

FOR SALE

101 San Marcos St, Dripping Springs, TX 78620

Offering Memorandum



COMPASS

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DRIPPING SPRINGS

TEXAS



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EXECUTIVE SUMMARY

Prime Downtown Dripping Springs Opportunity!

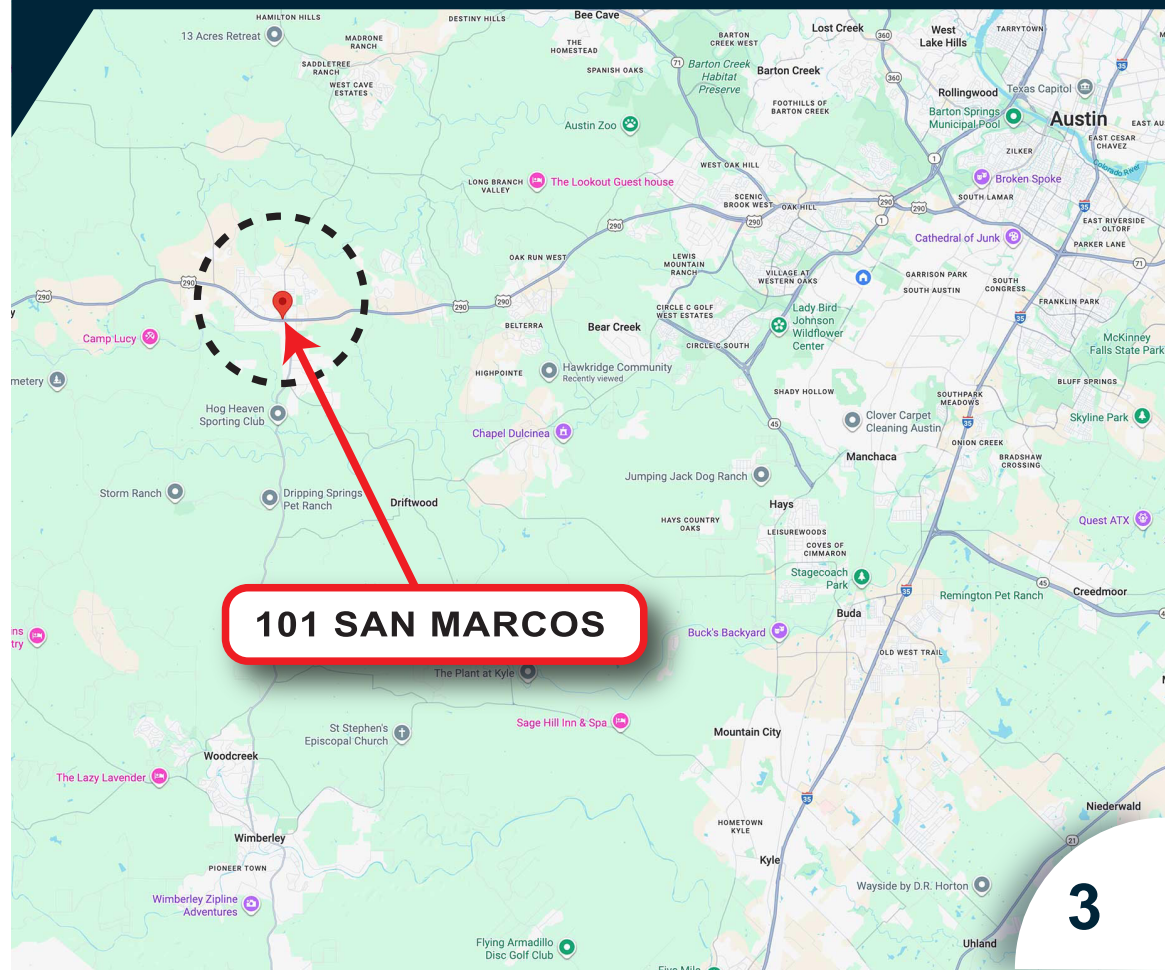
101 San Marcos anchors the Historic Mercer Street District with a 0.34-acre corner lot and 3,628 SF of retail/warehouse improvements.

