

Mercer Dance Hall + 5 Cabins

| 23490 RR 12, Driftwood, TX, 78619

[View Document Vault](#)



4.18 acres For Sale



Nick Nelson, CCIM
Jackson Steinle

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Property Overview

Site Pictures

Maps

Site

Zoning/ETJ

Area

Flood Map

Region

Watershed

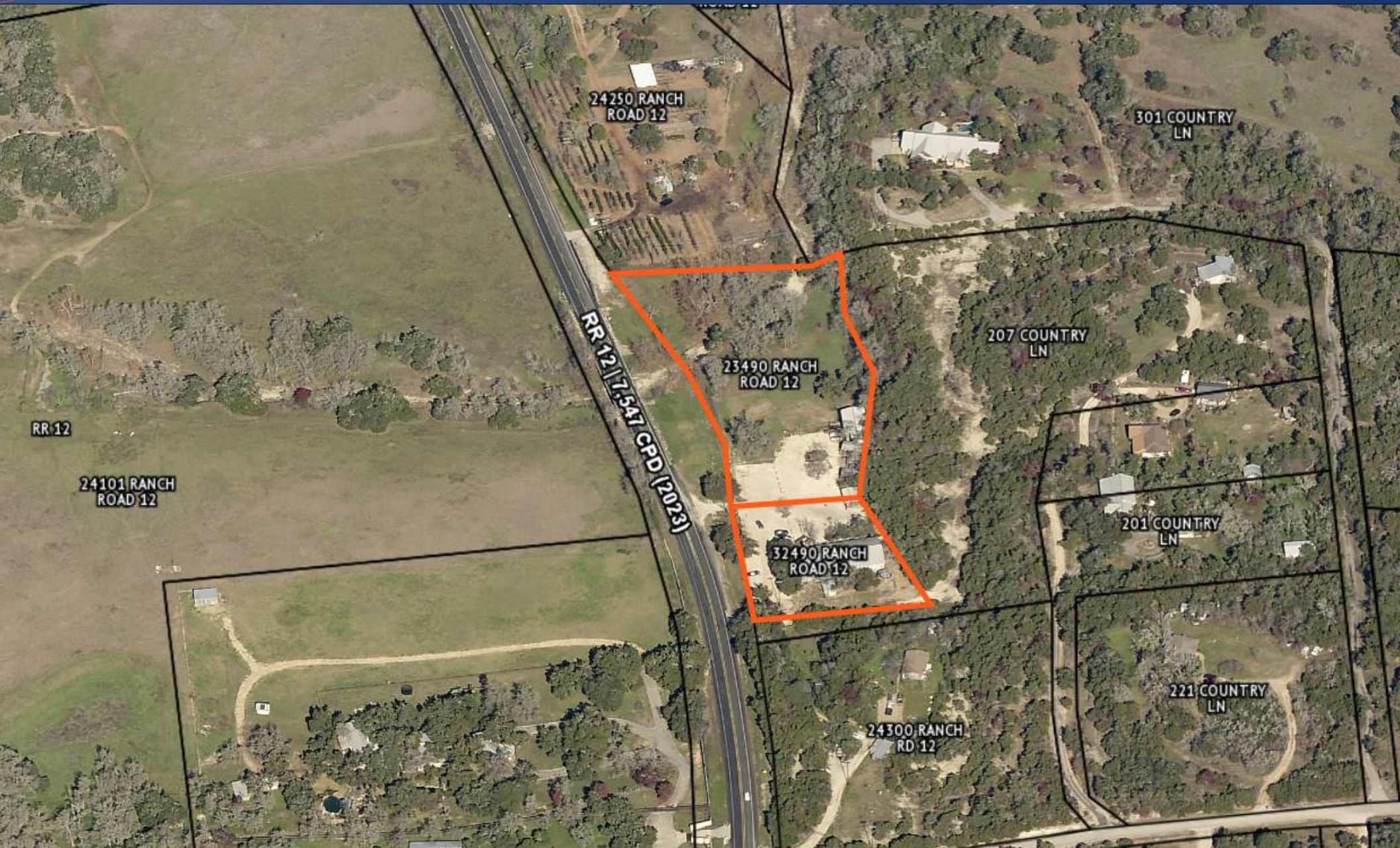
Market View



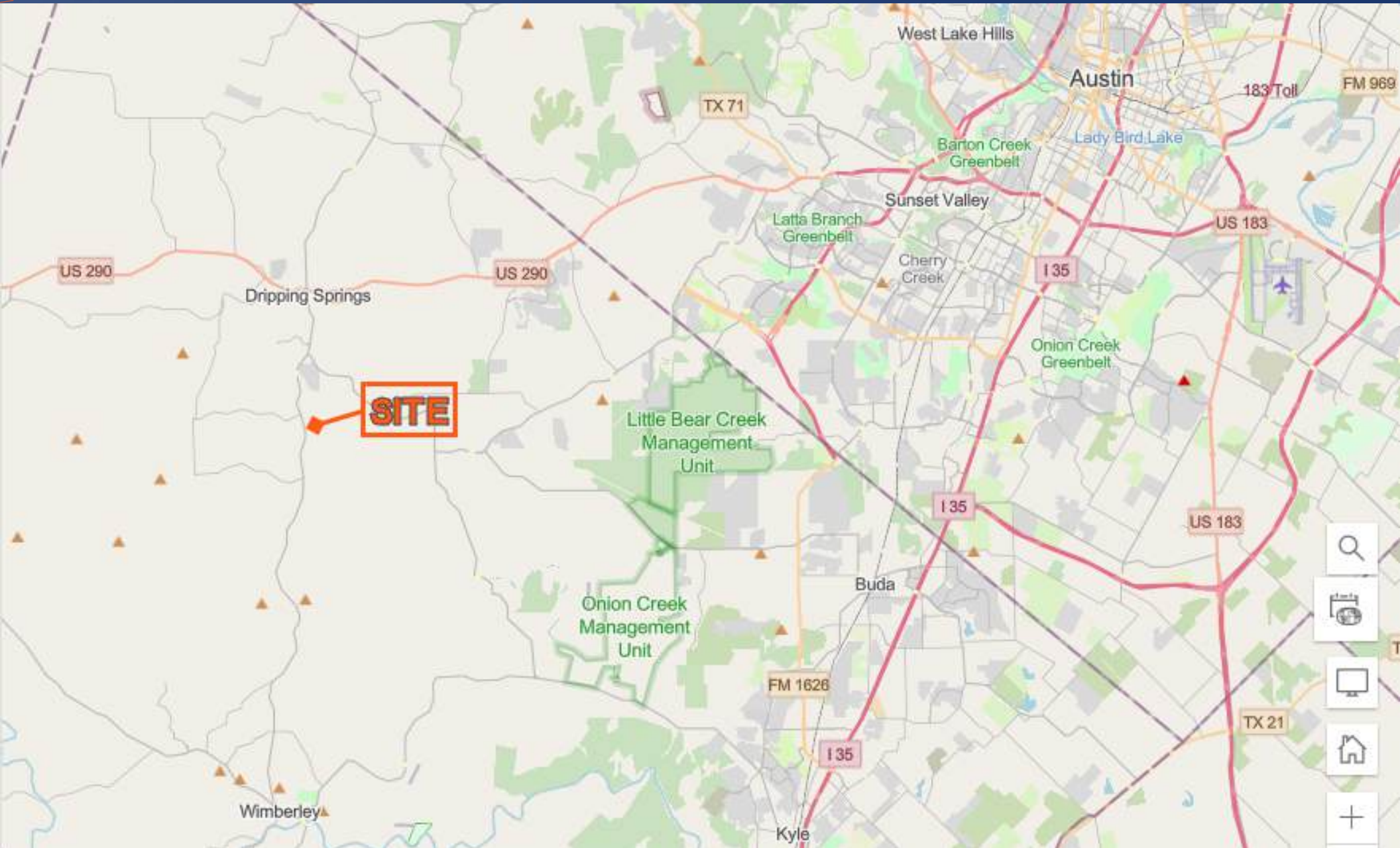
| | |
|-------------------------|--|
| Location | 23490 RR 12, Driftwood, TX, 78619 |
| Price | \$2,300,000.00 |
| Land Size | 4.18 acres |
| Price PSF (Land) | \$12.63/SF |
| Jurisdiction | Hays County |
| Zoning | N/A |
| Utilities | Onsite Septic & Well |

Property/Area Highlights

- Dripping Springs: Median Household Income (2023): \$116,068
- Opportunity for: music venue, wedding/event venue, industrial/warehouse, bar/restaurant
- 3-Phase Power
- 15 tons AC
- 8 inch concrete slab (40 piers, 20 feet deep)
- 6,000 gal retention tank
- 5 Cabins (Airbnb)



