



400W 290 & Roger Hanks Parkway

400W 290 & Roger Hanks Parkway, Dripping Springs,
TX 78620



David Foster

David Foster

7301 N FM 620 Rd, Suite 155-158, Austin, TX 78726

david@longriverrealestate.com

(512) 751-1100



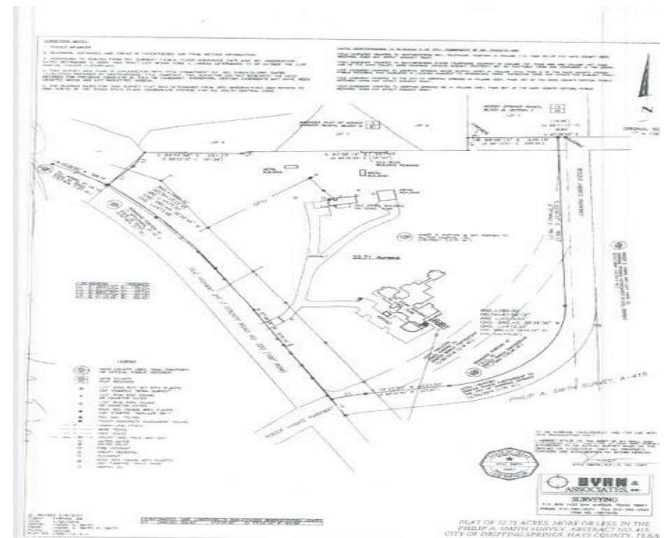
400W 290 & Roger Hanks Parkway

\$14,500,000

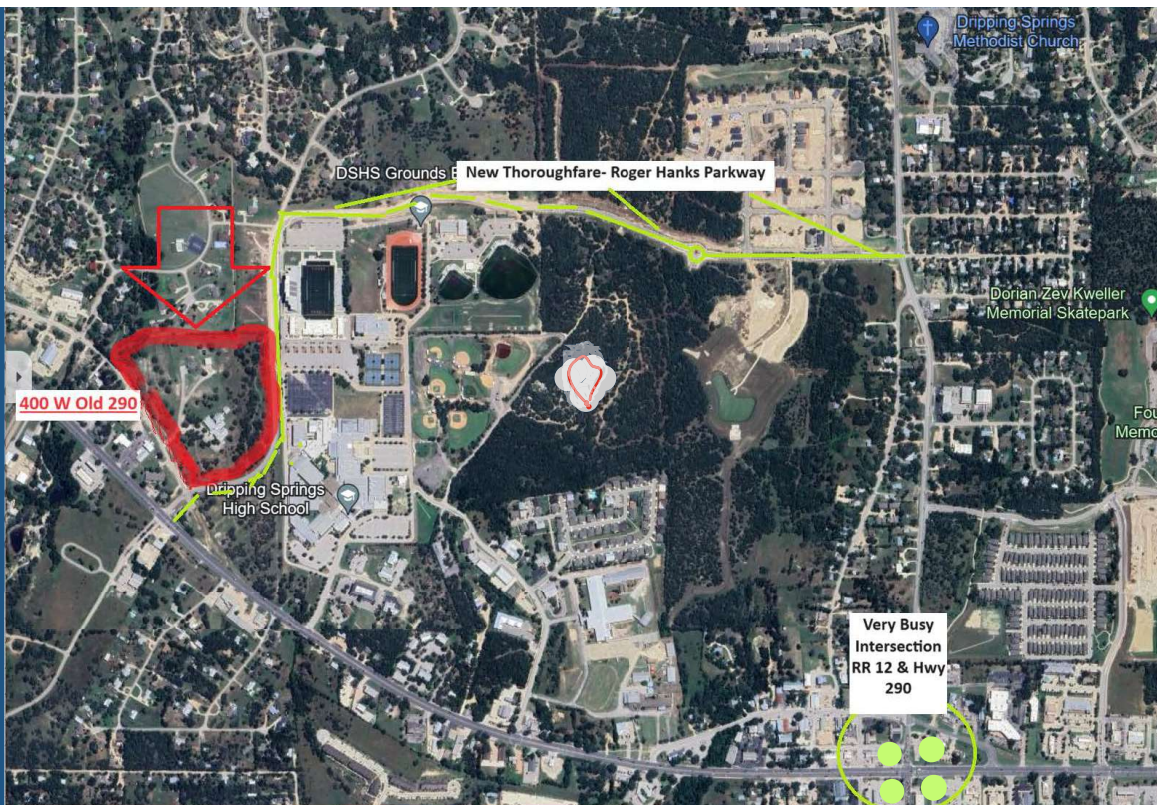
Centrally located acreage in Dripping Springs, TX with a quality 16006 SF facility and 2054 SF single-family house plus a metal building with an office.

