

DEVELOPMENT | INVESTMENT OPPORTUNITY

2710-2770 W US 290 | DRIPPING SPRINGS, TX 78620



JOE CIOLA

512.391.0718 x137

jciola@stcroixca.com

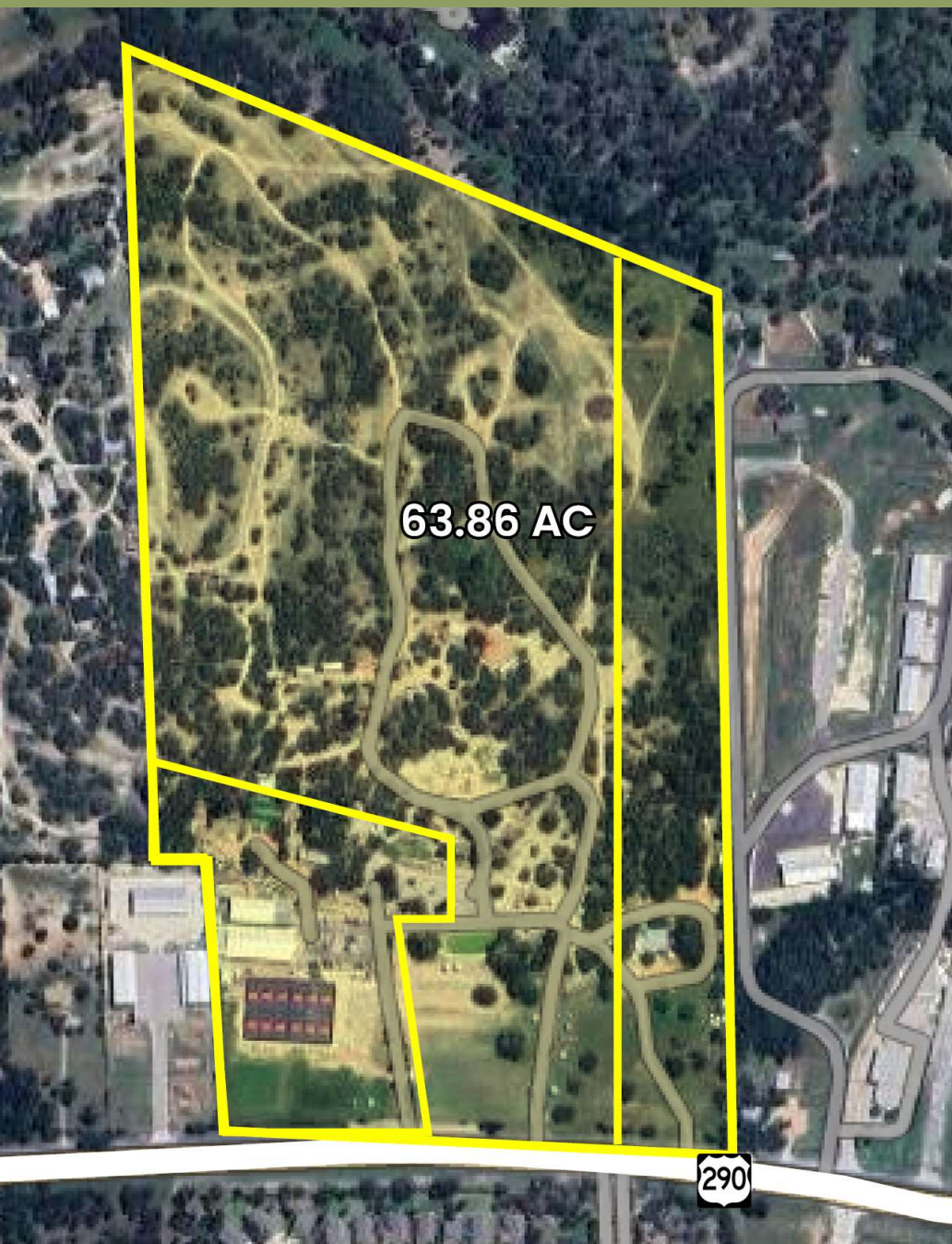
Phone: 512.391.0718 | stcroixcra.com



FOR SALE

2710 - 2770 W US 290

DRIPPING SPRINGS, TX 78620



63.86 AC

PROPERTY OVERVIEW

Address:	2710-2770 W US 290
Total Site Area:	63.86 AC
City:	Dripping Springs
County:	Hays
Zoning:	ETJ - AG
Traffic Count:	25,494 VPD (290/Bell Springs Rd)
District:	Dripping Springs ISD

