



Will Withers
W3 Commercial
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FOR SALE

5916 West Highway 290
Dripping Springs, Texas 78620

Asking Price: \$1,985,000

Property Summary:

Acreage: 10.0 acres.

Building: Well-maintained, metal roof, approximately **6,060 sf steel frame building (1993)**. **Open and insulated manufacturing spaces** in the back with floor drains, commercial kitchen plumbing infrastructure, steam boiler infrastructure, and grease trap. Approximately **2,250 sf of conditioned offices, break room, bathrooms, and reception** in the front of the building. **Roll up door at grade** in rear of building. **Previously used for commercial kitchen, food manufacturing, packing, labeling, and warehouse space.** Limestone driveway with circulation around the building and employee parking. Security and network wiring in place.

Commercial Water Well: Reverse Osmosis system serviced/tested monthly. Two 10,000 gal. tanks (RO Water/Raw Water). Well head flow rate approx. 18 GPM (3HP/3 phase 230v motor). 8" steel sleeve at surface. 6" steel screening pipe (0'to 483'). 1993 yield when jetted with drilling rig was 100+ GPM.

Location/Transportation: Conveniently located just west of Dripping Springs and Austin. Southeast of Johnson City. Hwy 290 overpass completed through Oak Hill. Drive to Austin much shorter.

Frontage on Hwy 290: Approximately 675 feet.

Jurisdiction/Zoning: Hays County/No zoning.

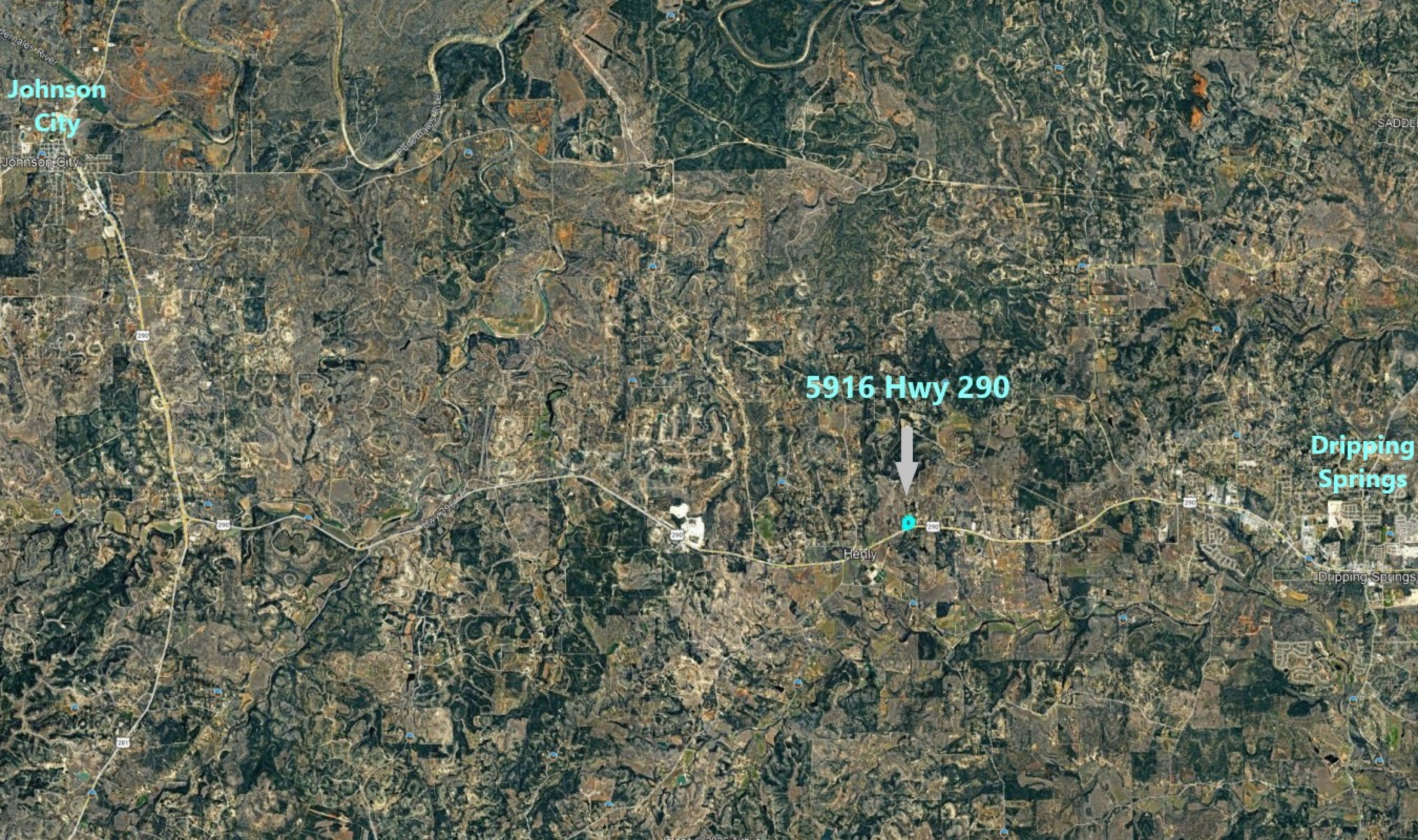
Utilities: Commercial grade water well (cased to approx. 417 ft). Septic system with 2 drain fields. 3 phase electric (Pedernales Electric Cooperative). Propane gas tank.

Topography: See Hays County exhibit. Fairly flat/gentle slopes.

Floodplain: See exhibit provided by civil engineer. FEMA adjusted the area over a period of time and should be addressed with a civil engineer. No history of flooding. Buyer to verify through due diligence.

