



# Ranch Road Crossing

DRIPPING SPRINGS, TX

5.75 AC Lot Land  
with 50K SF Flex Space Use

GRAND PRAIRIE CIR

RANCH ROAD 12

FOUNDERS PARK RD

INDUSTRIAL AND LAND SERVICES



**CBRE**





# Offering Summary

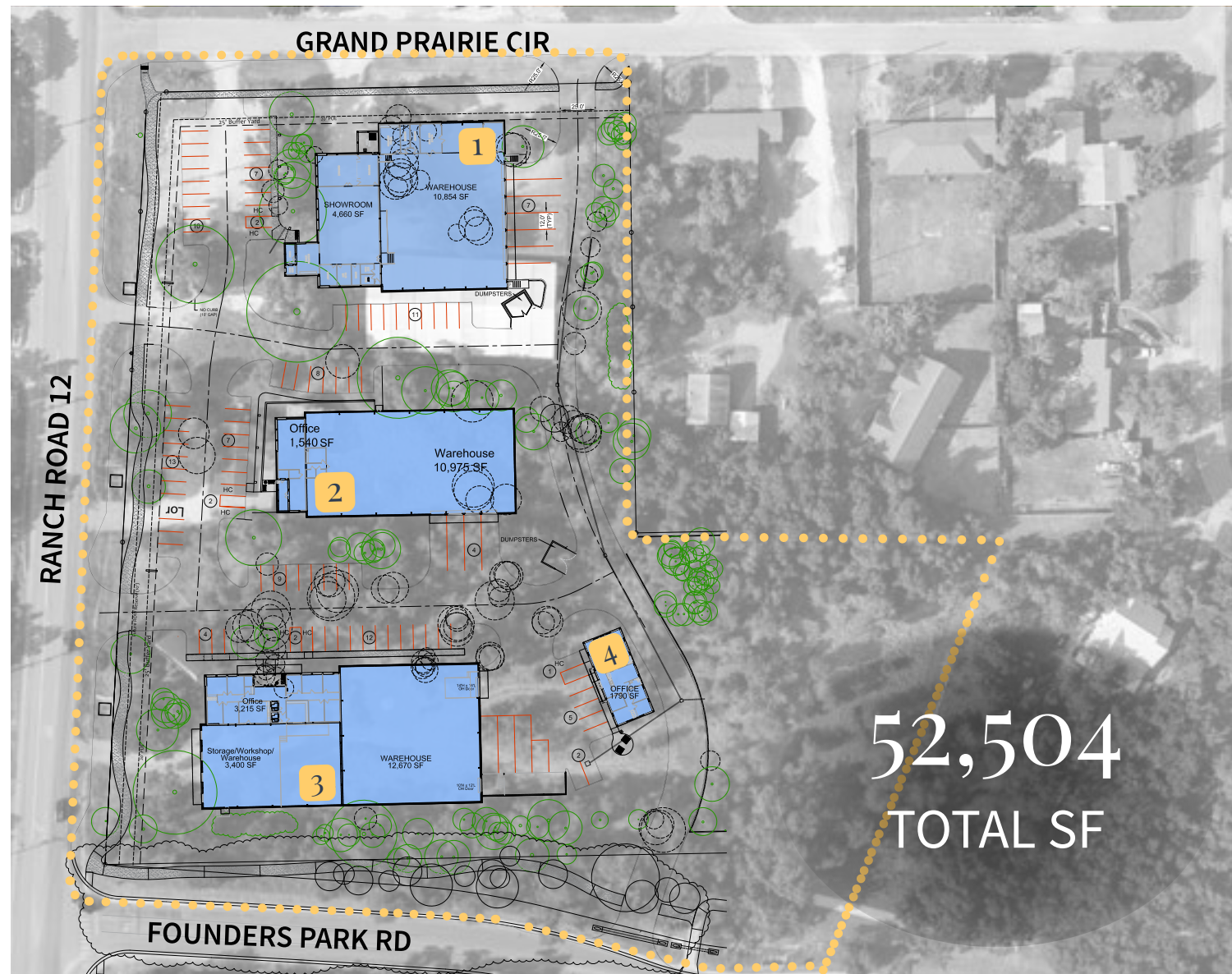
CBRE and Friedman Real Estate is pleased to bring Ranch Road Crossing to the market.