22.7 acres directly across from Dripping Springs High School, with an incredible approximate 2,700' frontage along a new thoroughfare and Old US 290

- 22.7 acres very centrally located in Dripping Springs, TX, directly across from the high school.
- Approximately 2700' of frontage along newly finished Roger Hanks Pkwy and Old Hwy 290
- 63 LUEs allotted when city sewer reaches property, with the possibility of 30 add'l LUEs. Facility & SFR currently on septic. City water to property.
- Roger Hanks Pkwy now connects RR 12 to U.S. 290 - significant traffic count along the 2700' frontage
- Gorgeous well built assisted living / medical / office/school 16006 SF facility vacant, plus a leased 2054 SF house and metal building,
- Dripping Springs is BOOMING and just on the outskirts of Austin.



Price:	\$14,500,000
Property Type:	Partially Developed Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	22.70 AC
No. Lots:	2
Zoning Description:	Commercial
APN / Parcel ID:	R99966 & R99956



400W 290 & Roger Hanks Parkway, Dripping Springs, TX 78620

This is a beautiful property with many mature oaks and vast open fields.

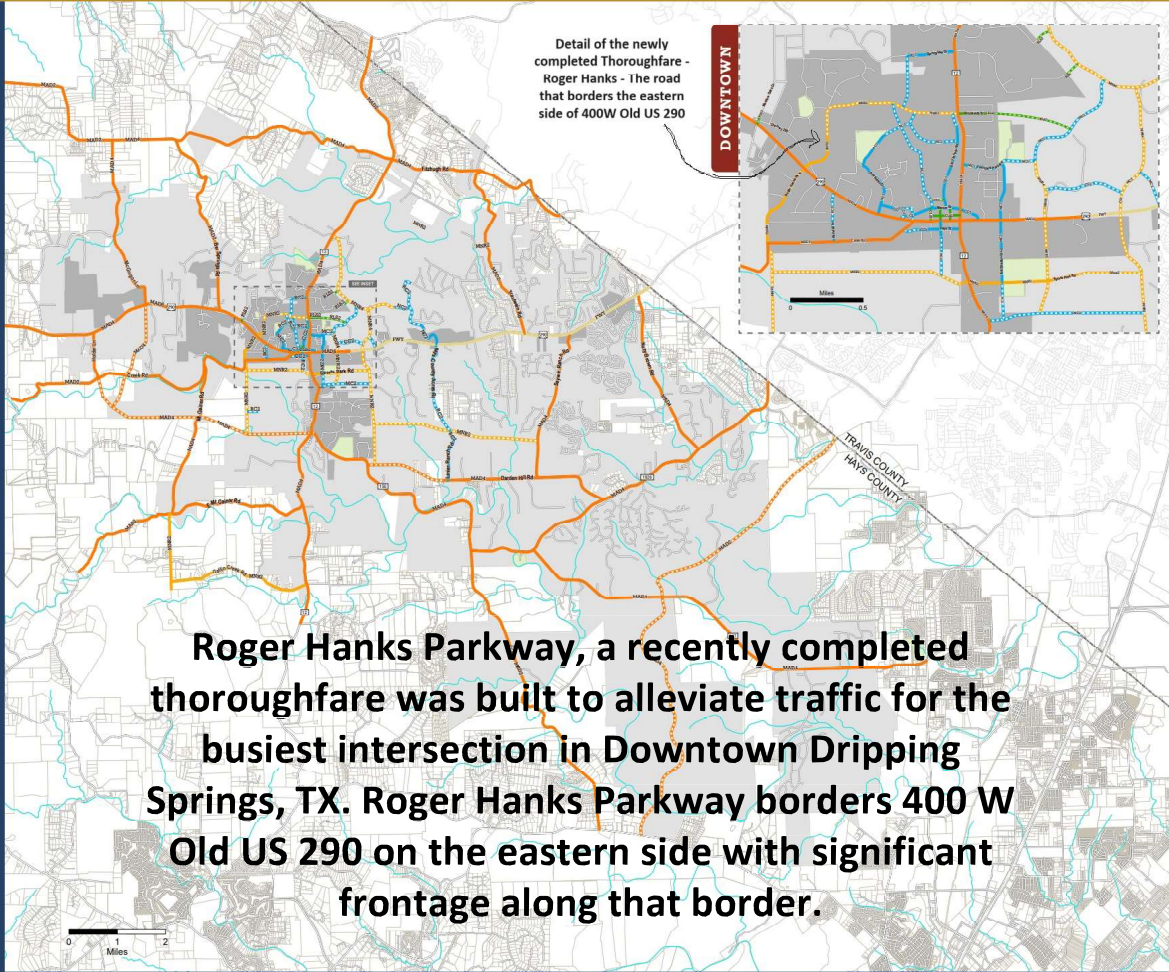
There is a quality built 16,006 SF facility which is newly vacated by a private school. The facility was formerly used as a memory care center. It could be used for assisted living, memory care, rehab, mini-hospital, office, wellness center, research facility or other. This facility has 17 rooms, 22 bathrooms (including 4 showers), a large dining room and kitchen, a large fitness room, plus many meeting rooms, waiting rooms, offices, a private suite and courtyards.

