



Dripping Springs/Driftwood PDD Mixed-Use Offering

51.5± Acres | FM 150 Corridor | Dripping Springs, Texas

Jeff Coffman, Broker | Coffman Real Estate

Phone: 512-894-4043 | Email: coffmanrealtors@gmail.com

Website: <https://coffmanrealestate.com/>

Executive Summary & Investment Highlights

This 51.5± acre tract along FM 150 offers a rare PDD-ready opportunity in Dripping Springs/Driftwood. Key advantages include 85 LUEs conveying, proximity to the City Phase 3 wastewater expansion, and municipal water across FM 150. The development vision supports 30–40 attainable cottage-style condo homes with boutique commercial pads along the roadway.

Highlights: Unrestricted acreage • Prime frontage • Utility momentum • Strong DSISD-driven residential demand • Mixed-use flexibility

Conceptual Site Plan + Development Vision (Option A)



Option A envisions boutique retail pads along FM 150 paired with approximately 30–40 standalone cottage condominium homes surrounding central community ponds and preserved oak canopy, aligning with Dripping Springs’ Hill Country character.

Utilities, LUE Capacity & Entitlement Upside

Utility availability is one of the most critical constraints in the Dripping Springs market. This property benefits from the conveyance of 85 LUEs, wastewater expansion momentum through Phase 3 infrastructure, and city water accessibility across FM 150. These factors enhance feasibility and reduce entitlement risk for a future PDD.

Market Growth + DSISD Demand Drivers

Dripping Springs continues to attract families and investors due to Austin proximity, lifestyle appeal, and limited supply of development-ready tracts. DSISD serves ~8,700+ students and has grown ~61% over the past decade, with enrollment projected to surpass 10,000 by 2026–27—supporting long-term residential value.

Exhibits & Due Diligence Materials

Exhibit A – Boundary Survey (provided separately) Exhibit B – Water & Wastewater Easement Plat (provided separately) Exhibit C – DSISD Data Snapshot (provided separately) Buyer and Buyer’s Agent to independently verify all information.