This property is located at 27900 Ranch Road 12 in Dripping Springs, TX. Permits are in hand for four buildings totaling +/-50KSF. This site can accommodate a variety of uses given Ranch Road 12 access and proximity to downtown Dripping Springs.

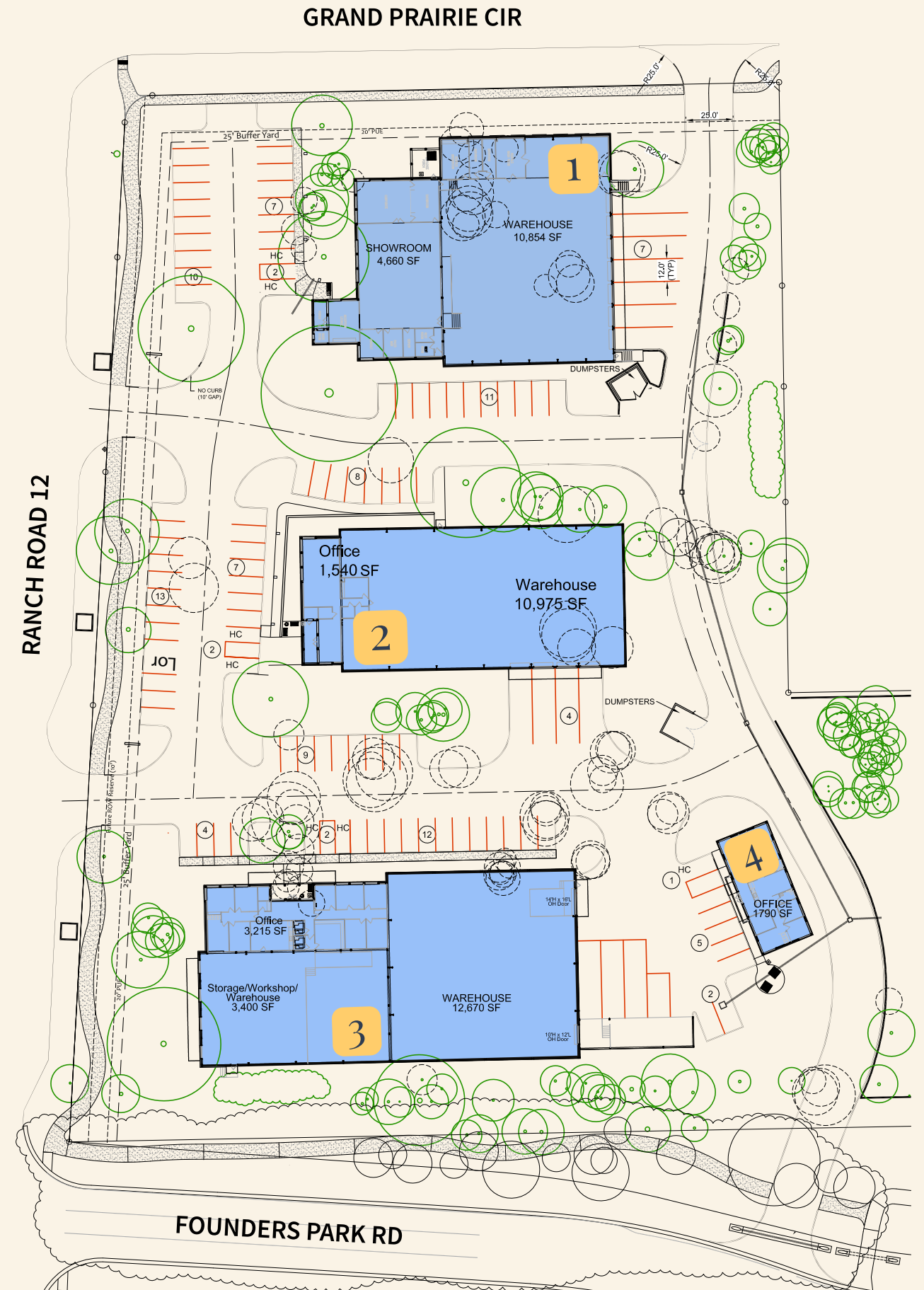
Acreage	5.75 AC
Frontage	Ranch Road 12 / Founders Park Road
Zoning	Zoning CS
Entitlements	Spec Details
Potential Use	Flex, Office, Retail, Medical Office
School District	Dripping Springs ISD
Access	Two curb cuts on Ranch Road 12
LUE	Three
Water	TBD