This beautiful acreage is home to deer and other wildlife right in the heart of booming Dripping Springs, near Austin. The seller maintains a wildlife tax exemption. The property is zoned commercial and could potentially be used as multi-family, mixed use, school, medical, office or other.

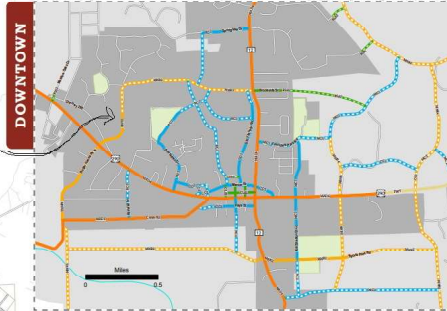
This property also includes a 2054 SF house, which is leased to a private school, and a large metal building with an office.

This property is optimally located with 22.7 acres and approximately 2,700' of frontage in very central Dripping Springs. The seller was once approached to build-to-suit a physical rehab center along Roger Hanks by a popular hospital. This could be a winning option for a section of the frontage, but many options are possible.

THOROUGHFARE PLAN



Roger Hanks Parkway, a recently completed thoroughfare was built to alleviate traffic for the busiest intersection in Downtown Dripping Springs, TX. Roger Hanks Parkway borders 400 W Old US 290 on the eastern side with significant frontage along that border.



DRIPPING SPRINGS
Texas

LEGEND	
THOROUGHFARE PLAN	
MAJOR ARTERIAL	MINOR ARTERIAL
Enhanced	Enhanced
Proposed	Proposed
COLLECTOR	STREET
Enhanced	Enhanced
Proposed	Proposed
FREEWAY	Enhance*
ROADWAY CLASSIFICATIONS	
MAD6	6 Lane Major Divided Arterial
MAD4	4 Lane Major Divided Arterial
MAD3	3 Lane Major Divided Arterial
MAD2	2 Lane Major Divided Arterial
MAD1	1 Lane Major Divided Arterial
MC2	2 Lane Major Collector
CC2	2 Lane Commercial Collector
NC2	2 Lane Neighborhood Collector
RC2	2 Lane Residential Collector
CLS2	2 Lane Commercial Local Street
RLS2	2 Lane Residential Local Street
OTHER	
■	CITY LIMITS
■	EXTRAJURISDICTIONAL JURISDICTION (E.T.J.)
■	PARKS
—	CREEKS & RIVERS
—	COUNTY BOUNDARY

October 2021

This Thoroughfare Plan depicts proposed enhancements to existing roadways and proposed roadways.