ALL INFORMATION IS PRELIMINARY AND MUST BE CONFIRMED WITH A CIVIL ENGINEER





Johnson
City

Johnson City

SADDLE

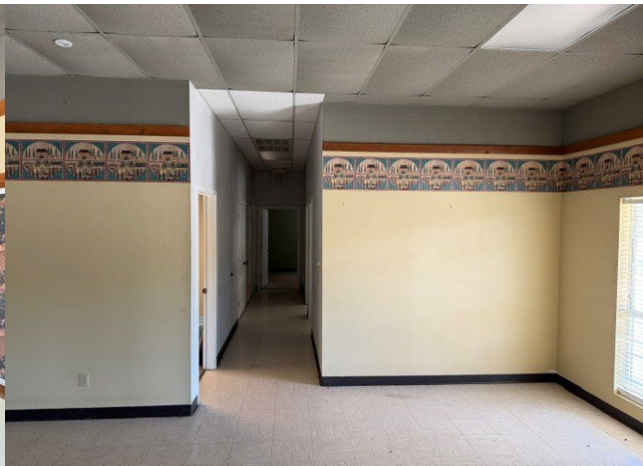
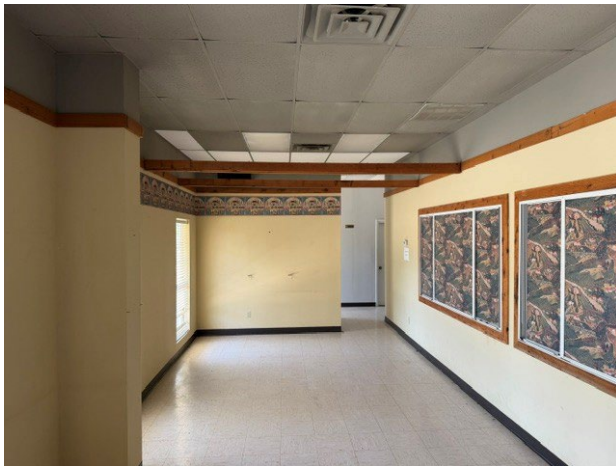
5916 Hwy 290