UTILITIES

Electric:	Pedernales Electric Cooperative
Water:	Dripping Springs Water Supply - Water Wells on site
Wastewater:	Septic
Watershed:	Onion Creek
Gas:	Propane



FOR MORE
INFORMATION:

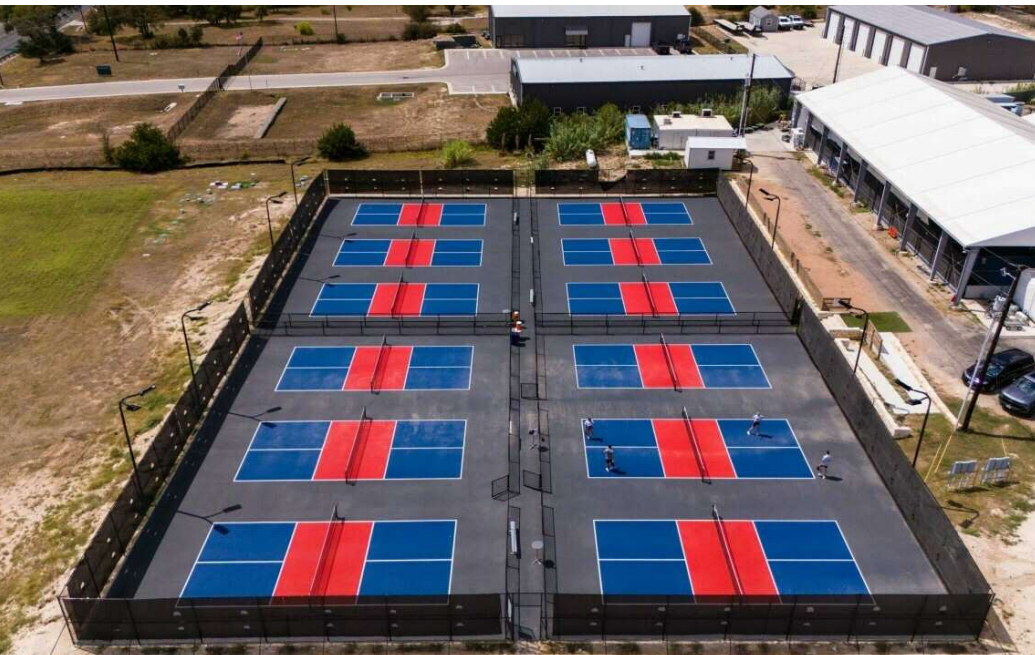
JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR SALE