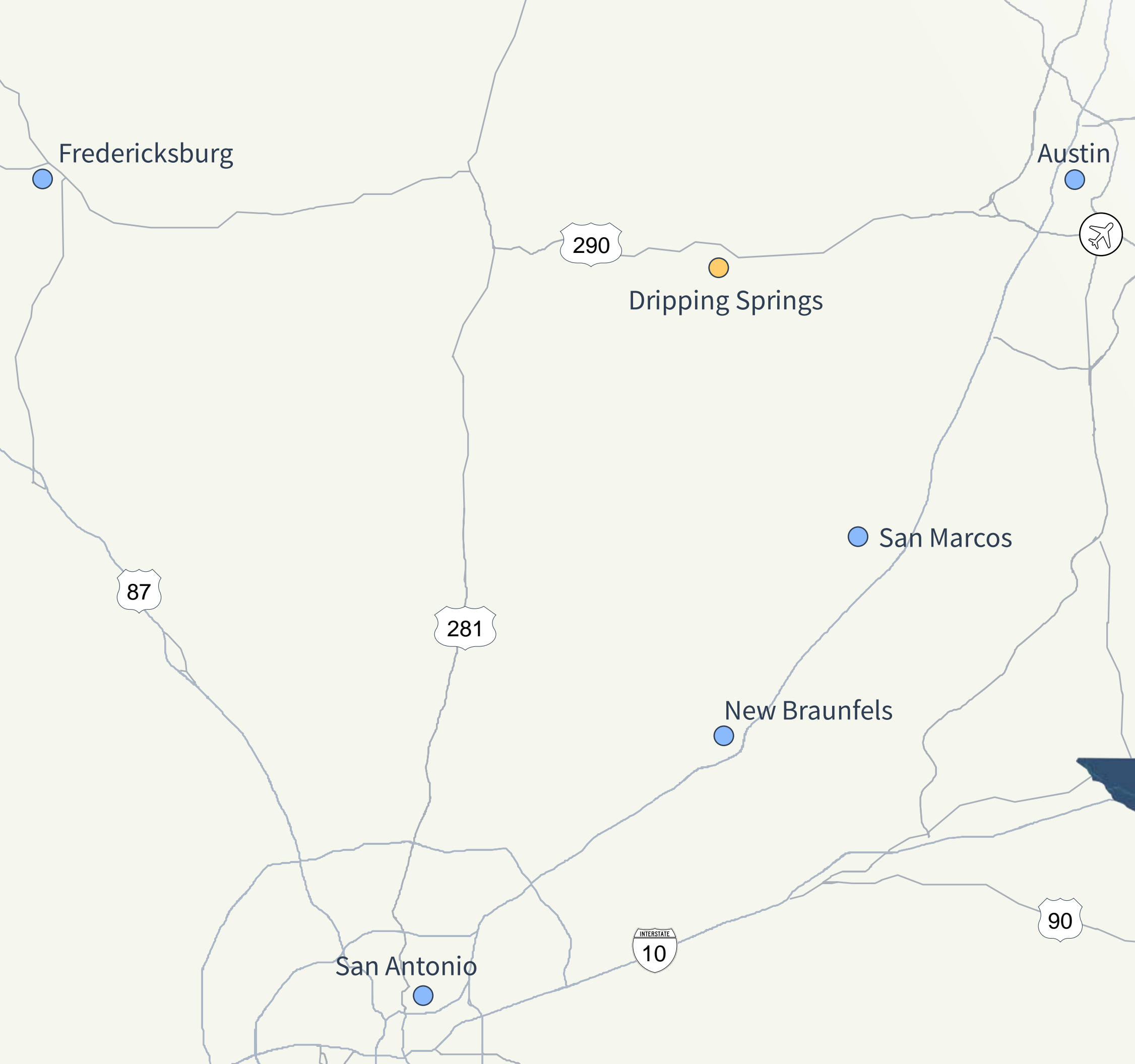


# Site Plan



Building	Warehouse SF	Office SF	Showroom SF	Total SF
1	10,854	N/A	4,660	15,514
2	10,975	1,540	N/A	12,515
3	16,070	3,215	3,400	22,685
4	N/A	1,790	N/A	1,790





# Drive Times

AUSTIN CBD	0:38 HR
AUSTIN BERGSTROM AIRPORT	0:38 HR
THE DOMAIN	0:43 HR
SAN MARCOS	0:46 HR
NEW BRAUNFELS	1:03 HR
FREDERICKSBURG	1 HR
SAN ANTONIO	1:26 HR
HOUSTON	3:05 HR
DALLAS	3:19 HR





# Why Texas

Texas, the second-largest state in the U.S., is not only known for its vast landscapes and Southern hospitality but has also become a magnet for individuals seeking new opportunities. With its booming economy, low cost of living, and diverse cultural offerings, Texas has emerged as an attractive destination for those looking to make a fresh start.

- Texas' population continues to grow, with around 395,000 new residents moving to the state each year. In 2020, 596,000 people moved to Texas, and in 2022, over 100,000 people moved from California to Texas alone.
- From 2020 to 2023, 52% of companies that moved to Texas were from California
- Texas' job growth rate in 2022, at 5%, was higher than the national rate at 3.3%.
- The cost of living in Texas is 8% lower than the national average
- Texas ranked 24th overall on average total costs of utilities.
- Texas' remarkable population growth rate of approximately 16% outpaces the national average of 7.4%, highlighting its standout status as a magnet for residents and businesses.



Texas has attracted the most HQ relocations (209), with 66 moving to Austin, 32 to Dallas and 25 to Houston.