Dripping
Springs

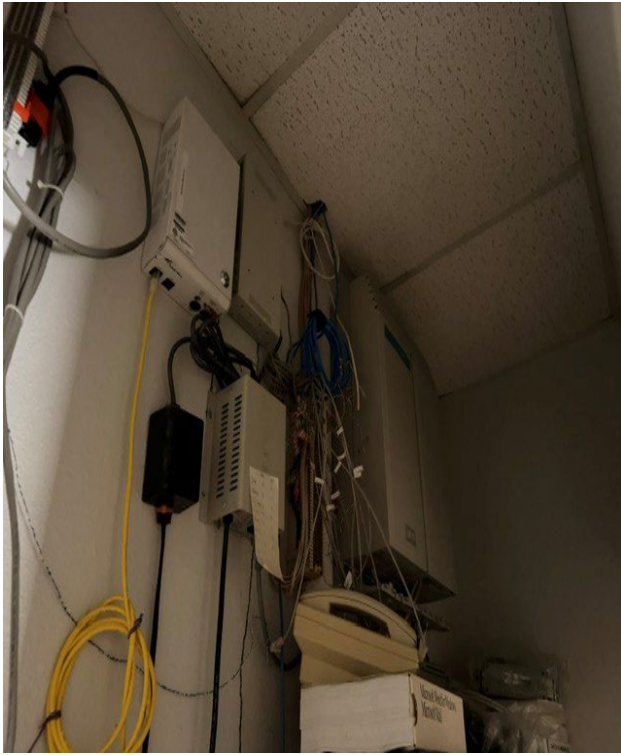
Dripping Springs

Henly

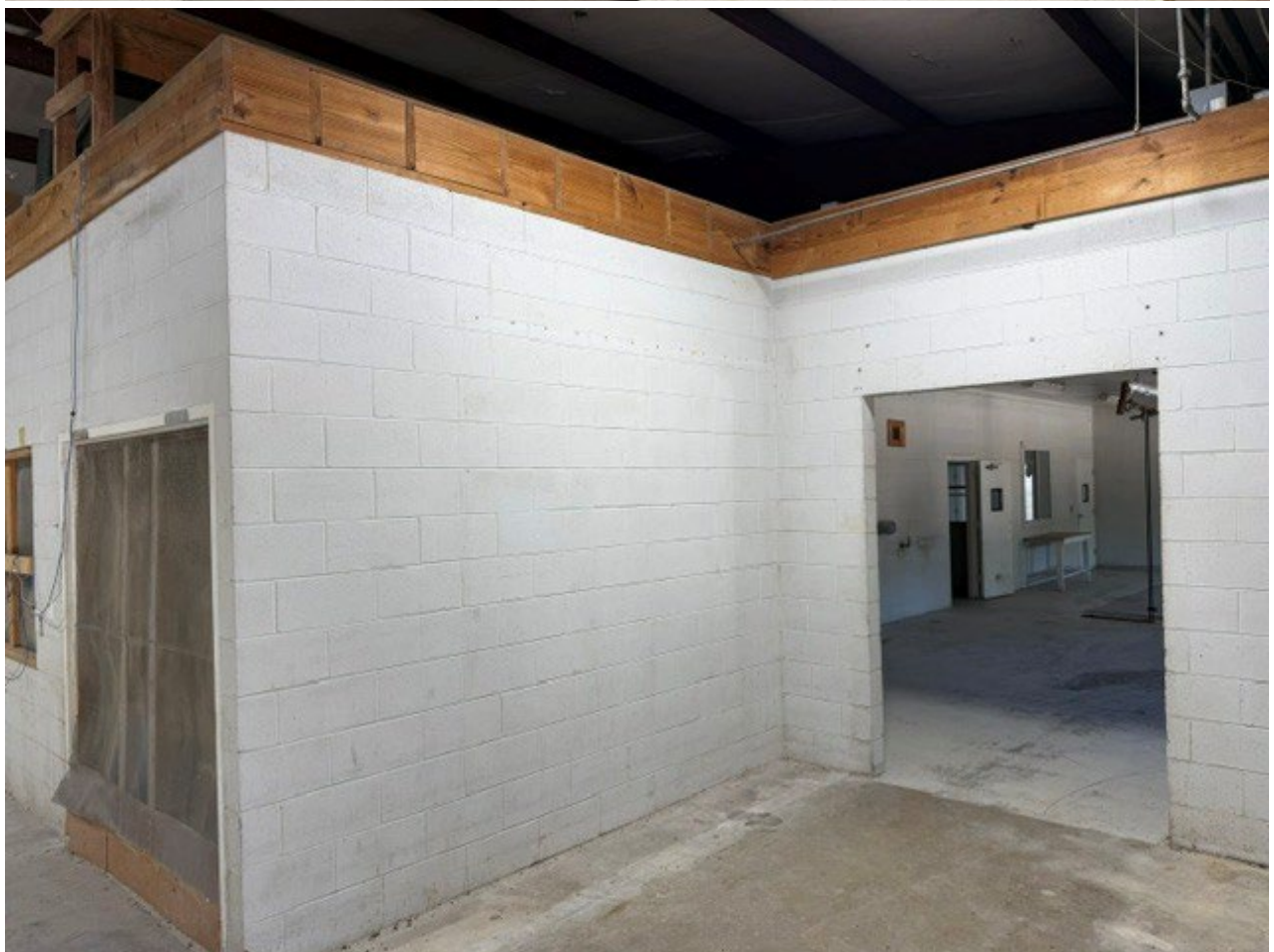


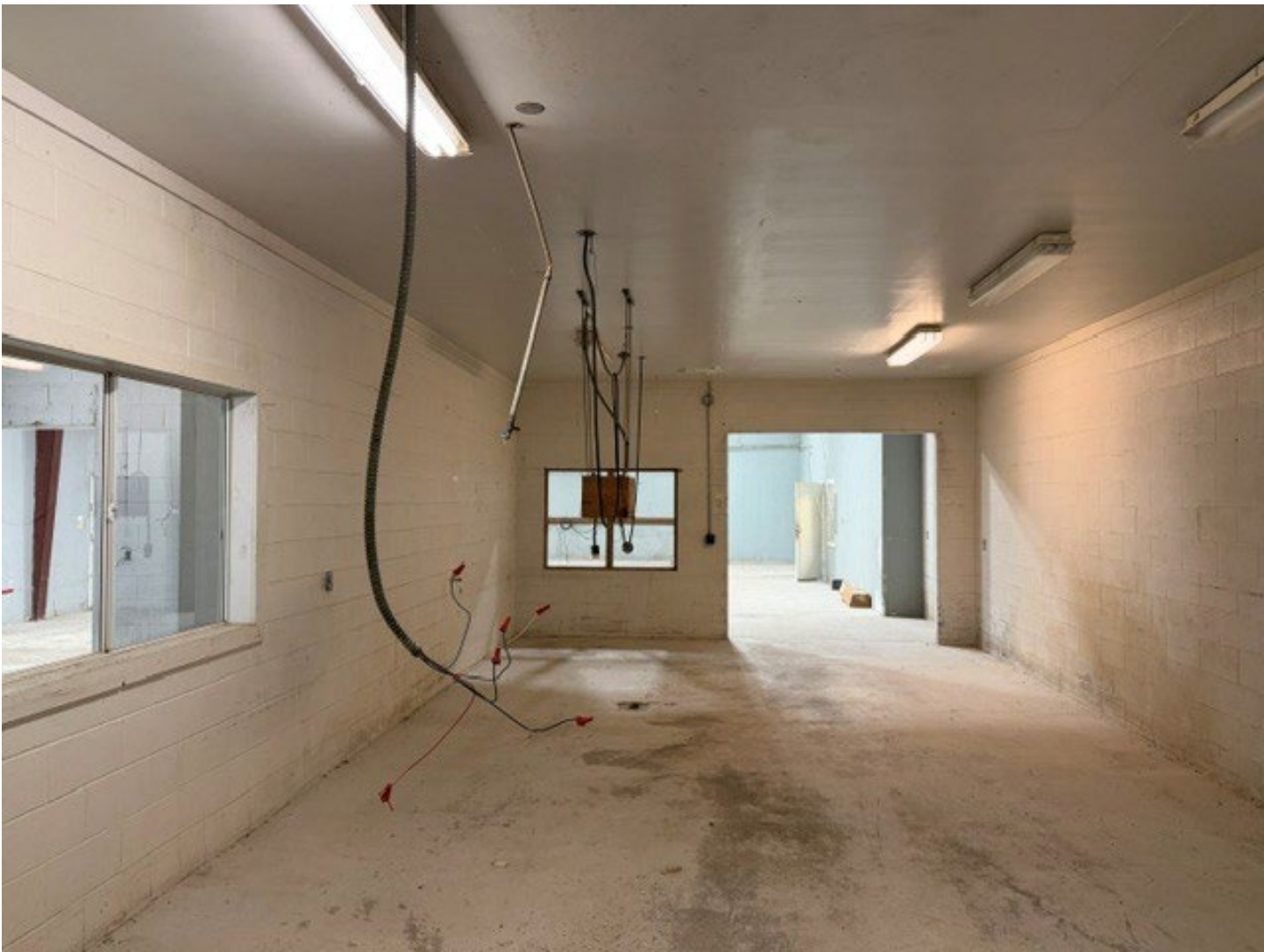




















NEW CANAAN REVERSE OSMOSIS SYSTEM PARAMETERS									
Date	9/23/25	10/21/25	11/17/25	3/17/26					
Time	10:15 AM	2:57 PM	11:35 AM	3:54 PM					
Technician	JG/ER	JG	JG	JG					
Meter Readings									
Current	95618	95548	95580	95620					
Previous	95490	95518	95548	95580					
Gallons Used	28	30	32	32					
Raw Water Chlorine (ppm)	0.0	0.0	0.0	0.0					
Feedwater Chlorine (ppm)	0.0	0.0	0.0	0.0					
Feedwater TDS (ppm)	2359	2312	2393	2393					
Prefilter Pressure (psi)	52/52	52/52	50/52	50/52					
Postfilter Pressure (psi)	92/92	40/90	48/92	48/92					
Primary Membrane Pressure (psi)	220/220	220/220	220/215	220/215					
Final Membrane Pressure	204/204	204/204	204/204	204/204					
Product Flow (gpm)	2.5/2.4	2.5/2.4	1.8/2.4	1.8/2.4					
Reject Flow (gpm)	2.5/2.6	2.5/2.6	3.9/2.4	3.9/2.4					
Main Sediment Filter (S7800)	OK	OK	Δ	Δ					
RO Sediment Filter (FPMP5-20)	OK	OK	REMOVED	REMOVED					
Product Water TDS	154	122	133	133					
Product Water pH	7.8	8.0	8.0	8.0					
Product Water Chlorine (ppm)	0.2	0.2	1.0	1.0					
Product Water Hardness (gpg)	<1	<1	—	—					