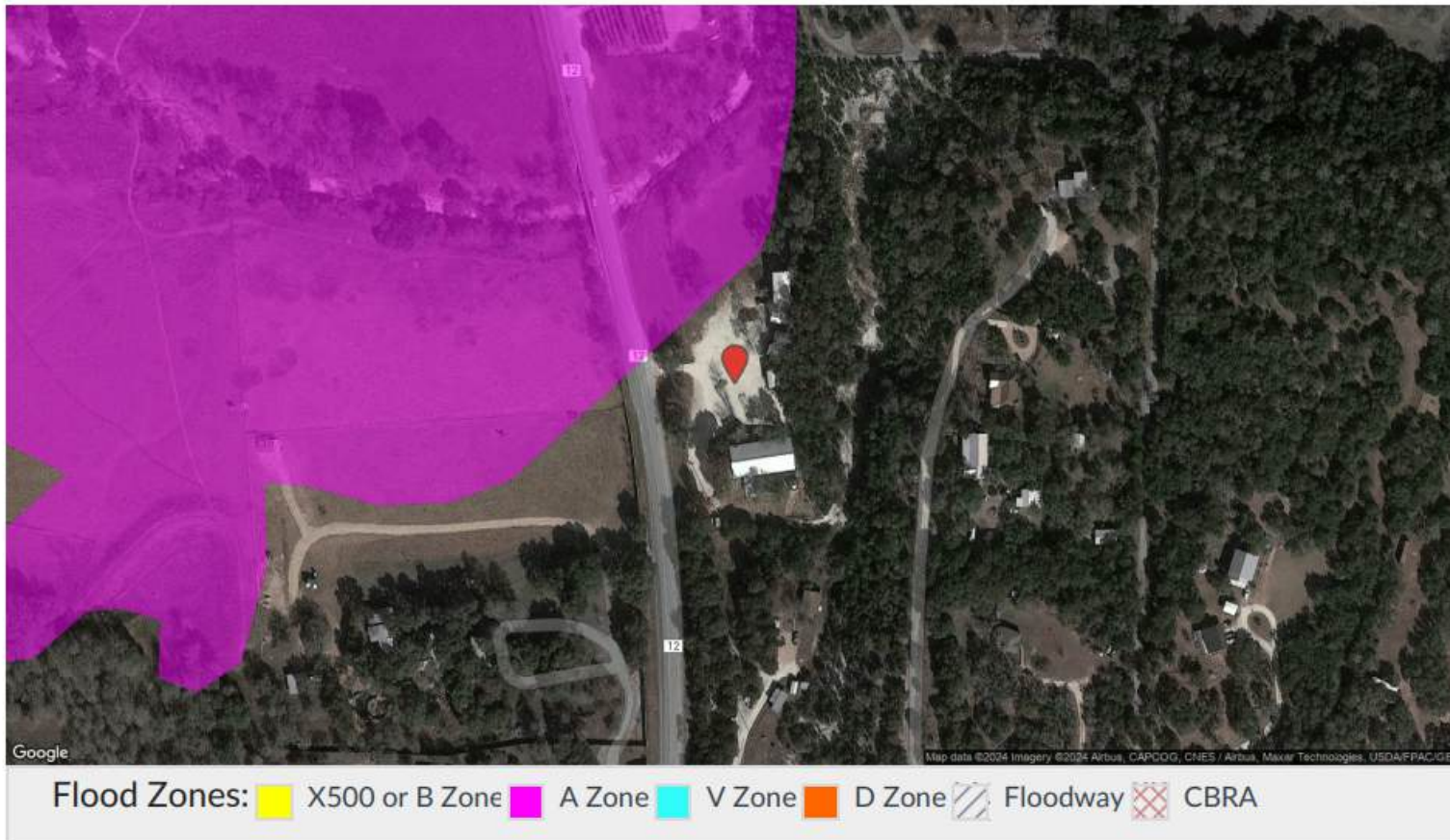




RiskMeter

CoreLogic

Overview Map



City of Dripping Springs Planning Department Map

Find address or place

Layer List

Layers

- Address Points
- Roads
- Streets
- Parcels
- Historic Districts
- Conditional Overlay
- Development Agreements
- Zoning
- City Limits
- Extra-Territorial Jurisdiction
- Watersheds - HaysCountyWatersheds
- Edwards Aquifer

(3 of 11)

HaysCountyWatersheds: South Onion Creek

| | |
|------------|--|
| tnmid | {426BD5F7-5424-4F36-A0B2-889E870DC6FF} |
| metasource | |
| sourcedata | |
| sourceorig | |
| sourcefeat | |
| loaddate | 1/17/2013 6:00 PM |
| referenceg | |
| areaacres | 15,322.85 |
| areasqkm | 62.01 |
| states | TX |
| huc12 | 120902050402 |
| name | South Onion Creek |

