



Standalone Office & Warehouse on 1.94 Acres For Sale

4909 BELL SPRINGS RD | DRIPPING SPRINGS | TX | 78620

DRIPPING SPRINGS ETJ OFFICE WAREHOUSE

4909 BELL SPRINGS RD, DRIPPING SPRINGS, TX 78620

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Positioned in the heart of Dripping Springs' booming growth corridor, 4909 Bell Springs Road presents a rare opportunity to acquire nearly two acres of strategically located land with two standalone buildings — ideal for an owner-user or industrial developer seeking flexibility and future upside.

This ±1.94-acre site features a ±1,548 SF office building and a ±3,200 SF warehouse, both perfectly suited for a variety of commercial or light industrial uses. The office is a manufactured building comprised of 2 private offices, a restroom, and large open work area. The warehouse building is split into two suites, each having their own restroom, with the rear half being HVAC'd. The property lies within the Dripping Springs ETJ, outside city limits, providing greater flexibility and fewer restrictions for future development. The property is serviced by a private water well and septic system, keeping utility costs low and enhancing operational autonomy.

Surrounded by rapid residential and commercial development, this location benefits from exceptional area demographics, with strong income levels, a growing population base, and proximity to key amenities and regional connectors. Bell Springs Road is just minutes from Highway 290 and downtown Dripping Springs, making this an ideal base of operations for a service business, logistics company, builder, or investor looking to capitalize on the area's continued expansion.

OFFERING SUMMARY

Sale Price:	Please Contact Broker
Lot Size:	1.94 Acres
Total Structure Size:	4,748 SF
Zoning:	Dripping SPrings ETJ

PROPERTY HIGHLIGHTS

- ±1.94 acres in Dripping Springs ETJ
- ±1,548 SF freestanding office building
- ±3,200 SF warehouse building (1/2 HVAC'd)
- Water well and septic in place
- Strong surrounding demogrphatics and commercial/residential development
- Minutes to Hwy 290 and downtown Dripping Springs

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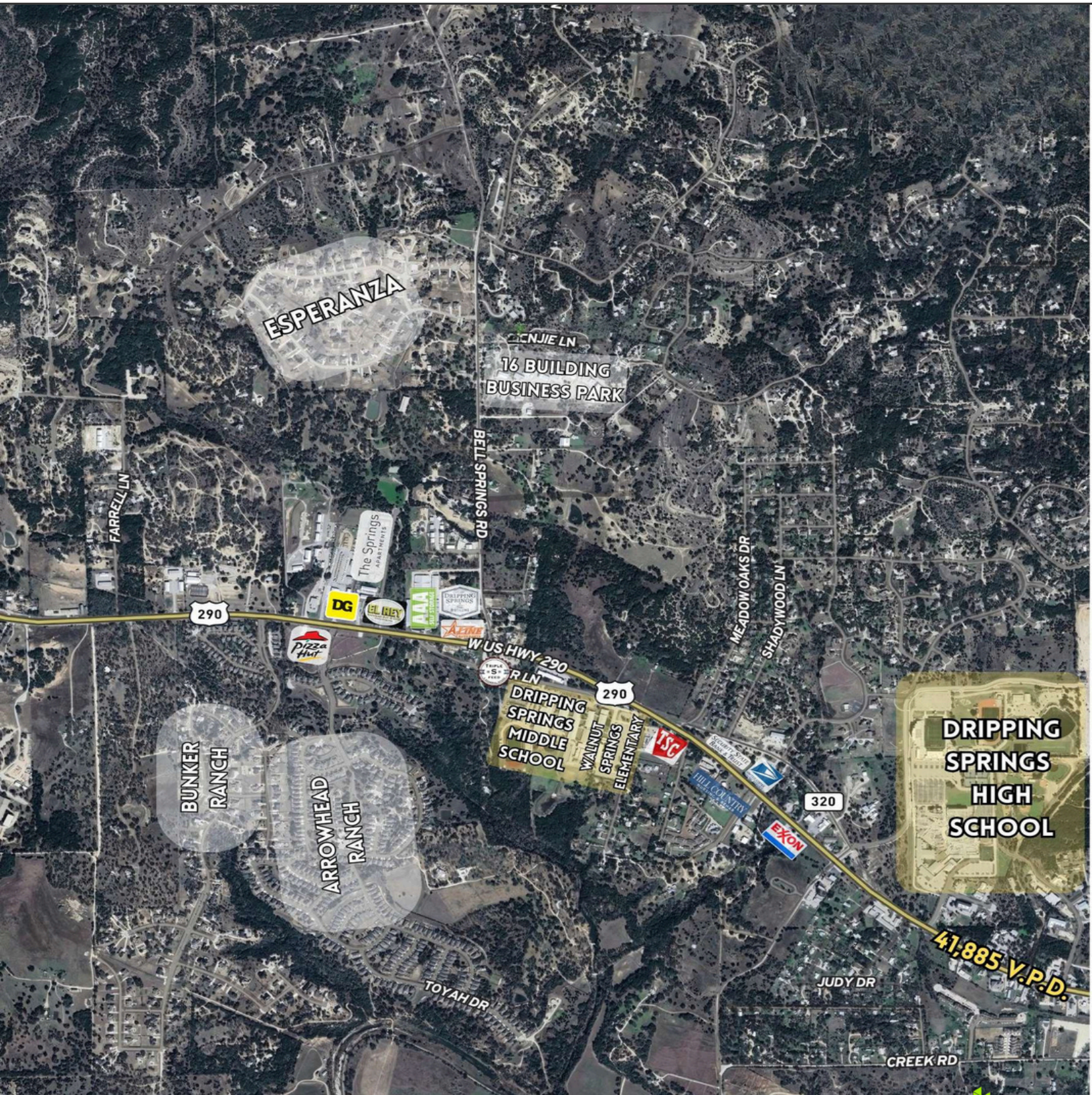
PROPERTY PHOTOS



