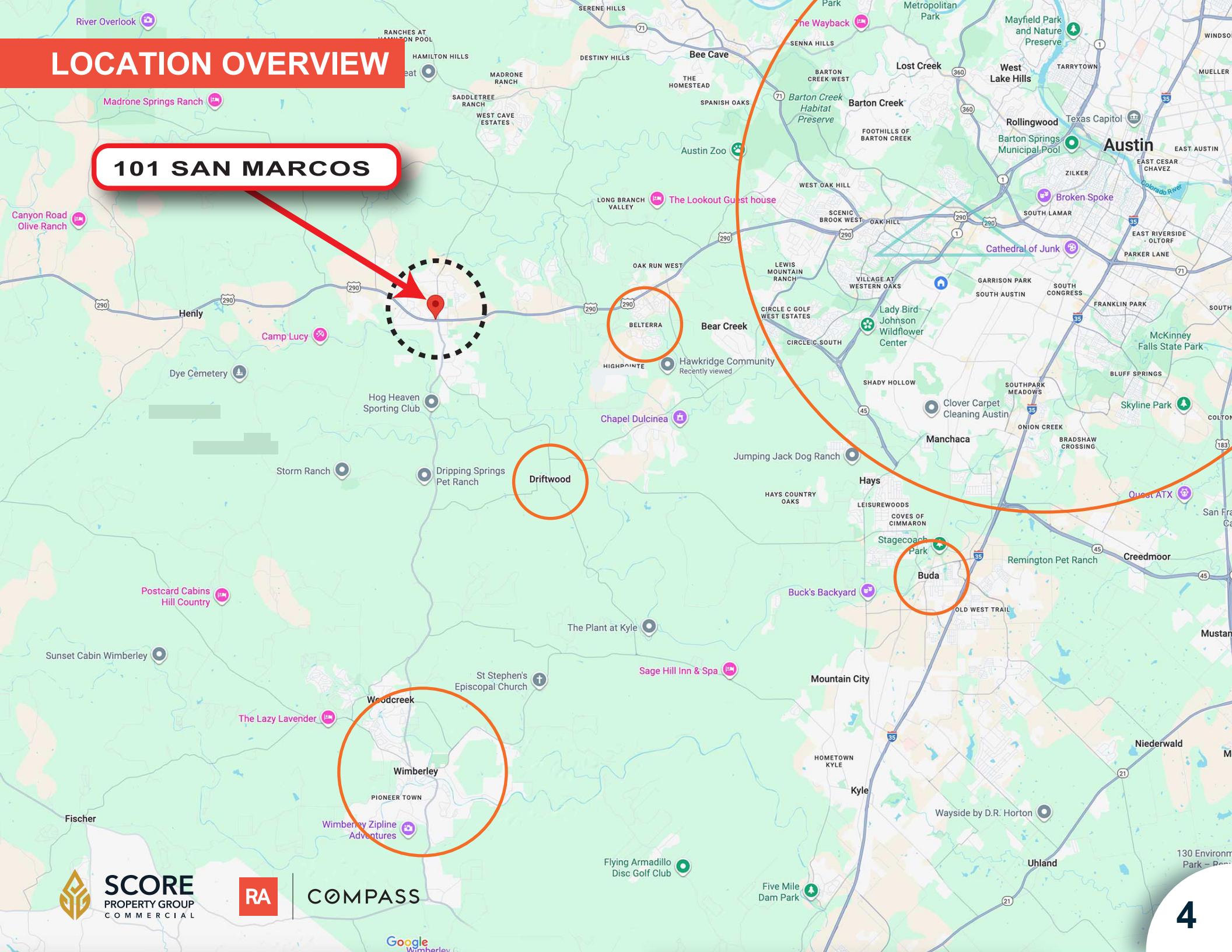
1. Prime Historic Mercer Street District
2. 0.344 Acres
3. 3,628 SF
4. Massive Population Growth Area
5. Major Highway Infrastructure