Comments: 11/17/25: RAW WATER TANK WAS EMPTY & RO IN LOW PRESSURE SHUTDOWN
 3/17/26: REPLACED RO PRE-FILTER. REMOVED THE 4.5X10 20μ FILTER
 REPLACED THE ANTI-SCALANT PUMP STARTER TUBE (#1)
 ADDED 2 BAGS OF SALT TO BRINE TANK.



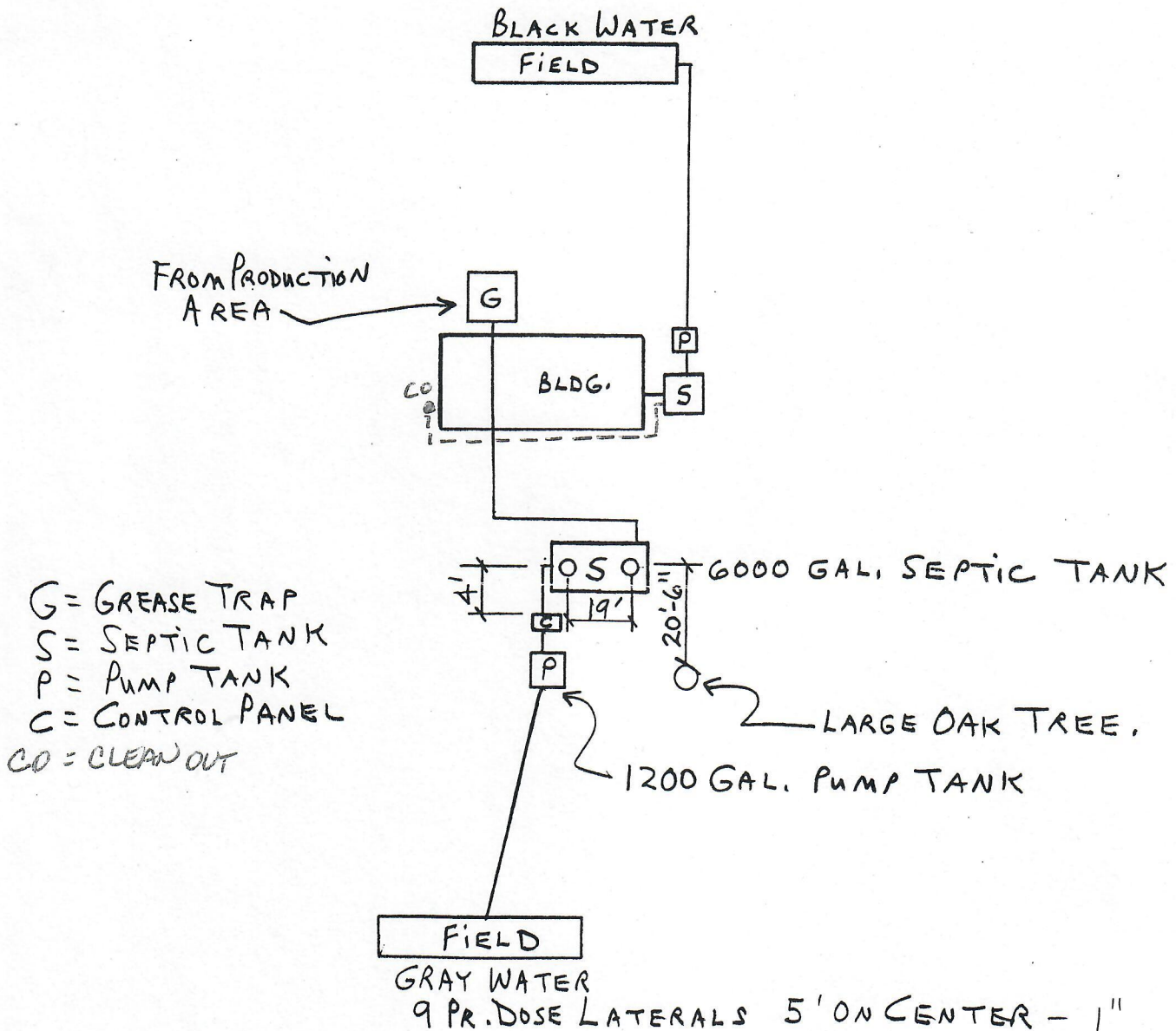


WALTERS PLUMBING
3915 BOAT DOCK ROAD
LAGO VISTA TX. 78645
512-267-1963

BREAKERS
#2 - FRONT PUMP & PANEL
#42 - FRONT PUMP #2

11-2006
RESTROOMS GO TO
SEPTIC ON EAST END
OF BLDG

NEW CANAAN FARMS 4-23-02



FEMA's Base Level Engineering maps and models were used to illustrate the BLE Depth information. BLE models are considered preliminary. Engineering discretion advised.