Zoom to

0.6mi

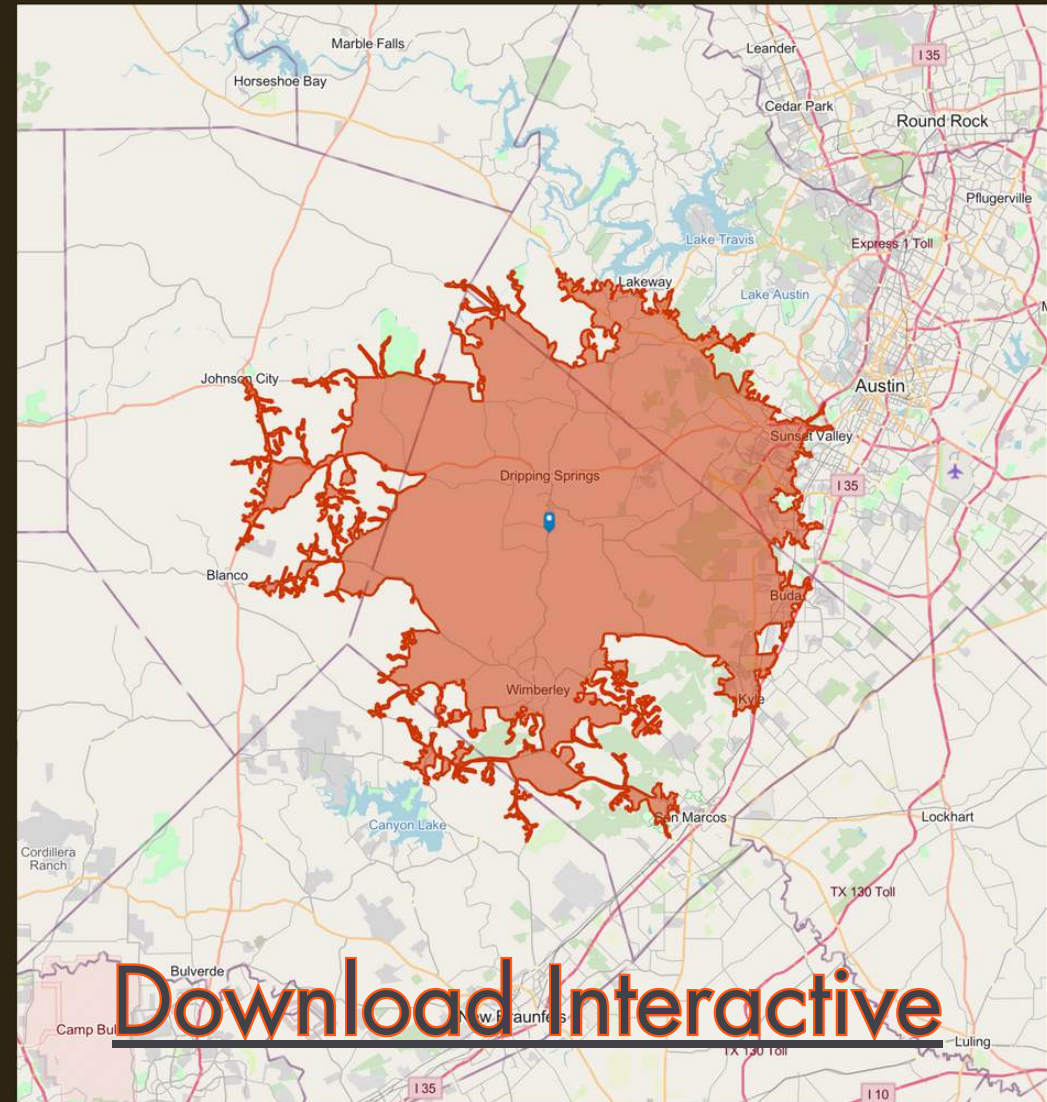
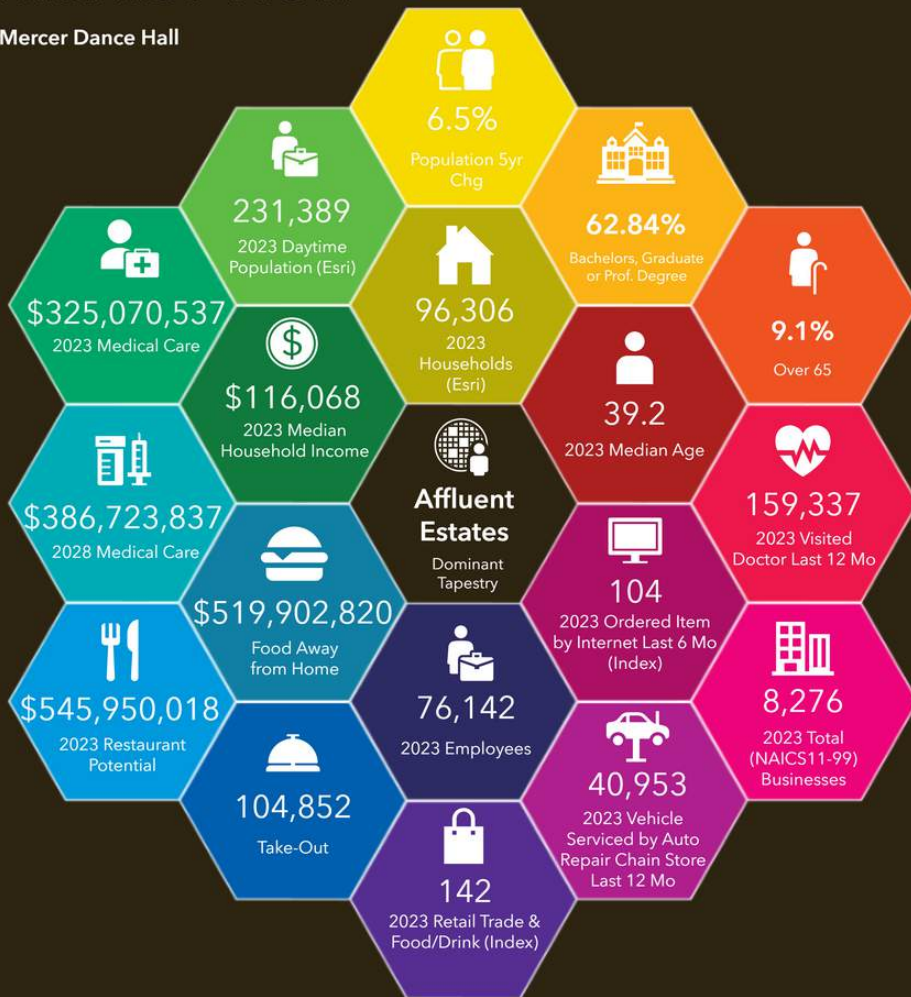
98°05'31"W 30°08'23"N