## Projects Nearby



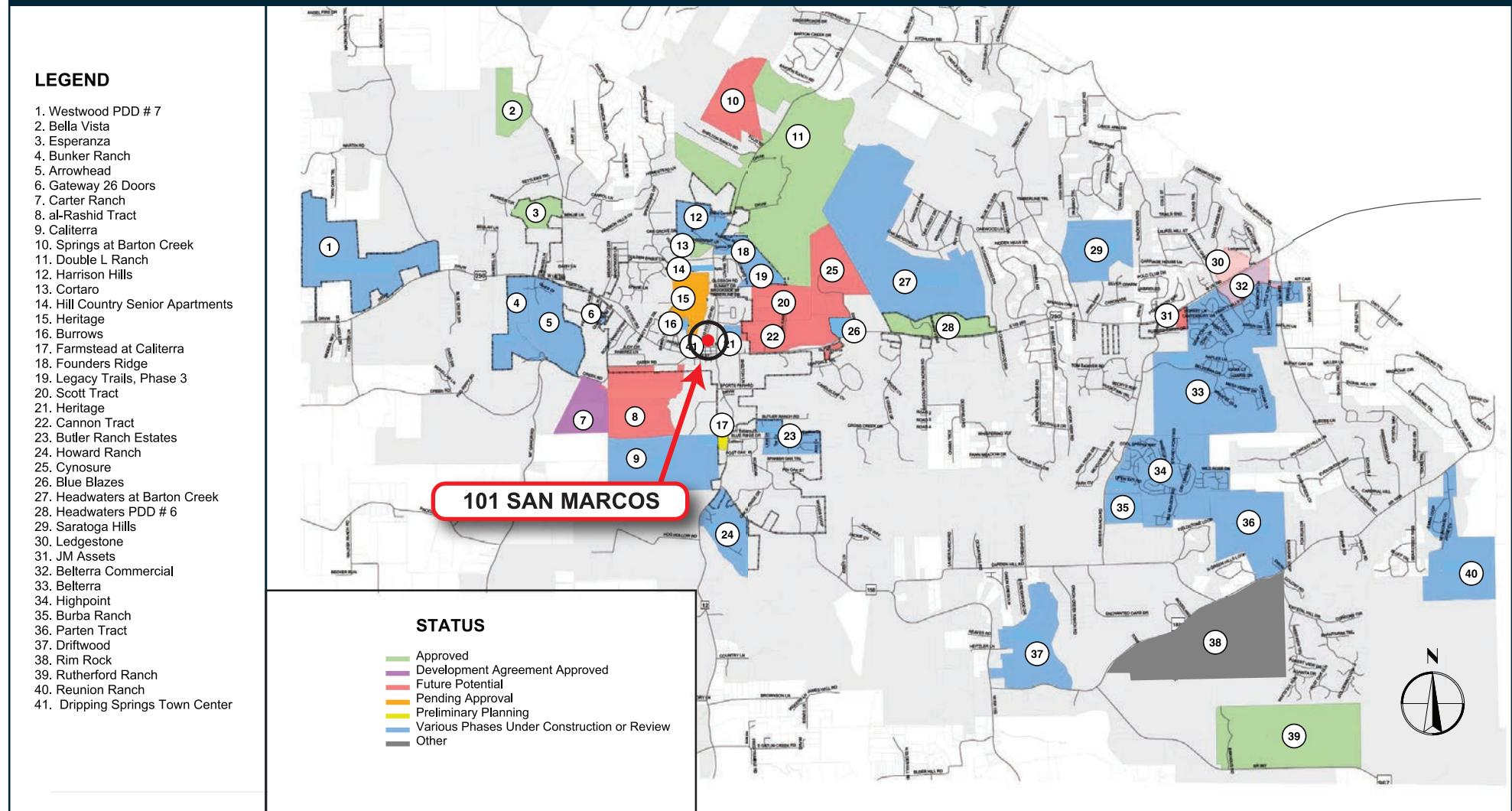
# LOCATION OVERVIEW

## 101 SAN MARCOS



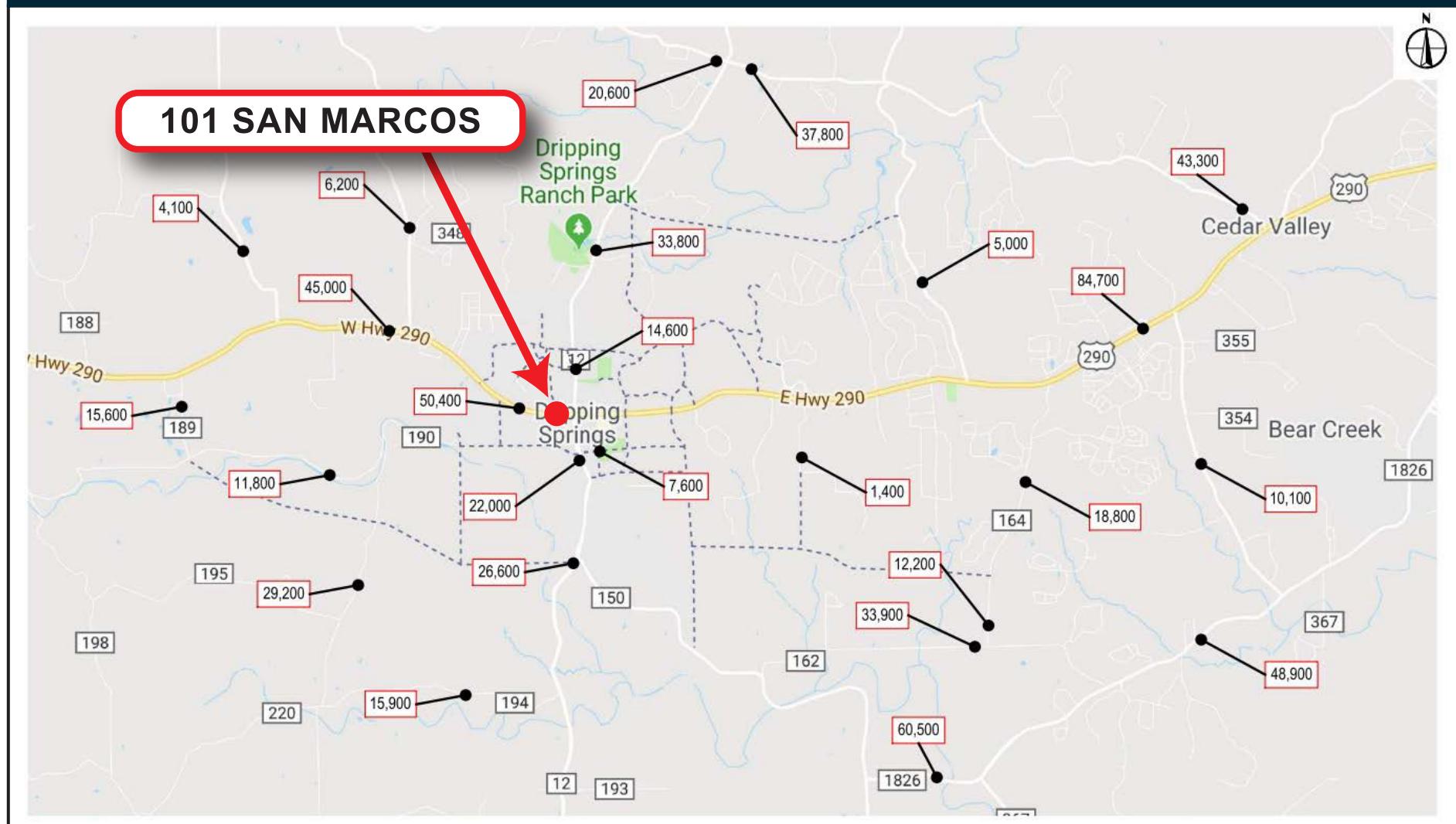