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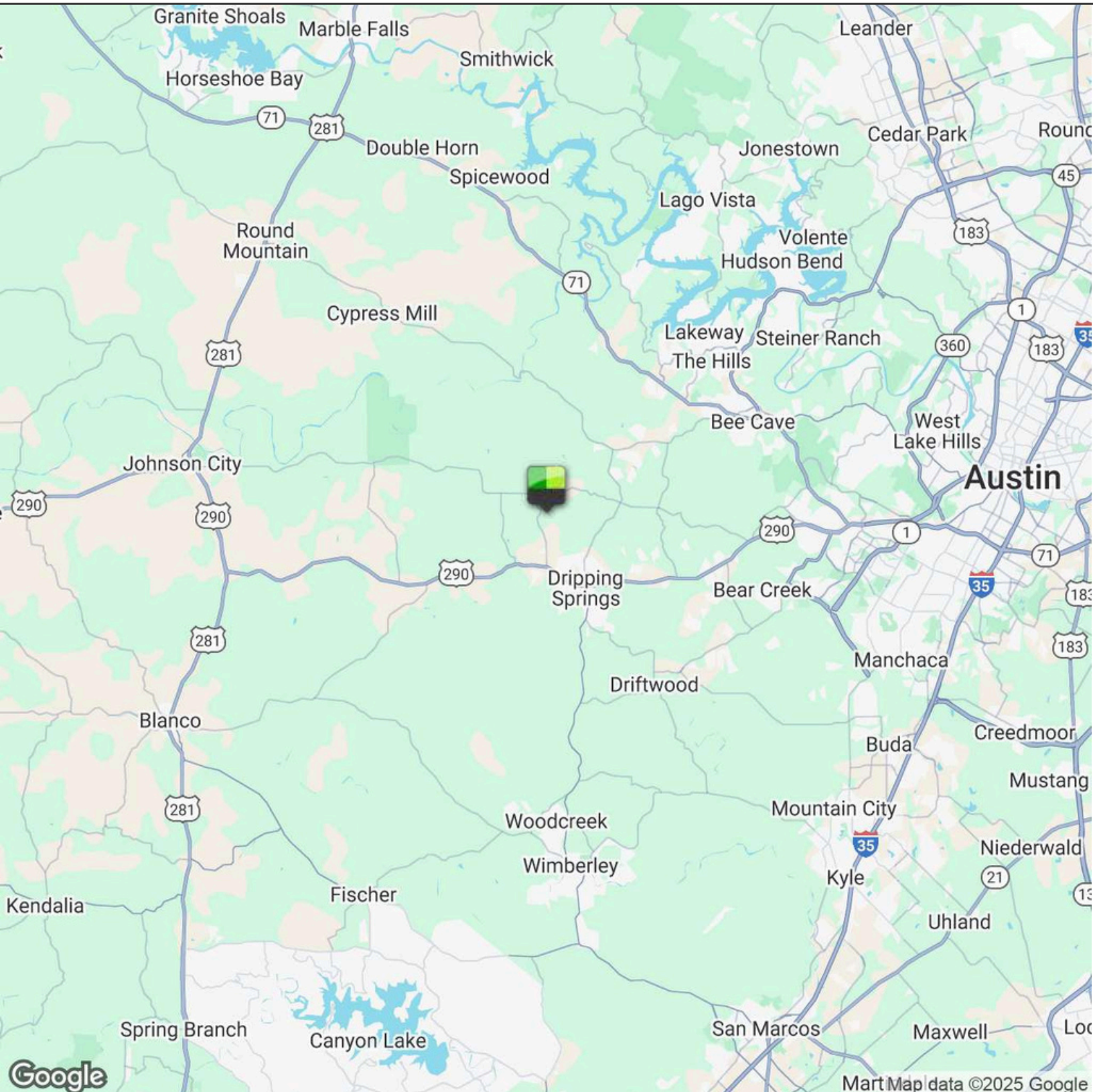
AERIAL RETAIL MAP