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

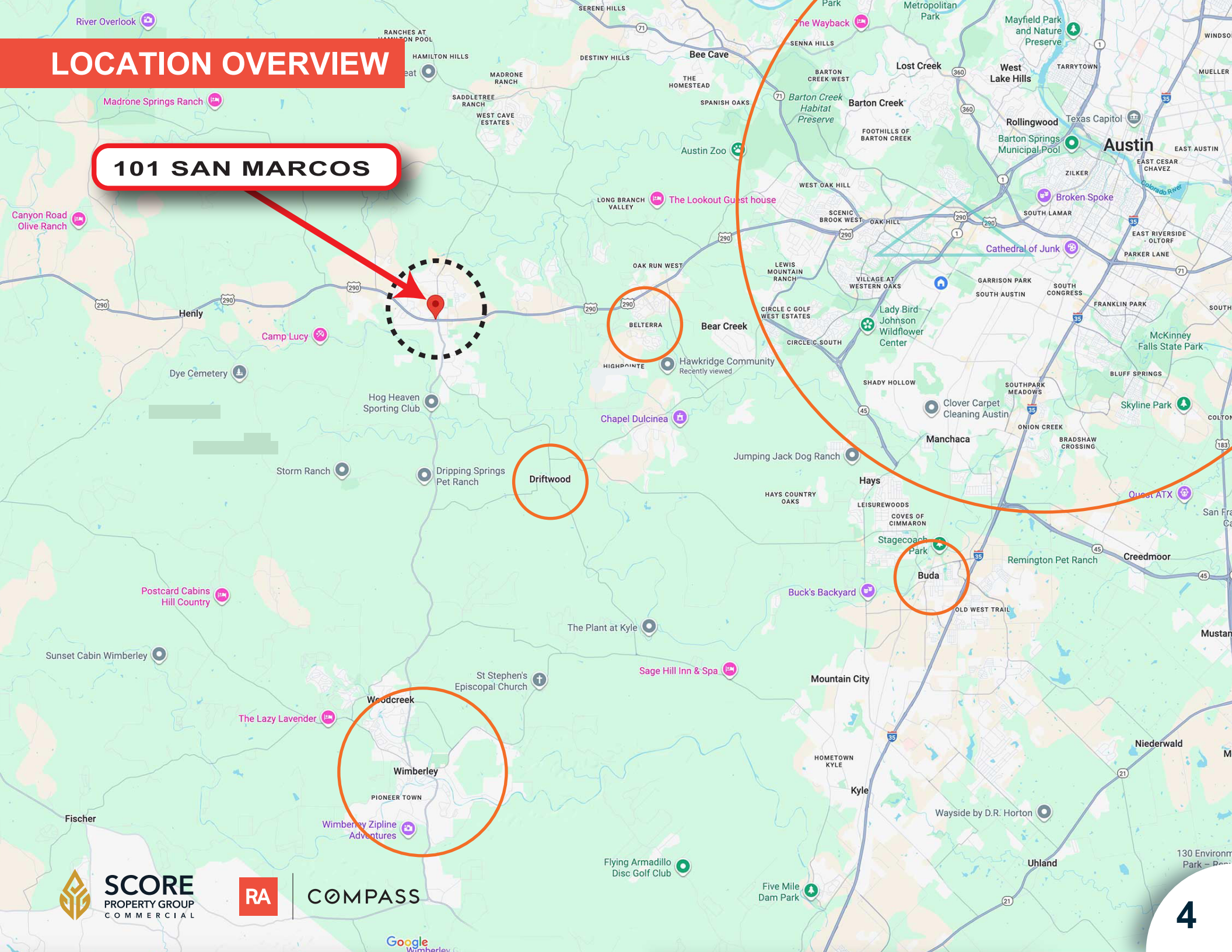
LOCATION:	101 San Marcos
SITE AREA:	0.344 Acres
FRONTAGE:	San Marcos St & Wallace St
ZONING:	CS-HO
IMPERVIOUS COVER:	-
TRAFFIC:	-
GROWTH RATE:	19.71% (4-years)
AVE HH INCOME (5-Miles):	\$162,731 (5-miles)
UTILITIES:	City Water & Wastewater
FLOODZONE:	-