Contact: Hudson Stone
hudson.stone@kimley-horn.com
832.334.9598

Legend

PROPERTY BOUNDARY

FLOWLINE

BLE DEPTH (ft)

< 0.5 (no color)

0.5 - 0.75

0.75 - 1

1 - 1.5

1.5 - 2.0

2.0 - 3.0

3.0 - 5.0

5.0 - 10.0

> 10.0

1-FT CONTOURS

DRIPPING SPRINGS, TX

BLE EXHIBIT

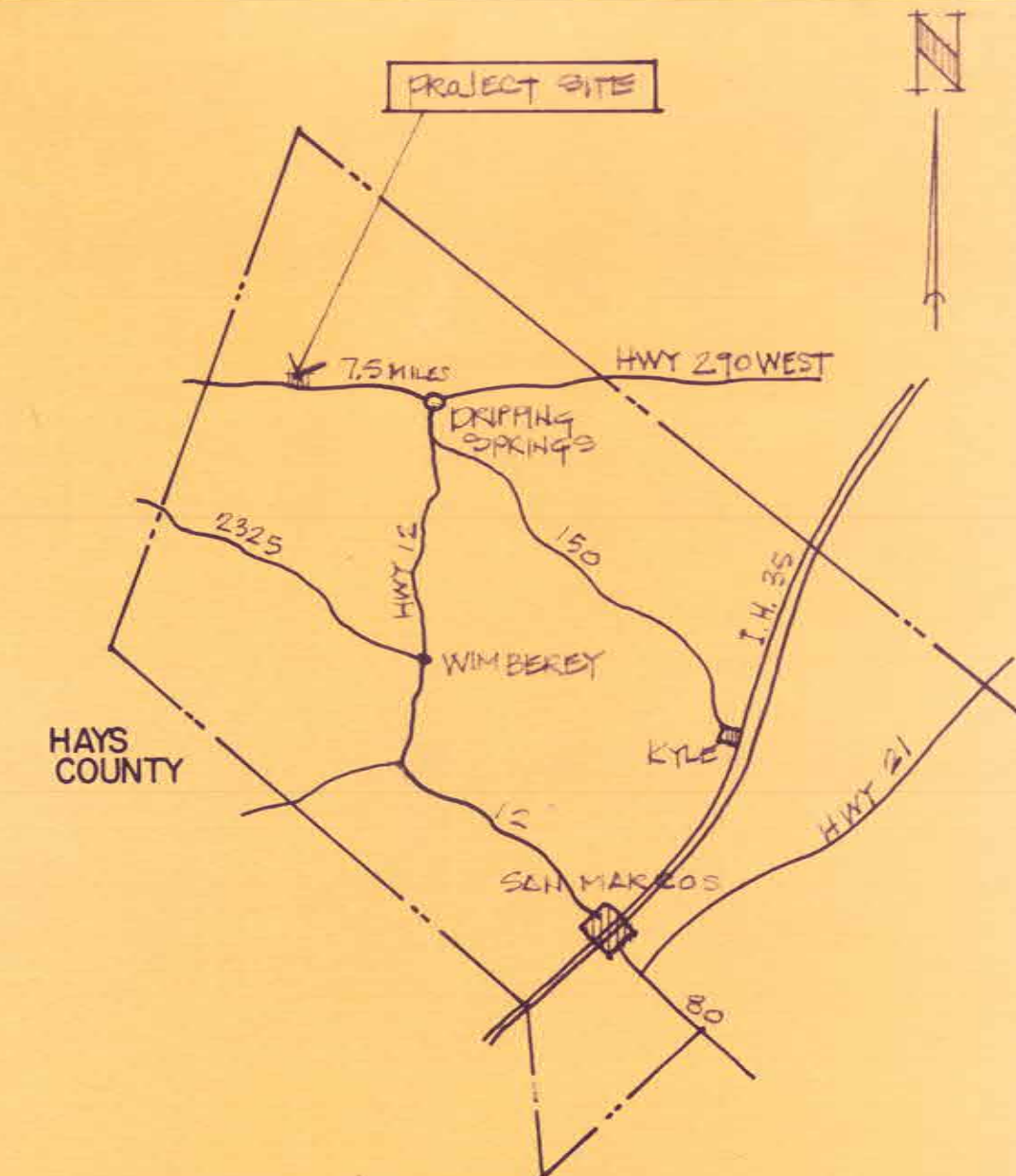
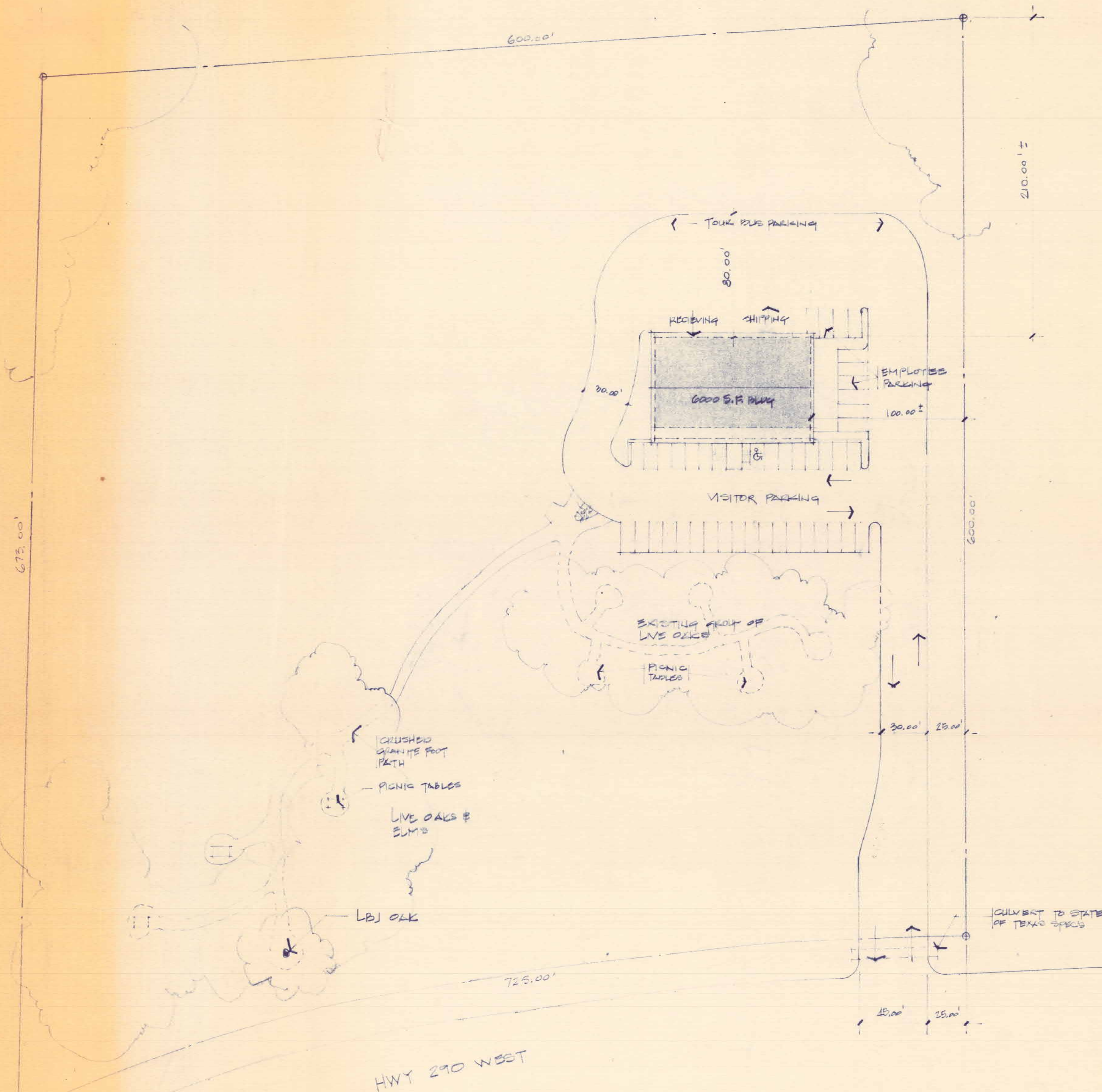
PROJ NO.:	XXXXXXXXXX
DATE:	APRIL 2026
DESIGN:	SRM
DRAWN:	SRM
CHECKED:	HDS