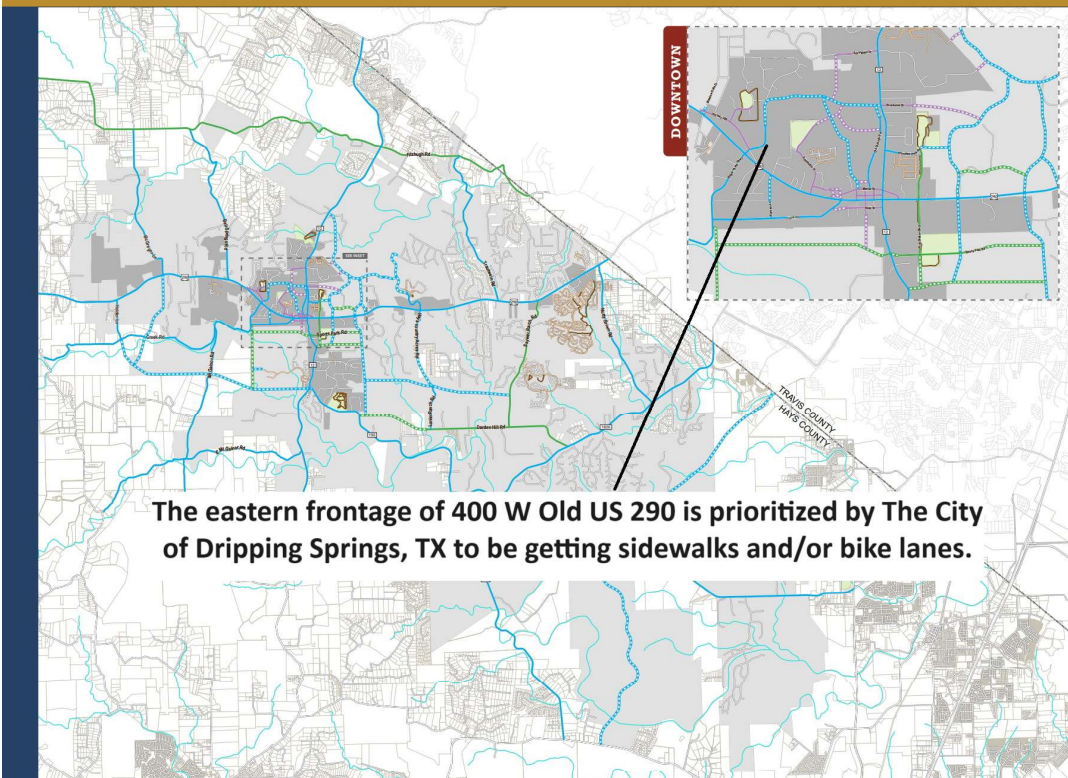
Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.

* US 290 classification and roadway cross section to be determined by TxDOT as part of US 290 Corridor Study.

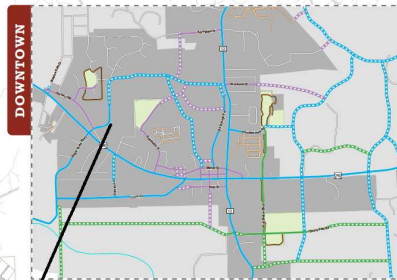


504 Lucas Street Suite 900, Austin, TX 78701
917.904.3700 | www.hdr.com

MULTIMODAL PLAN



The eastern frontage of 400 W Old US 290 is prioritized by The City of Dripping Springs, TX to be getting sidewalks and/or bike lanes.



DRIPPING SPRINGS
Texas

LEGEND	
MULTIMODAL PLAN	
SHARED-USE PATH	
Enhanced	
Proposed	
SIDEWALK	
Enhanced	
Proposed	
SIDEWALK WITH RAISED BICYCLE LANE	
Enhanced	
Proposed	
EXISTING SIDEWALKS	
EXISTING TRAILS	
OTHER	
■	CITY LIMITS
■	EXTRAJURISDICTIONAL JURISDICTION (E.T.J.)
■	PARKS
—	CREEKS & RIVERS
—	COUNTY BOUNDARY

October 2021

This Multimodal Plan depicts proposed multimodal enhancements to existing roadways and proposed roadways. This Multimodal Plan does not preclude pedestrian and/or bicycle enhancements not indicated on this map.

Final alignments of proposed roadways will be determined in cooperation with TxDOT, Hays County and its Long Range Transportation Plan, and the subdivision platting process.