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



SCORE
PROPERTY GROUP
COMMERCIAL

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Google
Wimberley, TX

LOCATION OVERVIEW

Proposed Development by 2040

LEGEND

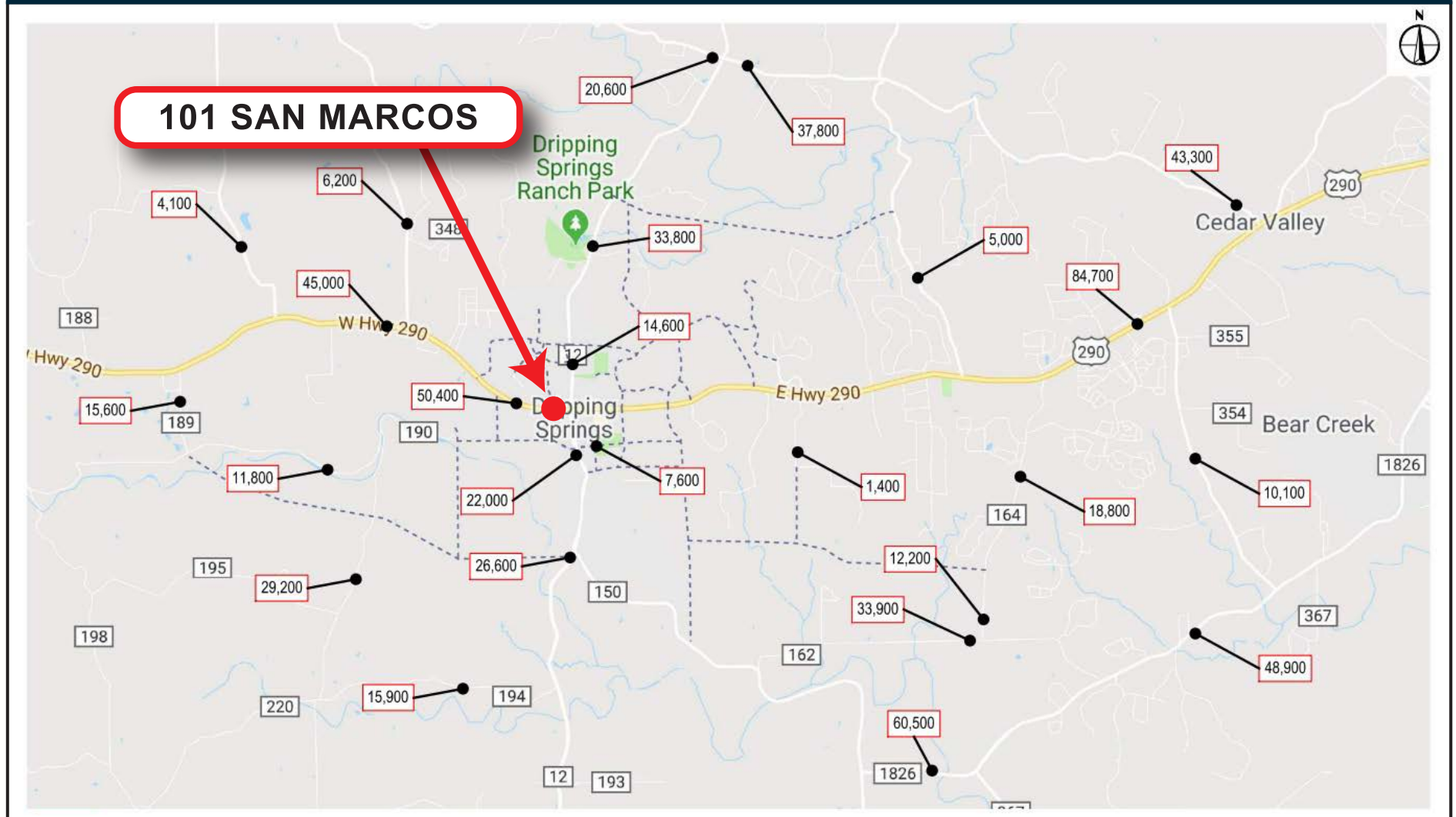
1. Westwood PDD # 7
2. Bella Vista
3. Esperanza
4. Bunker Ranch
5. Arrowhead
6. Gateway 26 Doors
7. Carter Ranch
8. al-Rashid Tract
9. Caliterra
10. Springs at Barton Creek
11. Double L Ranch
12. Harrison Hills
13. Cortaro
14. Hill Country Senior Apartments
15. Heritage
16. Burrows
17. Farmstead at Caliterra
18. Founders Ridge
19. Legacy Trails, Phase 3
20. Scott Tract
21. Heritage
22. Cannon Tract
23. Butler Ranch Estates
24. Howard Ranch
25. Cynosure
26. Blue Blazes
27. Headwaters at Barton Creek
28. Headwaters PDD # 6
29. Saratoga Hills
30. Ledgestone
31. JM Assets
32. Belterra Commercial
33. Belterra
34. Highpoint
35. Burba Ranch
36. Parten Tract
37. Driftwood
38. Rim Rock
39. Rutherford Ranch
40. Reunion Ranch
41. Dripping Springs Town Center