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U.S. Geological Survey

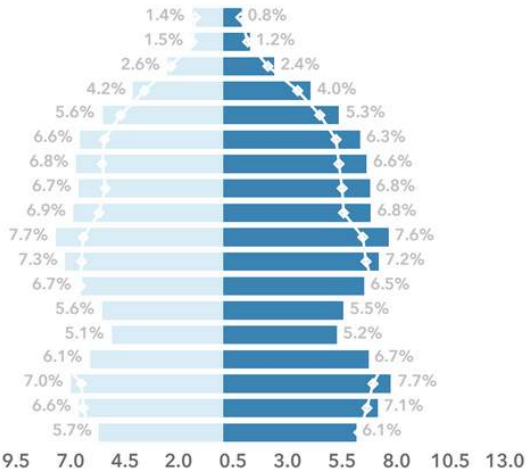
Market View

Mercer Dance Hall



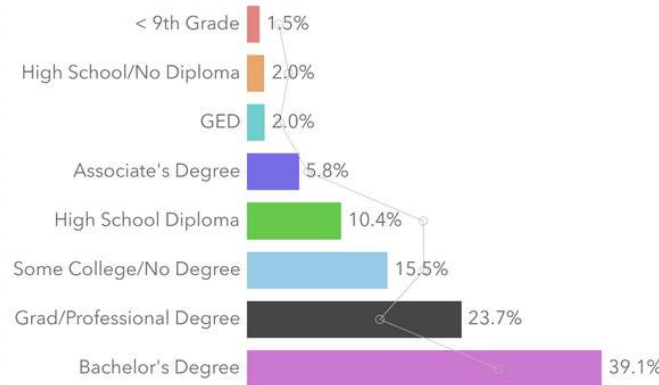
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2023 and 2028

Age Profile: 5 Year Increments



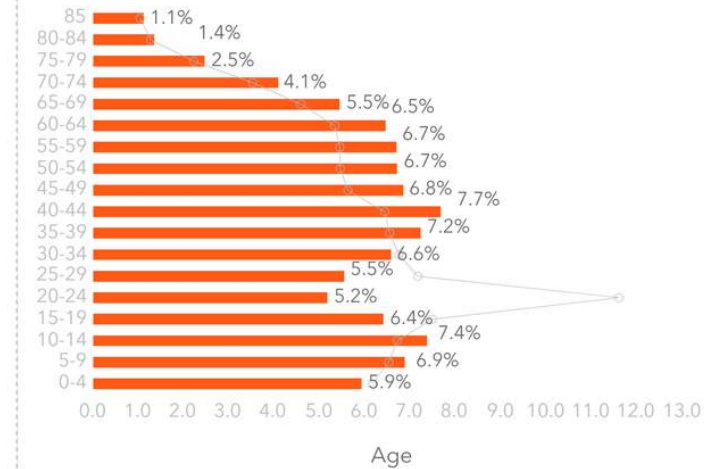
Hays County

Educational Attainment (%)



Hays County

2023 Age: 5 Year Increments (Esri)

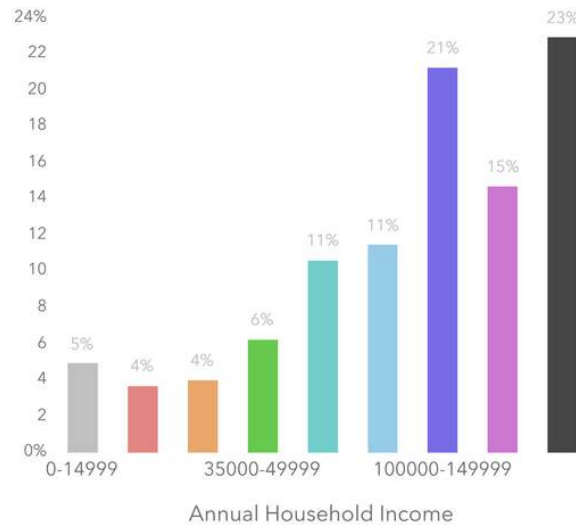


Hays County

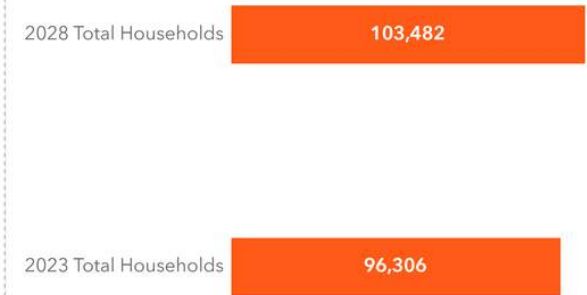
Tapestry segments

| | | | |
|--|---|-------------------------------|---|
| | 1C Boomburbs 19,954 households | 20.7% of Households | ▼ |
| | 1D Savvy Suburbanites 11,995 households | 12.5% of Households | ▼ |
| | 4A Workday Drive 10,581 households | 11.0% of Households | ▼ |