Property Photos

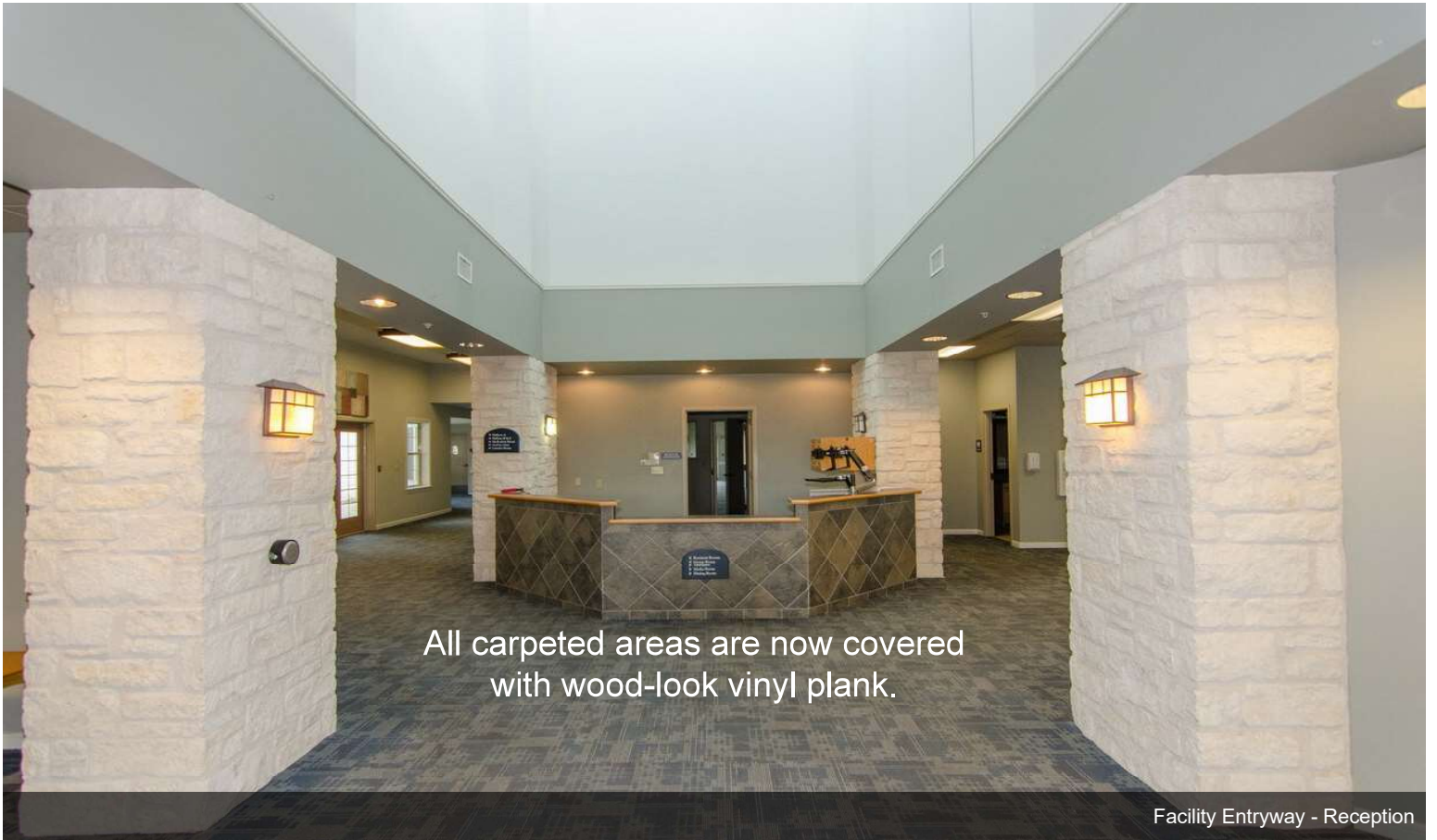


Facility Entrance

Property Photos



Facility Entrance



All carpeted areas are now covered with wood-look vinyl plank.