2710 - 2770 W US 290
DRIPPING SPRINGS, TX 78620



**FOR MORE
INFORMATION:**

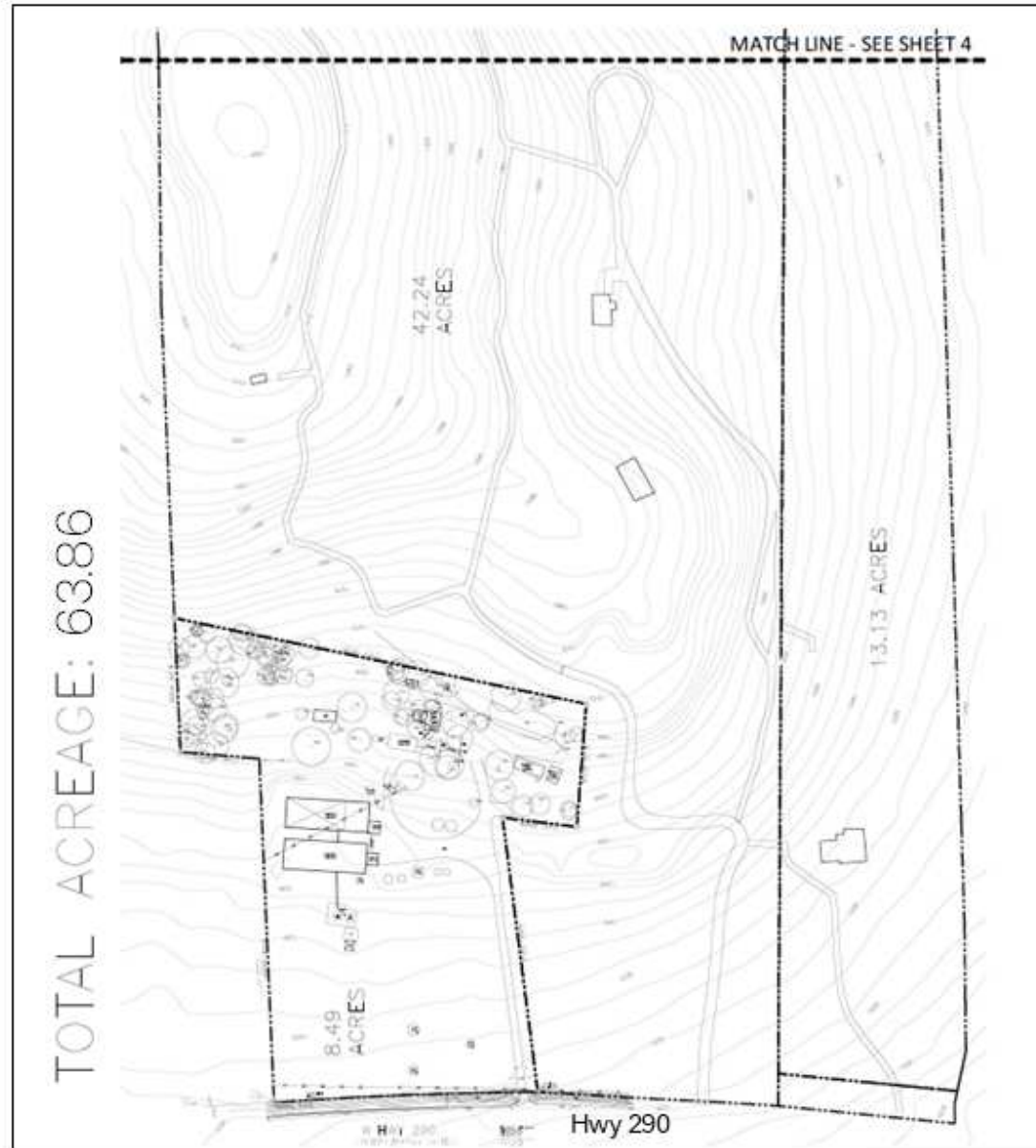
JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR SALE

2710 - 2770 W US 290
DRIPPING SPRINGS, TX 78620



**FOR MORE
INFORMATION:**

JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

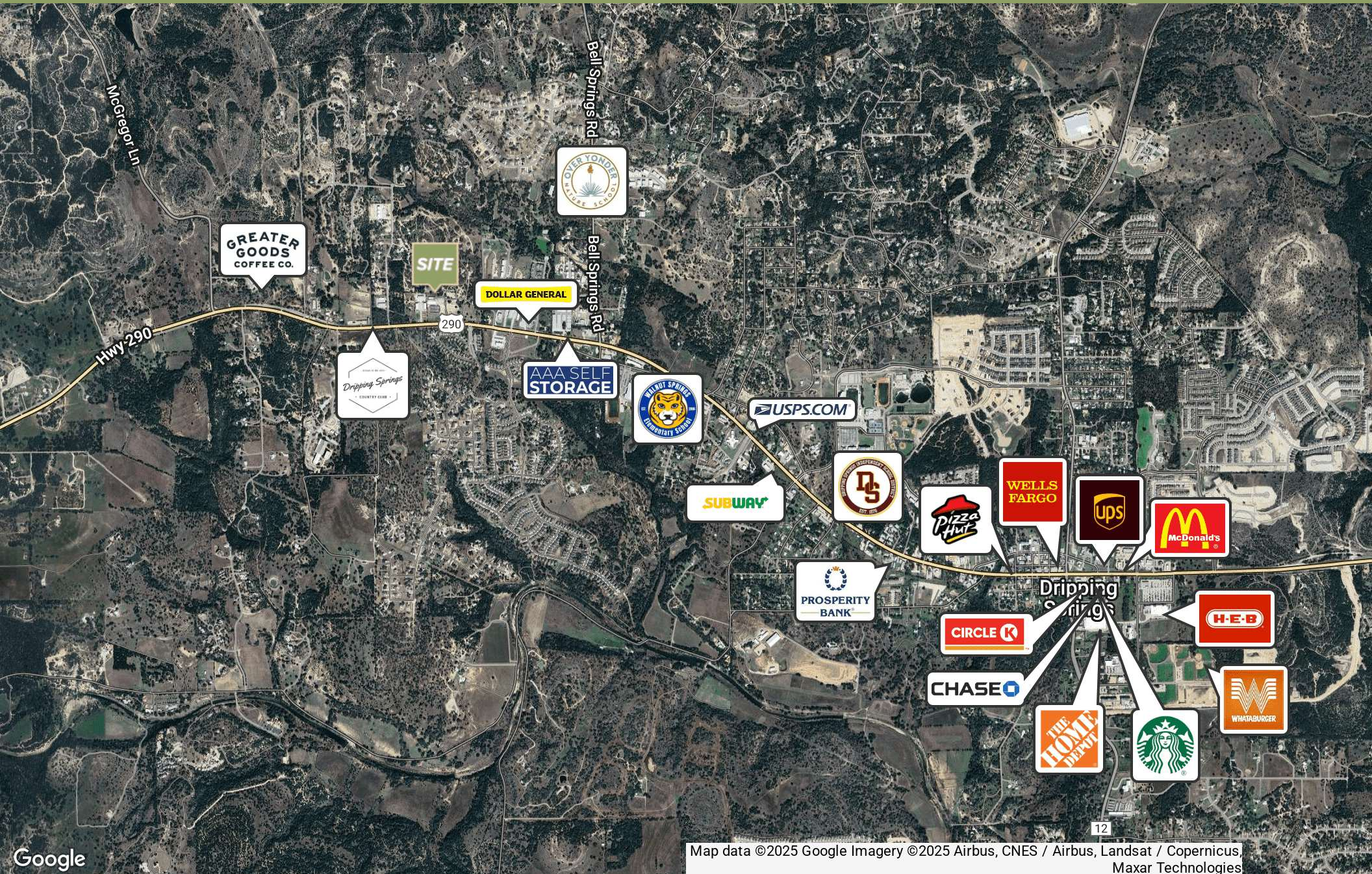
St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR SALE