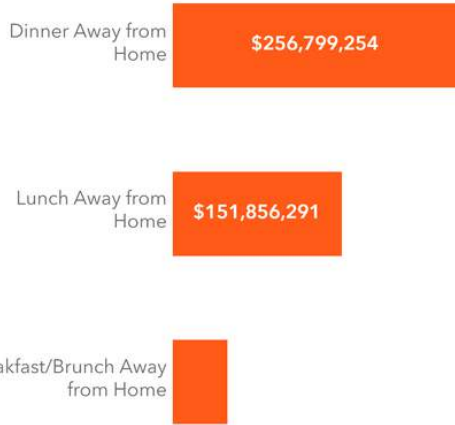
2023 Income (Esri)



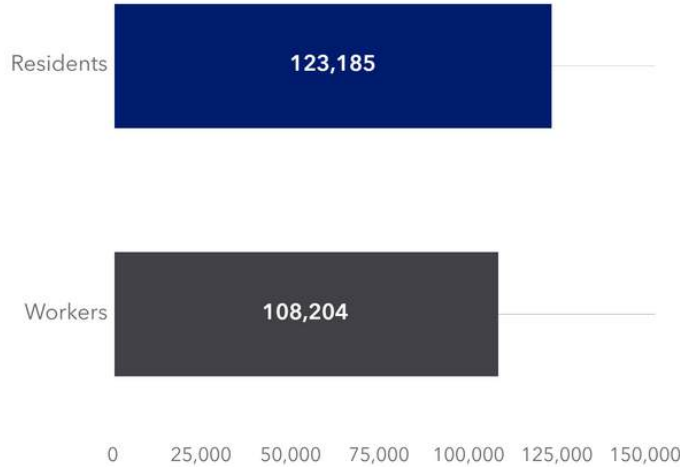
Total Households



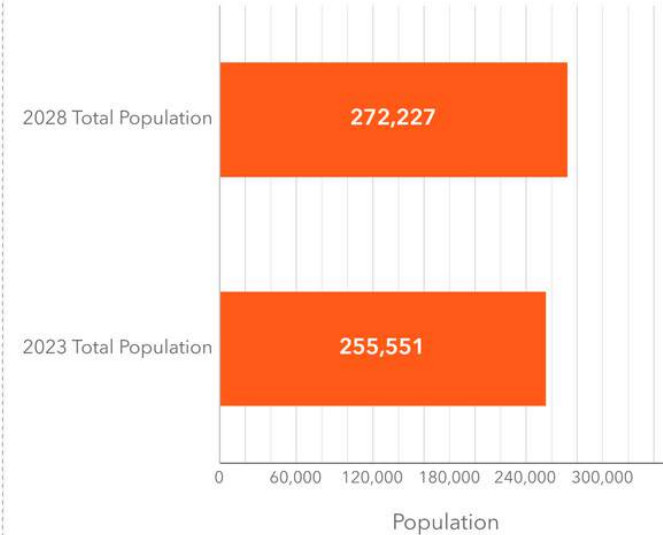
Food Away from Home



2023 Daytime Population



Total Population



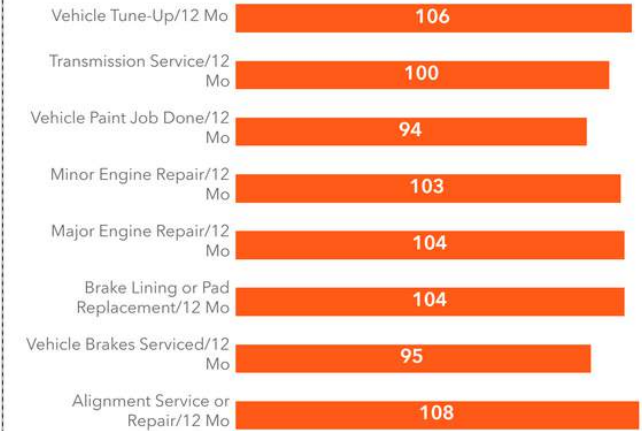
2023 Health Care (Consumer Spending)

| | |
|--|--------------|
| 2023 Physician Services | \$38,792,034 |
| 2023 Dental Services | \$62,372,275 |
| 2023 Eyecare Services | \$12,202,359 |
| 2023 Lab Tests/X-Rays | \$10,648,413 |
| 2023 Hospital Room & Hospital Service | \$35,979,502 |
| 2023 Convalescent/Nursing Home Care | \$3,944,442 |
| 2023 Other Medical Services | \$4,683,690 |
| 2023 Nonprescription Drugs | \$22,680,037 |
| 2023 Prescription Drugs | \$46,634,458 |
| 2023 Nonprescription Vitamins | \$18,691,211 |
| 2023 Medical Supplies | \$32,710,778 |
| 2023 Eyeglasses & Contact Lenses | \$14,782,746 |
| 2023 Hearing Aids | \$5,167,741 |
| 2023 Medical Equipment for General Use | \$1,399,830 |