N

1 inch = 200 feet

SHEET

X



VICINITY MAP

nts

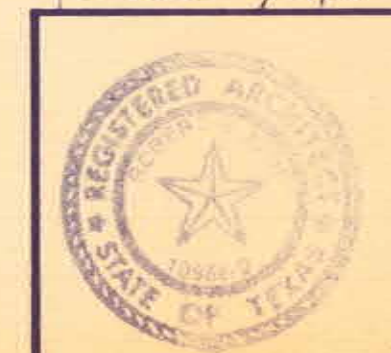
Preliminary Plans. Not For Construction. Not "As Built" Plans.

SITE PLAN

1"=40'-0"

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

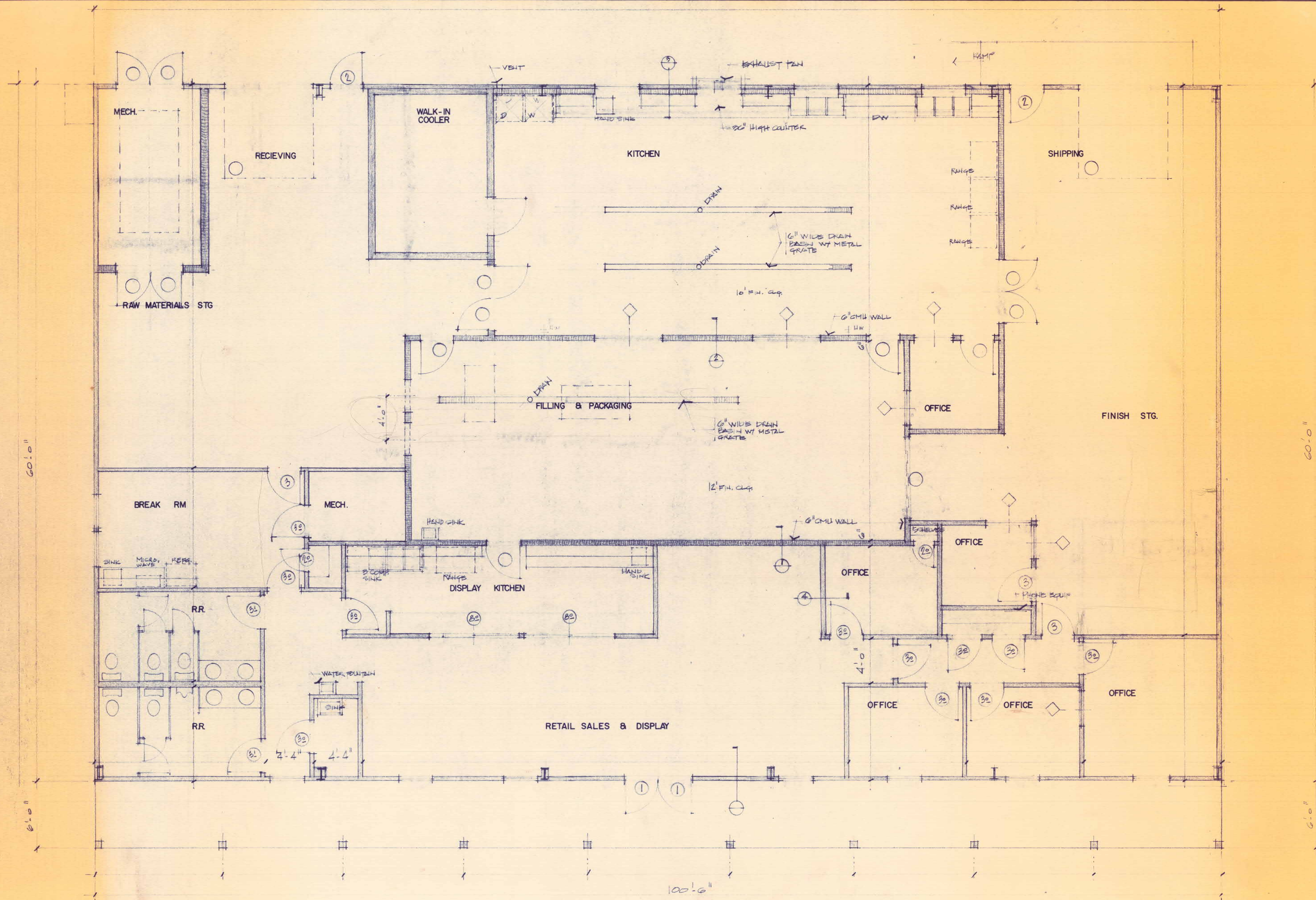
REVISED 4/17/92



A RETAIL & MANUFACTURING FACILITY FOR
NEW CANAAN FARMS
HWY 290 W. DRIPPING SPRINGS, TEXAS