Facility Entryway - Reception

Property Photos



Facility From Reception to Entrance



Property Photos



attachment (25)

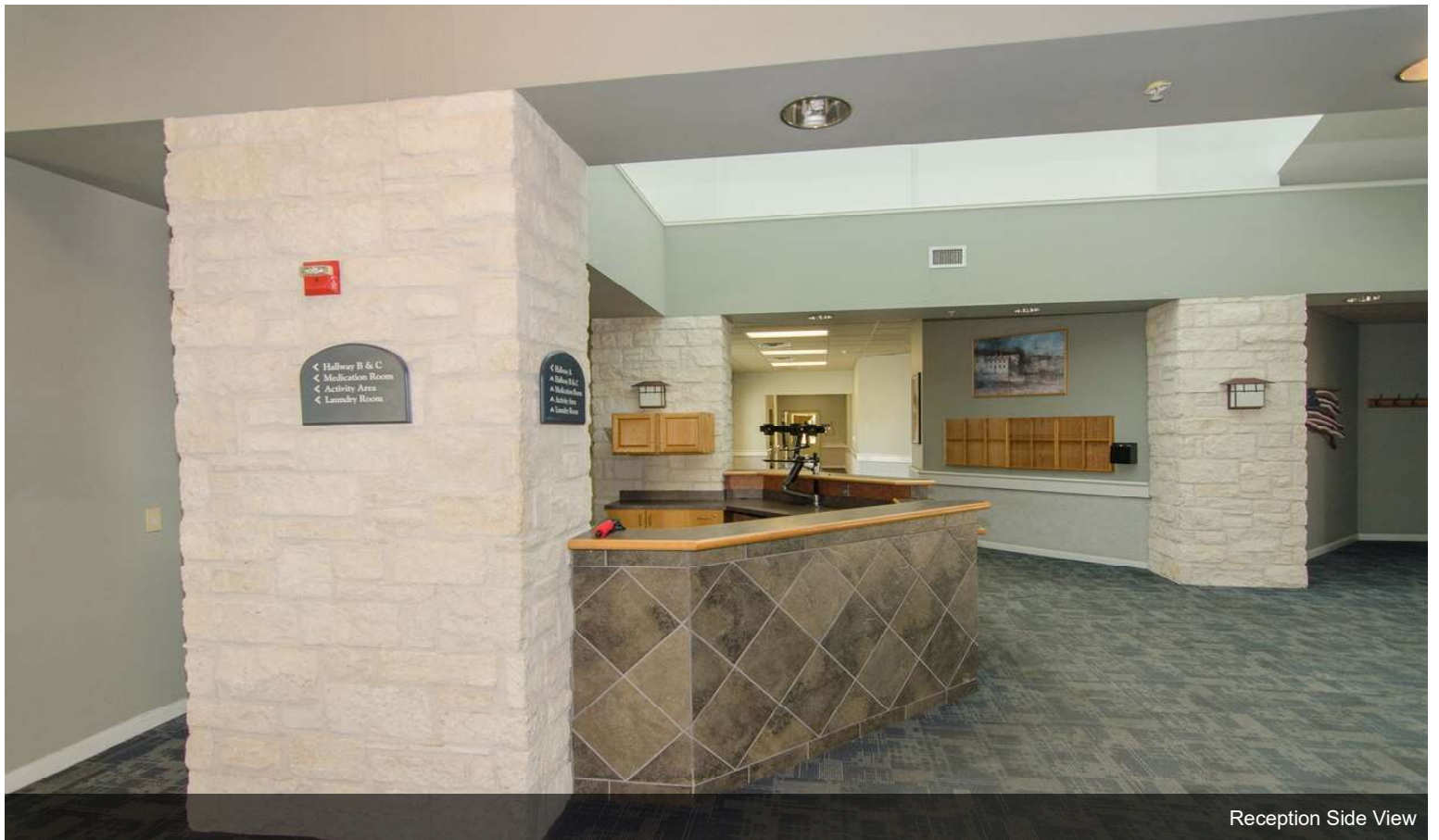


Storage Behind Reception

Property Photos



Facility Large Room in Front



Reception Side View

Property Photos



Facility Bathroom 1/22 (2 near entrance)