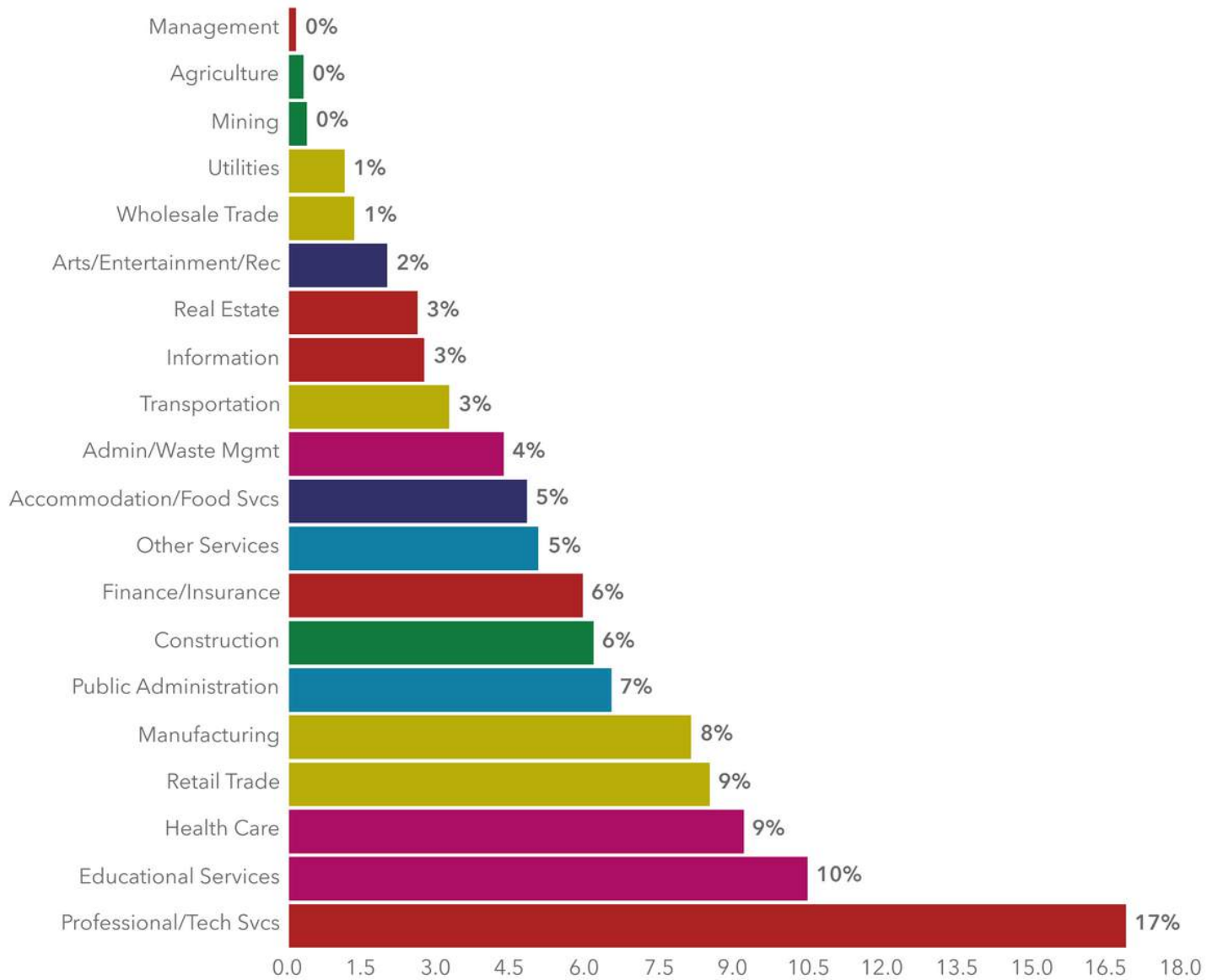
2023 Health (Market Potential)