# LOCATION OVERVIEW

## Proposed Development by 2040

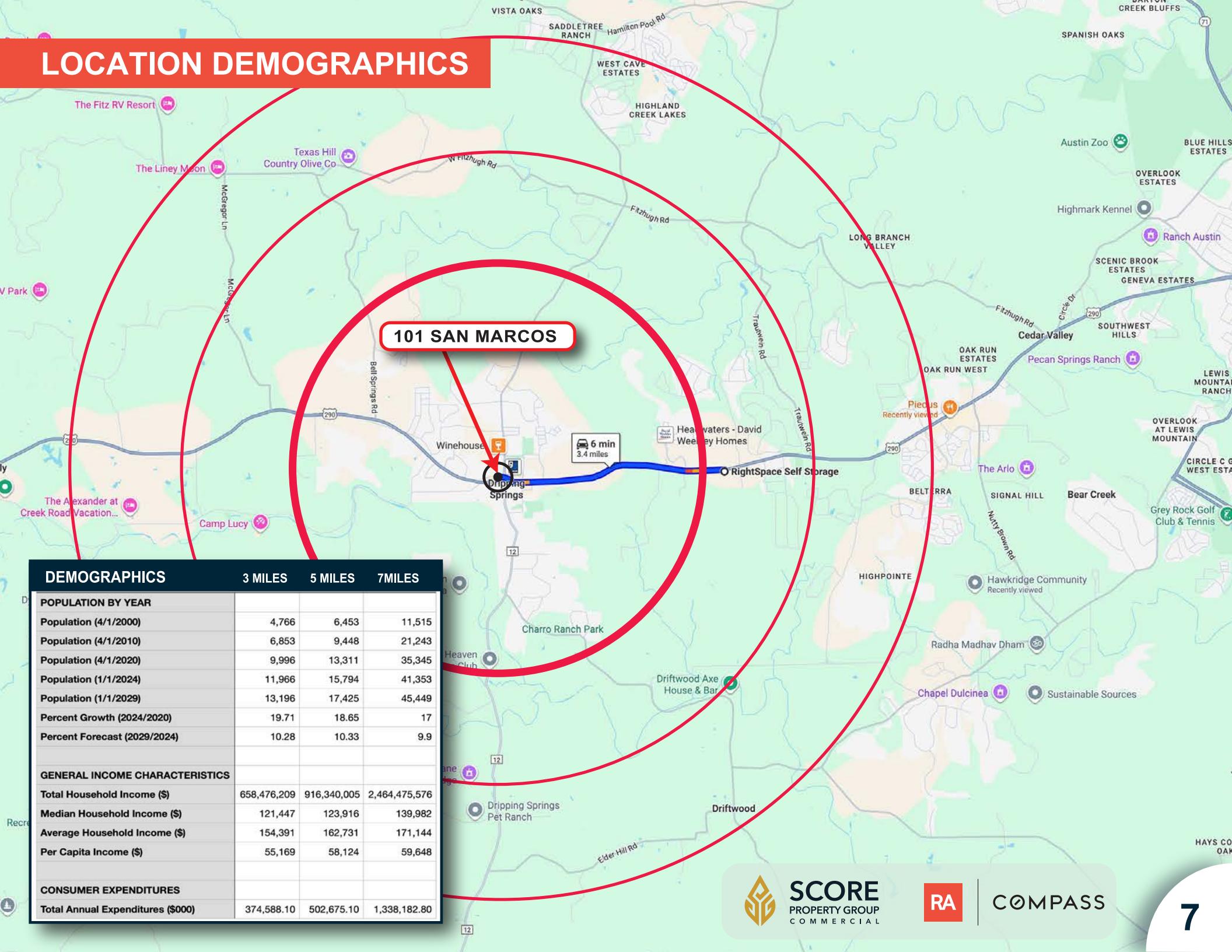


## LOCATION OVERVIEW

### AREA LOCATION MAP with 2040 forecasted daily traffic volumes



# LOCATION DEMOGRAPHICS



# LOCATION DEMOGRAPHICS

## AREA OVERVIEW

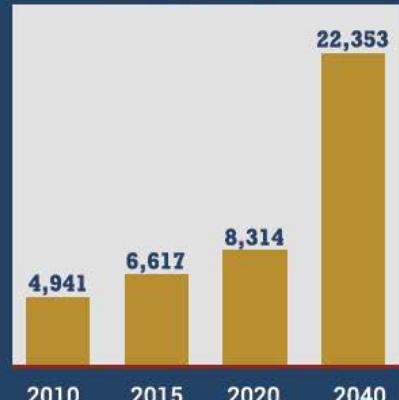
The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