STATUS

- Approved
- Development Agreement Approved
- Future Potential
- Pending Approval
- Preliminary Planning
- Various Phases Under Construction or Review
- Other

101 SAN MARCOS

AREA LOCATION MAP with 2040 forecasted daily traffic volumes



LOCATION DEMOGRAPHICS

101 SAN MARCOS

DEMOGRAPHICS

3 MILES 5 MILES 7MILES

POPULATION BY YEAR

	3 MILES	5 MILES	7MILES
Population (4/1/2000)	4,766	6,453	11,515
Population (4/1/2010)	6,853	9,448	21,243
Population (4/1/2020)	9,996	13,311	35,345
Population (1/1/2024)	11,966	15,794	41,353
Population (1/1/2029)	13,196	17,425	45,449
Percent Growth (2024/2020)	19.71	18.65	17
Percent Forecast (2029/2024)	10.28	10.33	9.9

GENERAL INCOME CHARACTERISTICS

	3 MILES	5 MILES	7MILES
Total Household Income (\$)	658,476,209	916,340,005	2,464,475,576
Median Household Income (\$)	121,447	123,916	139,982
Average Household Income (\$)	154,391	162,731	171,144
Per Capita Income (\$)	55,169	58,124	59,648

CONSUMER EXPENDITURES

	3 MILES	5 MILES	7MILES
Total Annual Expenditures (\$000)	374,588.10	502,675.10	1,338,182.80



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LOCATION DEMOGRAPHICS

AREA OVERVIEW

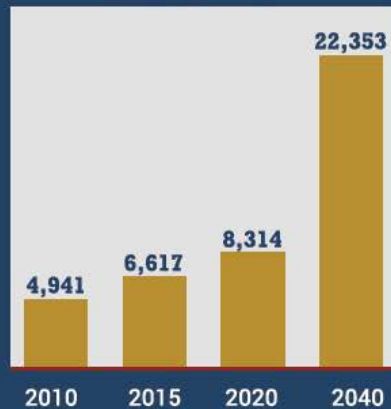
The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

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

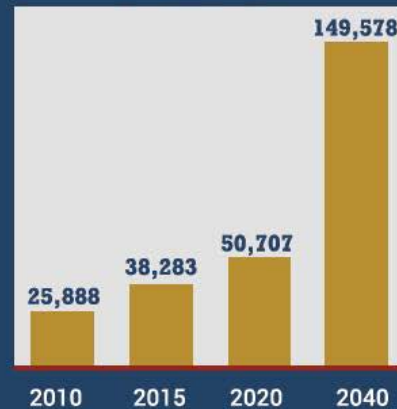
Dripping Springs ETJ



Source: CAMPO 2040 Travel Demand Model

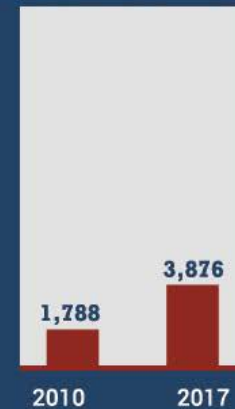
POPULATION GROWTH

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 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.

SITE PLAN

101 San Marcos St, Dripping Springs, TX 78620

101 SAN MARCOS



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PROPERTY OVERVIEW



PROPERTY OVERVIEW



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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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