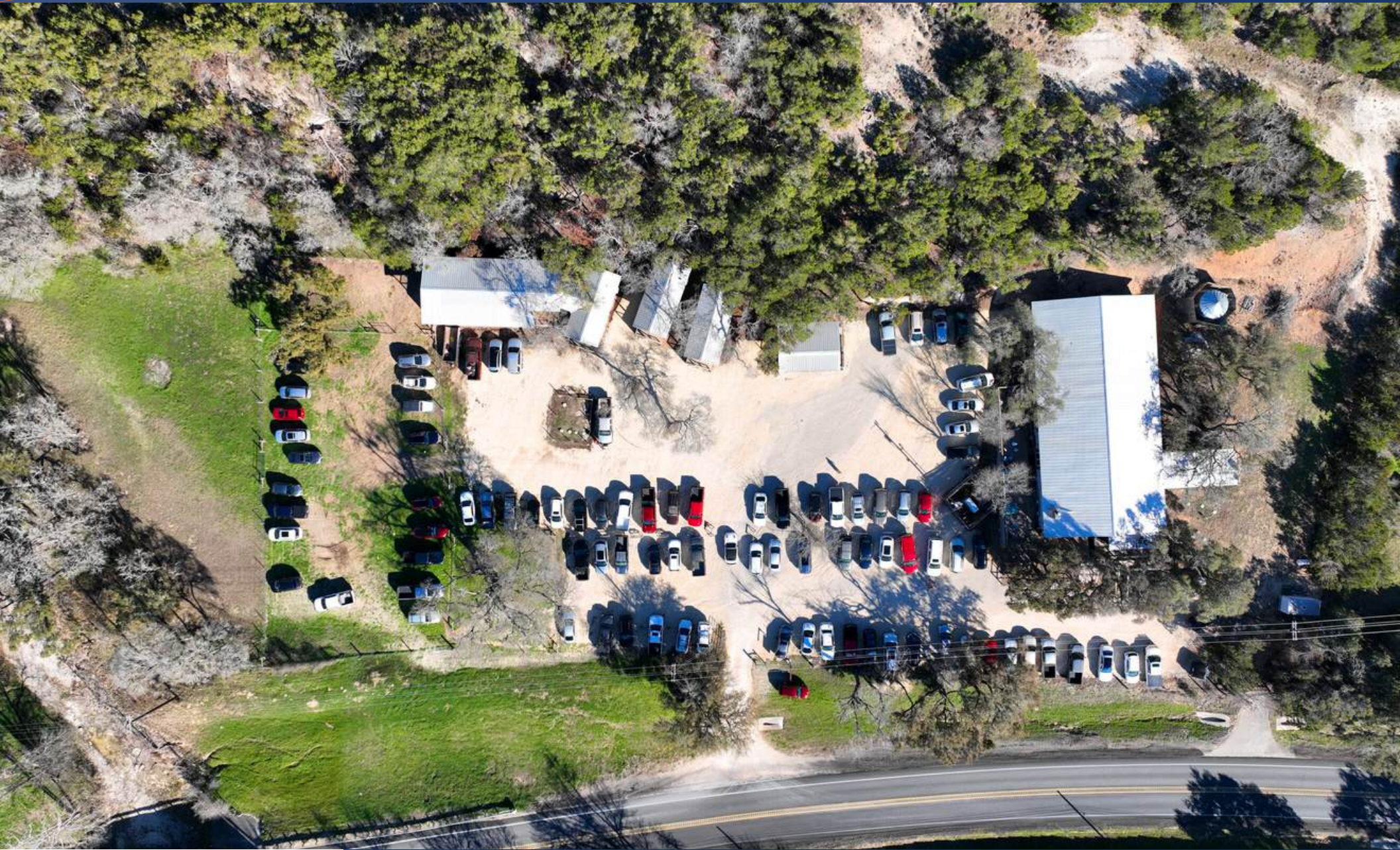
| | |
|--|-----|
| 2023 Visited Acupuncturist Doctor Last 12 Mo (Index) | 108 |
| 2023 Visited Allergist Doctor Last 12 Mo (Index) | 123 |
| 2023 Visited Cardiologist Doctor Last 12 Mo (Index) | 99 |
| 2023 Visited Chiropractor Last 12 Mo (Index) | 105 |
| 2023 Visited Dentist Last 12 Mo (Index) | 110 |
| 2023 Visited Dermatologist Doctor Last 12 Mo (Index) | 120 |
| 2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index) | 107 |
| 2023 Visited Eye Doctor Last 12 Mo (Index) | 107 |
| 2023 Visited Gastroenterologist Doctor Last 12 Mo (Index) | 101 |
| 2023 Visited General or Family Doctor Last 12 Mo (Index) | 102 |
| 2023 Visited Physical Therapist Doctor Last 12 Mo (Index) | 101 |
| 2023 Visited Podiatrist Doctor Last 12 Mo (Index) | 92 |
| 2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index) | 101 |
| 2023 Visited Urologist Doctor Last 12 Mo (Index) | 98 |

2023 Automotive Products & Maintenance (Market Potential US Index)



Labor Force by Industry

















1



2



3



4



5



EXCLUSIVELY LISTED BY

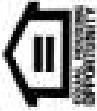


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Information About Brokerage Services

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

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.

| | | | |
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| Designated Broker of Firm | License No. | Email | Phone |
| Jackson Steidle | 738155 | jackson@dea1vision.com | (512) 762-7569 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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