## 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.

### EMPLOYMENT GROWTH

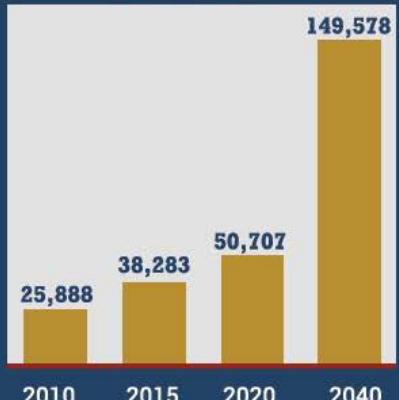
Dripping Springs ETJ



Source: CAMPO 2040 Travel Demand Model

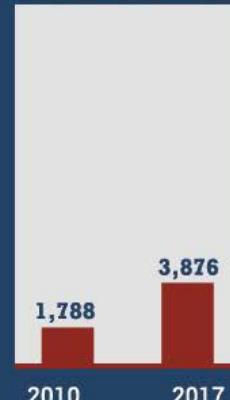
### POPULATION GROWTH

Dripping Springs ETJ



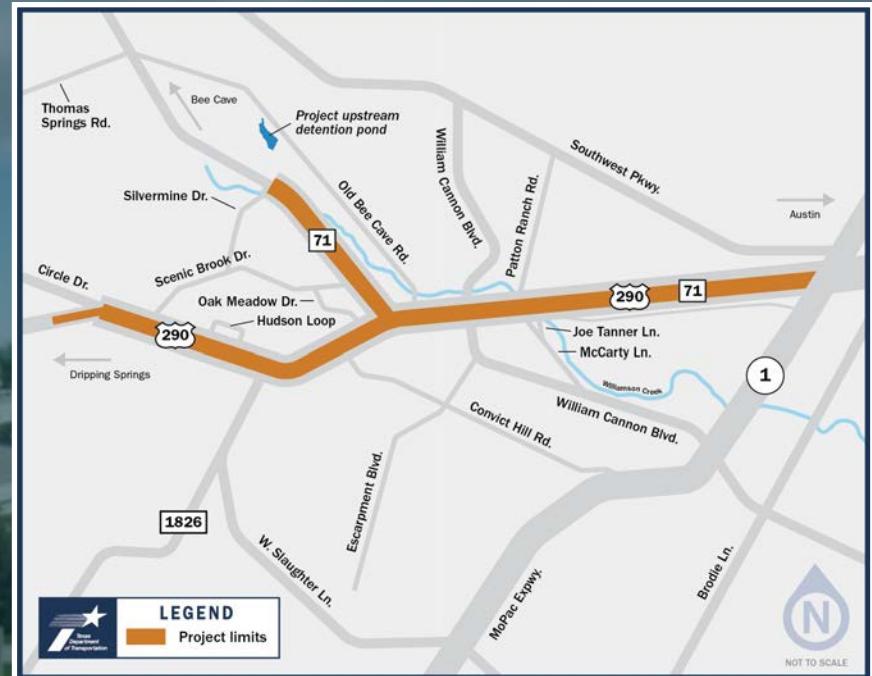
Source: CAMPO 2040 Travel Demand Model

Dripping Springs City Limits



Source: U.S. Census Bureau

## 290 HIGHWAY PROJECTS



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

# 290 HIGHWAY PROJECTS



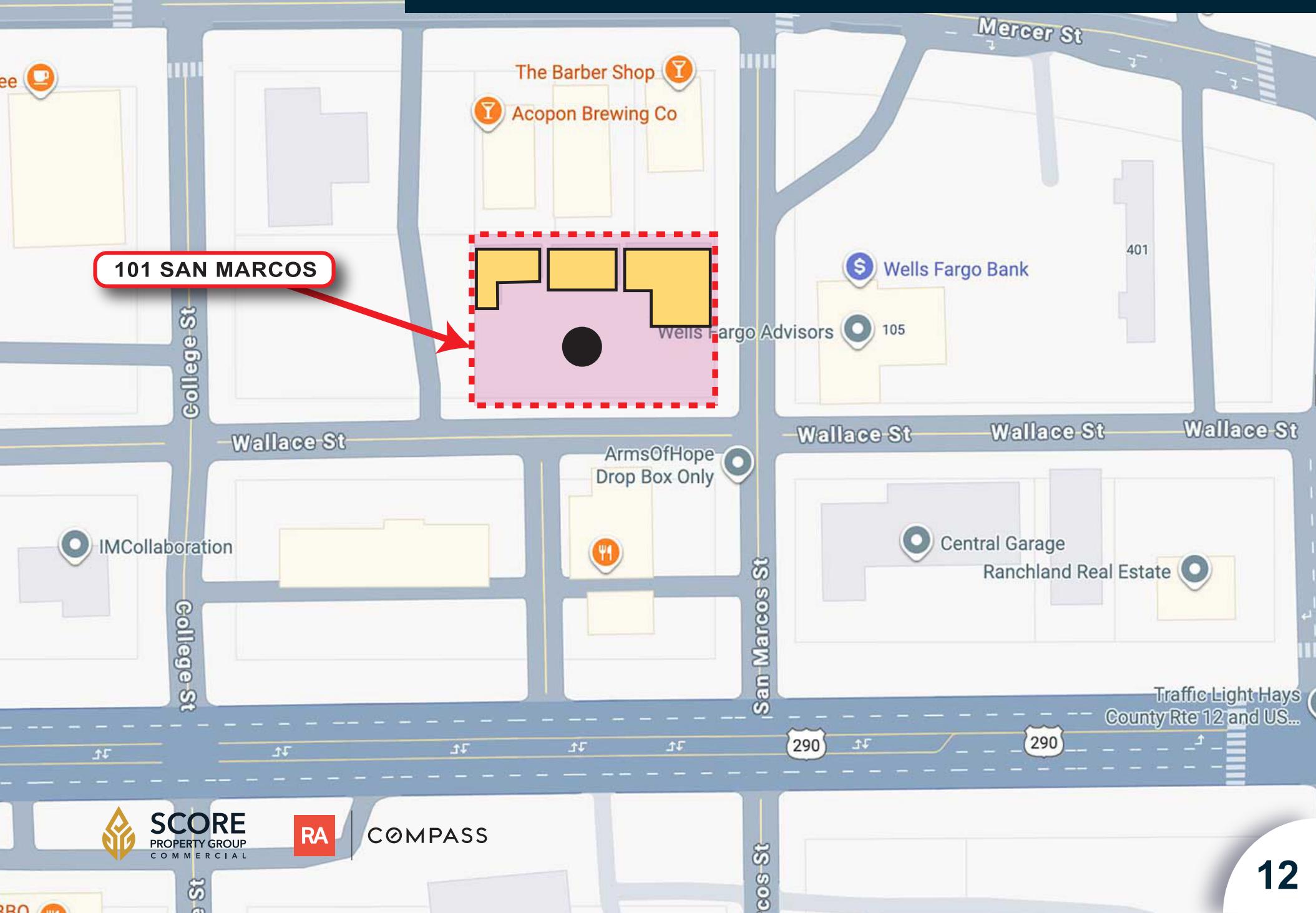
## 290 HIGHWAY PROJECTS

- 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 Cannon 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.



## SITE PLAN

101 San Marcos St, Dripping Springs, TX 78620



## PROPERTY OVERVIEW



# PROPERTY OVERVIEW



# AUSTIN TEXAS

HAYS COUNTY #1  
FASTESt GROWING  
COUNTY IN THE USA



## DOWNTOWN BY THE NUMBERS



15,360  
residents



130,841  
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****

(Savills)

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

(WalletHub)



**#1 Top Place  
to **LIVE** in  
the **USA****

(U.S. News & World Reports)



**#3 Best  
Place to  
**START** a  
**CAREER****

(WalletHub)



# CONTACT INFORMATION



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