Facility Dining

Property Photos



Facility Dining



Dining to Kitchen Entry

Property Photos



Facility Kitchen



Facility Kitchen

Property Photos



Property Photos



Facility Hallway



Hall & Entrance to Courtyard

Property Photos



Covered Patio in Courtyard



Facility Hall

Property Photos



Shower 1/4



Facility Shower 1/4

Property Photos



Facility Bathroom 1/22



Facility Bathroom 1/22 with Shower

Property Photos



Facility Common Room



Facility Left Exterior

Property Photos

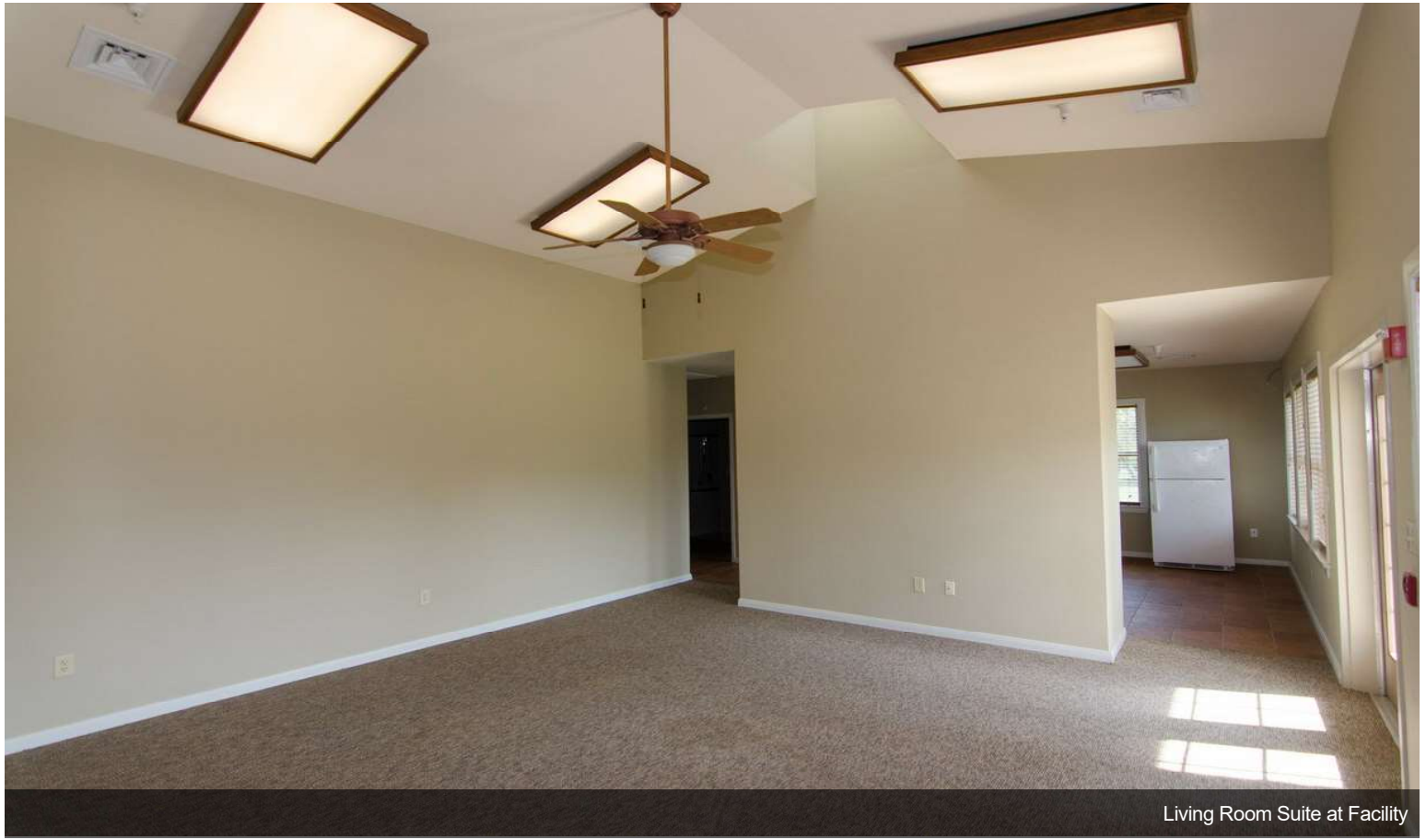


One Facility Office



Facility Hall to Suite at Facility

Property Photos



Living Room Suite at Facility



Bathroom in Suite-Facility

Property Photos



Facility Suite



Facility Parking

Property Photos



Facility from distance



Trail

Property Photos



Metal Building Rt, SFR School-Left

Property Photos



Metal Building



Metal Building view to SFR

Property Photos



Space in metal building (equipment not included)



Space in metal building (equipment not included)

Property Photos



Office in Metal Building



SFR used as school & metal building

Property Photos



Grounds & SFR currently used as a school in the distance

Thank you for viewing our flyer.

We appreciate your interest in our property.