Robert H. Judd & associates
Architect Austin

DATE 4/92
DRAWN SH
CHK
SHEET
OF



FLOOR PLAN

Preliminary Plans. Not For Construction. Not "As Built" Plans.

AREA
RETAIL & OFFICES
MANUFACTURING
TOTAL

1/4" = 1'-0"

2205 S.F.
4026 S.F.
6231 S.F.

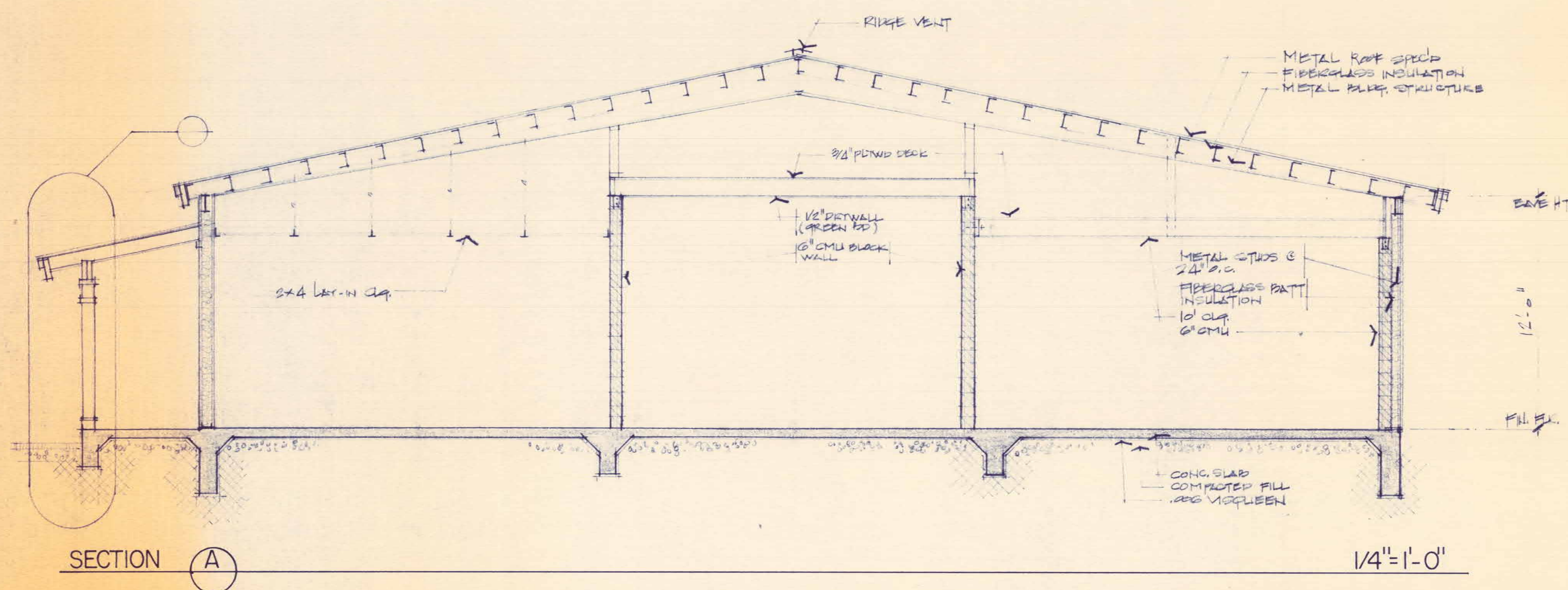
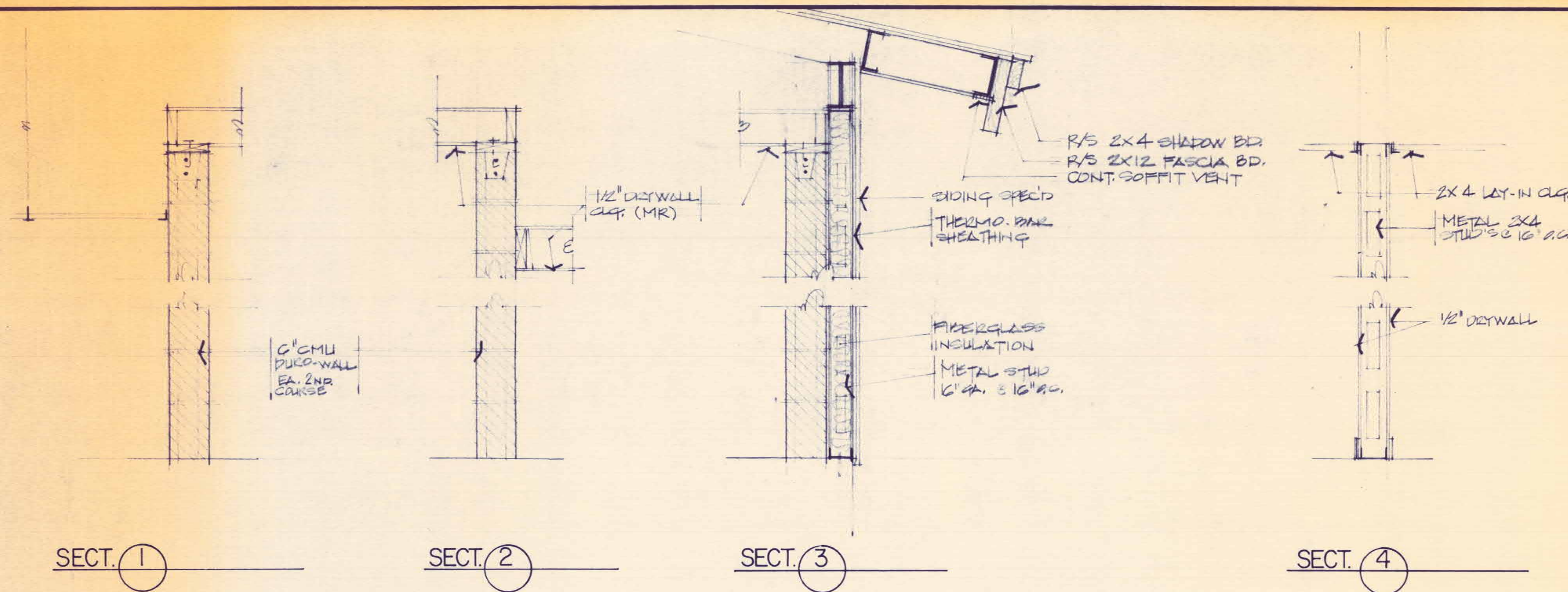
REVISED 5/6/92
REVISED 4/24/92
REVISED 4/17/92