2710 - 2770 W US 290

DRIPPING SPRINGS, TX 78620



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

FOR MORE INFORMATION:

JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR SALE

2710 - 2770 W US 290
DRIPPING SPRINGS, TX 78620



DRIPPING SPRINGS: A BOOMING GATEWAY TO THE TEXAS HILL COUNTRY

Dripping Springs, often referred to as the “Gateway to the Hill Country,” is a vibrant community in central Texas that blends small-town charm with modern growth opportunities. Located just 25 miles west of downtown Austin, this fast-growing area is experiencing rapid development, with a population increase of over 30% in the last five years. As more people move to Dripping Springs for its scenic beauty, excellent schools, and proximity to Austin, the demand for commercial real estate is on the rise. Businesses looking for a prime location in one of Texas’ most desirable areas will find Dripping Springs offers a unique combination of growth potential, accessibility, and local charm. With local income levels well above the state average and a projected population growth rate of 2.5% annually, Dripping Springs is positioned for long-term success.

PRIME COMMERCIAL OPPORTUNITIES IN DRIPPING SPRINGS

Dripping Springs offers unparalleled opportunities for commercial real estate investors looking to capitalize on Texas’ thriving economy. With an average household income of over \$170,000, residents have substantial purchasing power that supports the growth of retail, office, and mixed-use developments. The town’s strategic location at the crossroads of Highway 290 and Ranch Road 12 makes it an ideal spot for businesses that need to cater to both locals and the thousands of visitors who travel to the area for its wineries, breweries, and outdoor attractions. Dripping Springs is one of the fastest-growing communities in Hays County, with new developments already underway to accommodate the increasing population, currently estimated at over 4,000 residents. With more than \$2 billion in local economic activity, Dripping Springs is poised to be a hub for commerce, making it an excellent choice for those seeking commercial investment opportunities.

WHY DRIPPING SPRINGS SHOULD BE YOUR NEXT COMMERCIAL INVESTMENT

As one of the most sought-after locations in the Texas Hill Country, Dripping Springs has seen its population grow by more than 25% in the last decade, and this trend is expected to continue. The area’s strategic proximity to Austin, combined with its renowned quality of life, has made it a top destination for both families and businesses. Commercial property investors will find Dripping Springs a goldmine, with retail space demand increasing by nearly 10% year-over-year and office vacancy rates in the area at historically low levels. The town’s rapidly growing local economy, diverse industries, and strong tourism sector offer commercial real estate buyers a solid foundation for long-term growth. Whether you are considering a retail center, mixed-use development, or office space, Dripping Springs presents an exceptional opportunity for profitable investments.