Source: CBRE Research 2023



# Why Dripping Springs

## PROXIMITY

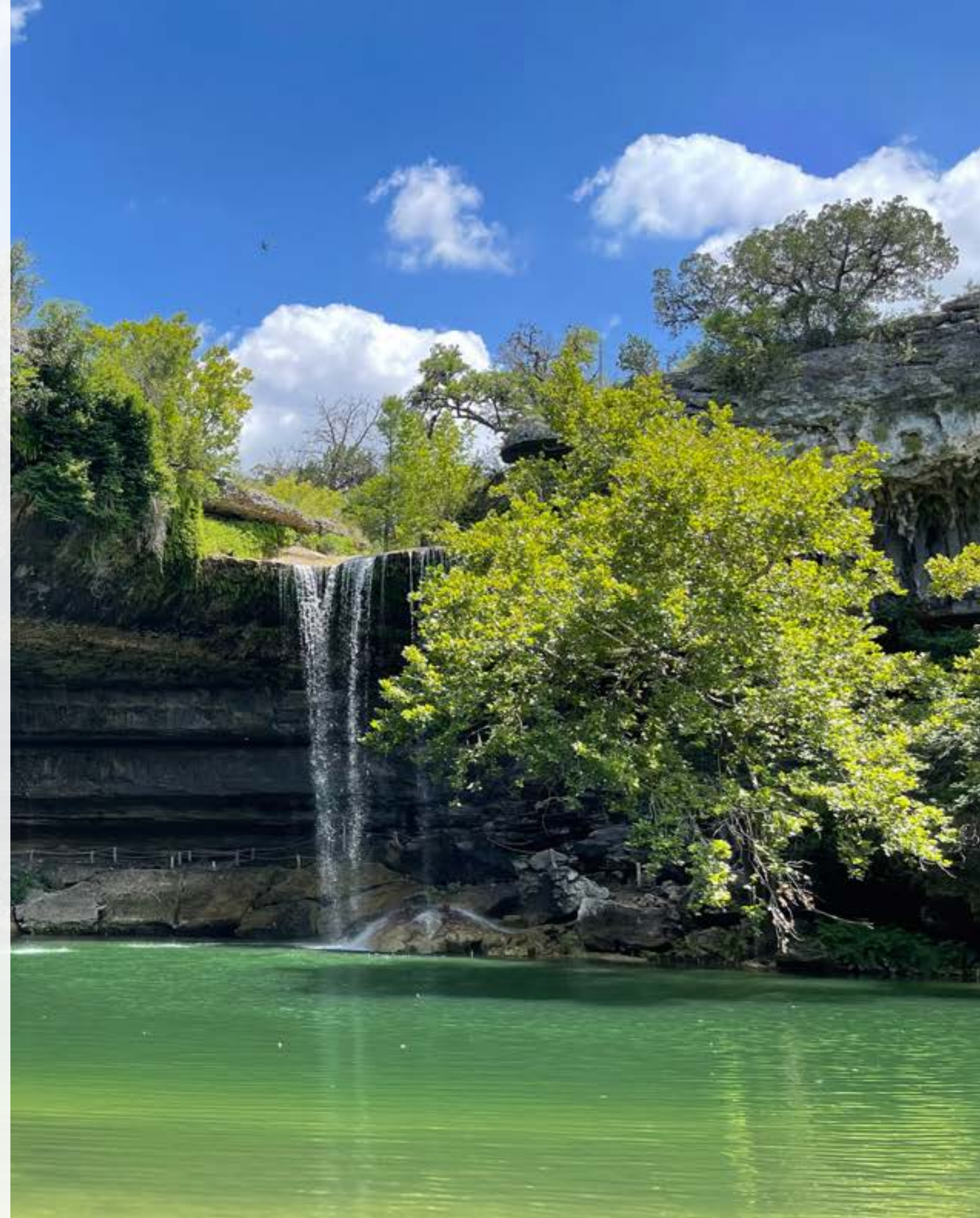
- Austin, TX CBD: 25 miles | 30 minute drive
- Austin-Bergstrom International Airport: 34 miles | 45 minute drive
- Domain: 32 miles | 45 minute drive
- Georgetown, TX: 50 miles | 1 hour drive

## UNIQUE TEXAS TOWN

- Known as “The Wedding Capital of Texas” boasting over 35 scenic wedding venues.
- Multiple parks including Pedernales Falls State Park, Hamilton Pool, Westcave Preserve, and Milton Reimers Ranch.
- Home of Deep Eddy Vodka Distillery, Waterloo Gin and other nationally recognized spirits.
- As a certified Dark Sky Community, visitors can gaze at the star-filled night skies.
- Dripping Springs hosts numerous festivals and events throughout the year.
- The weather is generally mild, making it a great place for outdoor activities.

## RATINGS

- Dripping Springs ISD is a top-rated, public school district.
- Lower crime rate compared to other cities in Texas.
- The city’s economy is strong, with a lower unemployment rate than the national average.
- Local government is proactive and responsive to community needs, providing excellent public services.





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DRIPPING SPRINGS, TX

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