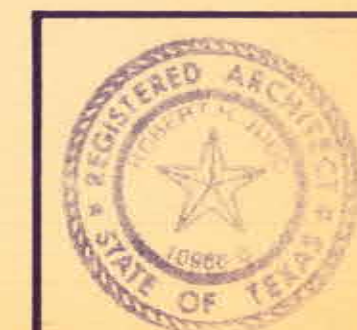
A RETAIL & MANUFACTURING FACILITY FOR
NEW CANAAN FARMS
HWY 290 W. DRIPPING SPRINGS, TEXAS

Robert h. Judd & associates
Architect Austin

4 (L) x 36" x 3"
8
12
16
36
24 linear ft x 4' x 36" = 96 ft



Preliminary Plans. Not For Construction. Not "As Built" Plans.

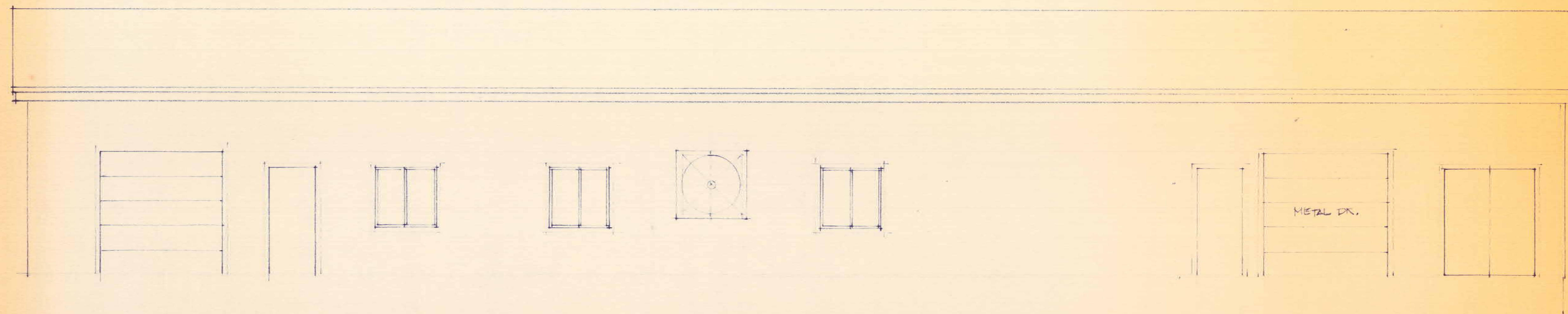


A RETAIL & MANUFACTURING FACILITY FOR
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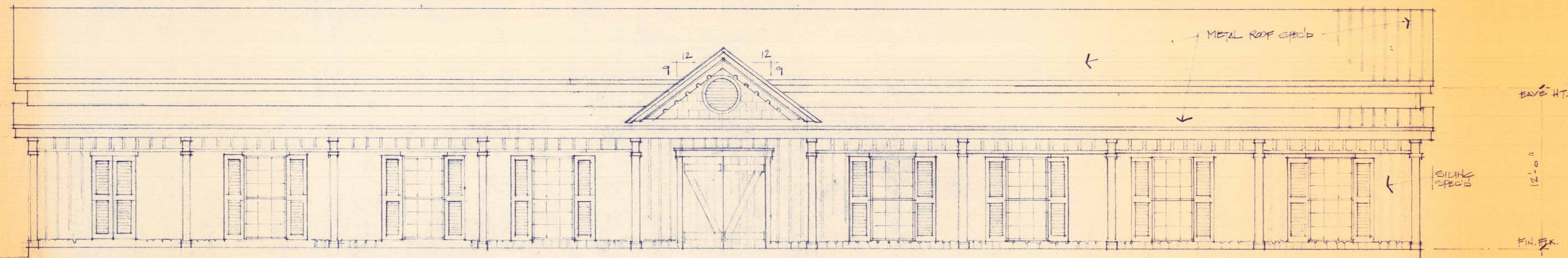
DATE	10/1/88
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CHK	
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OF	

Preliminary Plans. Not For Construction. Not "As Built" Plans.



REAR ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



A RETAIL & MANUFACTURING FACILITY FOR
NEW CANAAN FARMS
HWY 290 W. DRIPPING SPRINGS, TEXAS

Robert h. Judd & associates
Architect Austin

DATE	5/72
DRAWN	KJT
CHK	
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OF	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
William Edward Withers	539100-B	will@w3commercial.com	512-924-1074
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date