**FOR MORE
INFORMATION:**

JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



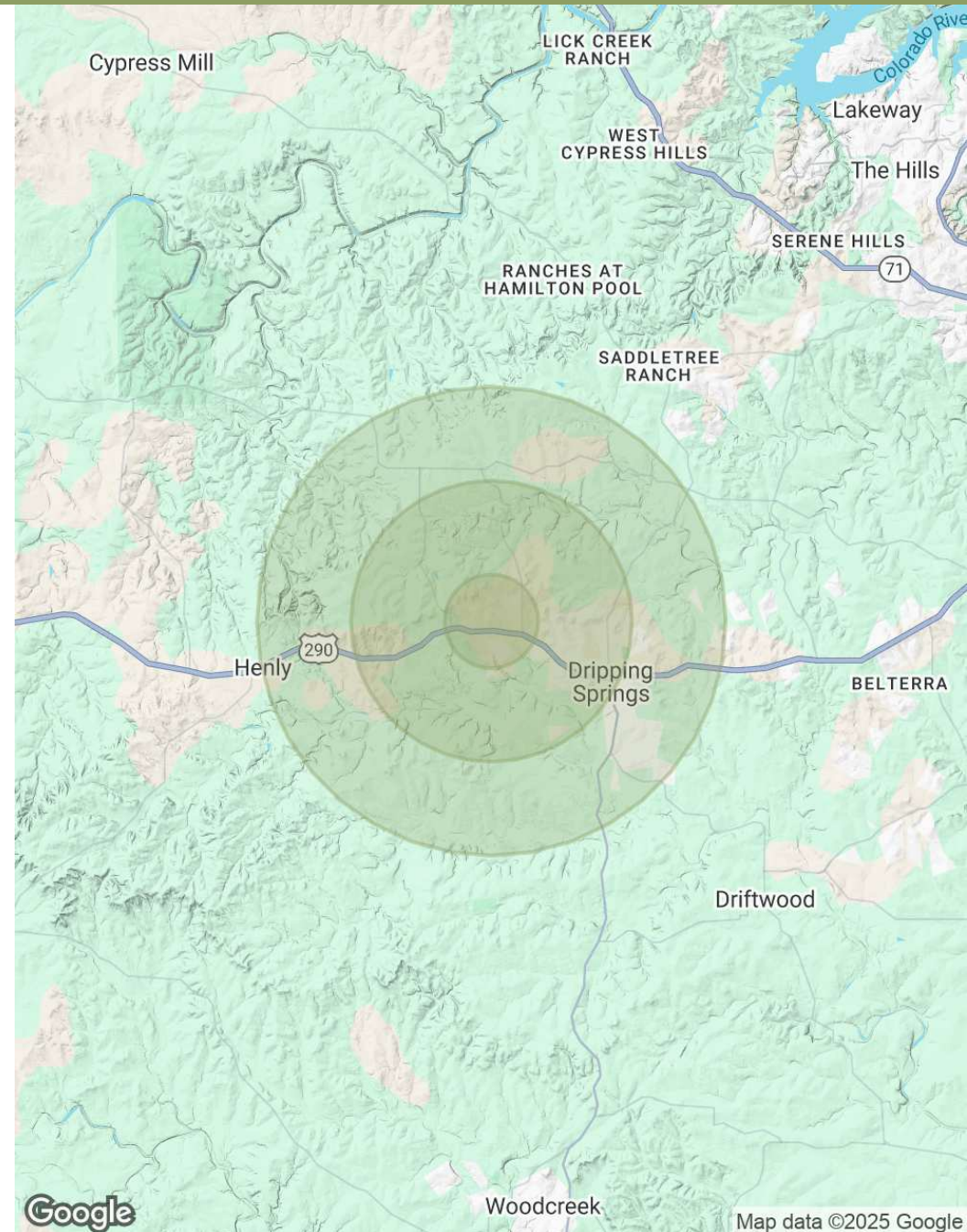
FOR SALE

2710 - 2770 W US 290

DRIPPING SPRINGS, TX 78620

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,081	8,506	15,301
Annual Growth 2020-2024	14.1%	10.5%	8.6%
Population Projection (2029)	2,802	11,365	20,353
Annual Growth 2024-2029	6.9%	6.7%	6.6%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	737	3,042	5,497
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$197,089	\$169,096	\$170,627
Average House Value	\$861,274	\$786,973	\$791,825
Median Year Built	2010	2008	2006



**FOR MORE
INFORMATION:**

JOE CIOLA
512.391.0718 x137
jciola@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com





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.

11-2-2015



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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date