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LOCATION OVERVIEW MAP



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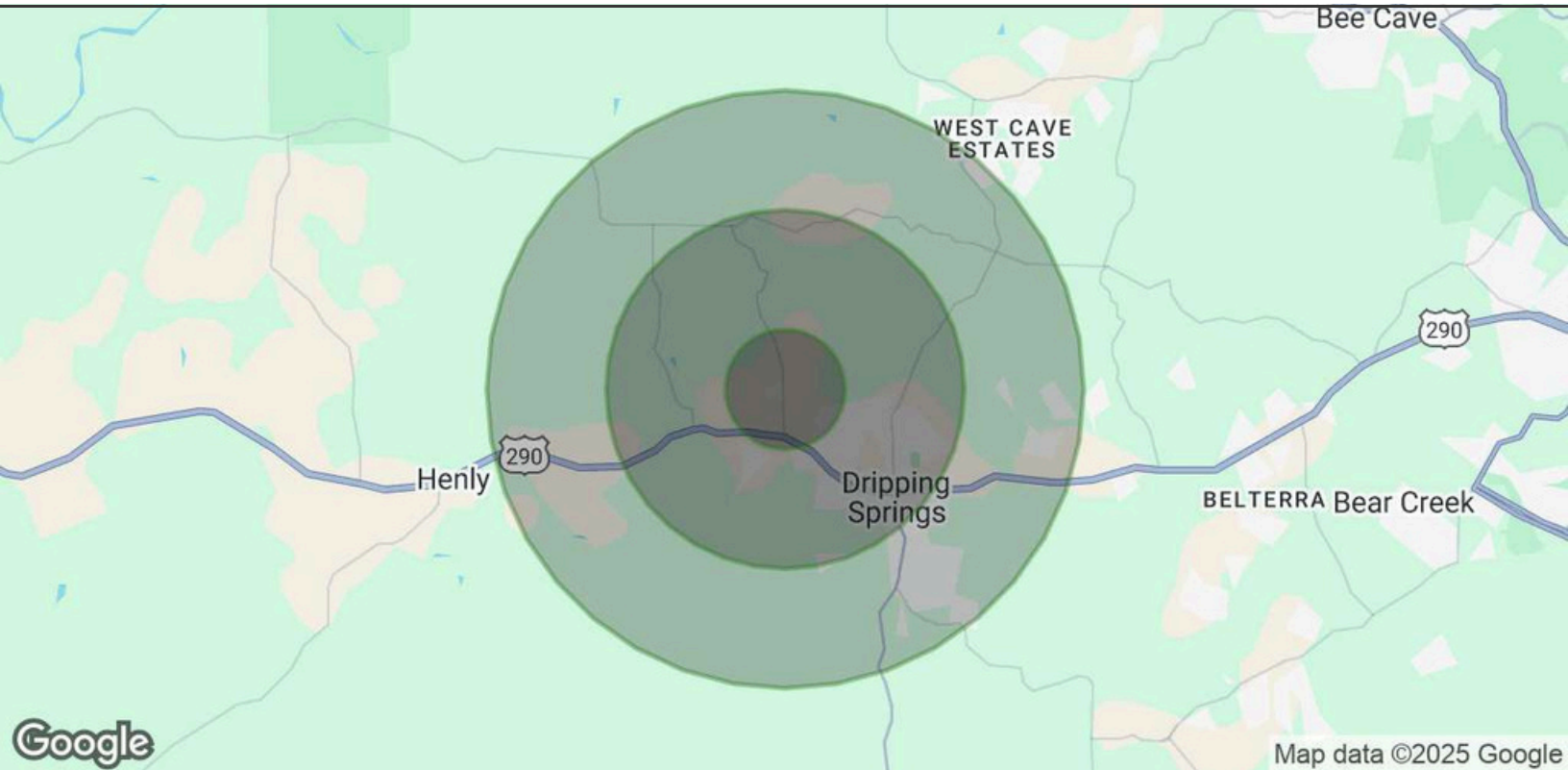
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613// CMEATX.COM



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DEMOGRAPHICS MAP & REPORT



POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	892	7,085	13,283
Average Age	43	42	42
Average Age	42	41	41
(Male) Average	45	43	43
Age (Female)			

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	322	2,568	4,816
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$150,593	\$167,611	\$170,381
Average House Value	\$742,043	\$774,765	\$786,330

Demographics data derived from AlphaMap





Information About Brokerage Services

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

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
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Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date