



400 Old Highway 290

400 Old Highway 290, Dripping Springs, TX 78620



David Foster

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400 Old Highway 290

\$24.00 /SF/YR

This gorgeous 16,006-square-foot building is available for lease, including approximately 4 acres on which the facility is situated. The facility sits on a 22.7-acre lot, directly across from Dripping Springs High School, along Roger Hanks Parkway. The building was previously leased to a memory care facility and later a private school. It would be well suited for assisted living, memory care, rehab, mini-hospital, office, wellness center, private school, church, or other. This facility features 17 rooms, 22 bathrooms...

- 22.7 beautiful acres and facility in the heart of Dripping Springs
- 2700+ feet of frontage!
- Directly across from Dripping Springs High School
- Prime tract of land!
- Well maintained gorgeous 16,006 SF facility perfect for office, medical, school, assisted living, and more. Previously a memory care center & school.
- Topography is flat and gently sloping making it very buildable, especially considering the layout and the frontage.



Rental Rate: \$24.00 /SF/YR

Property Type: Health Care

Property Subtype: Assisted Living

Building Class: B

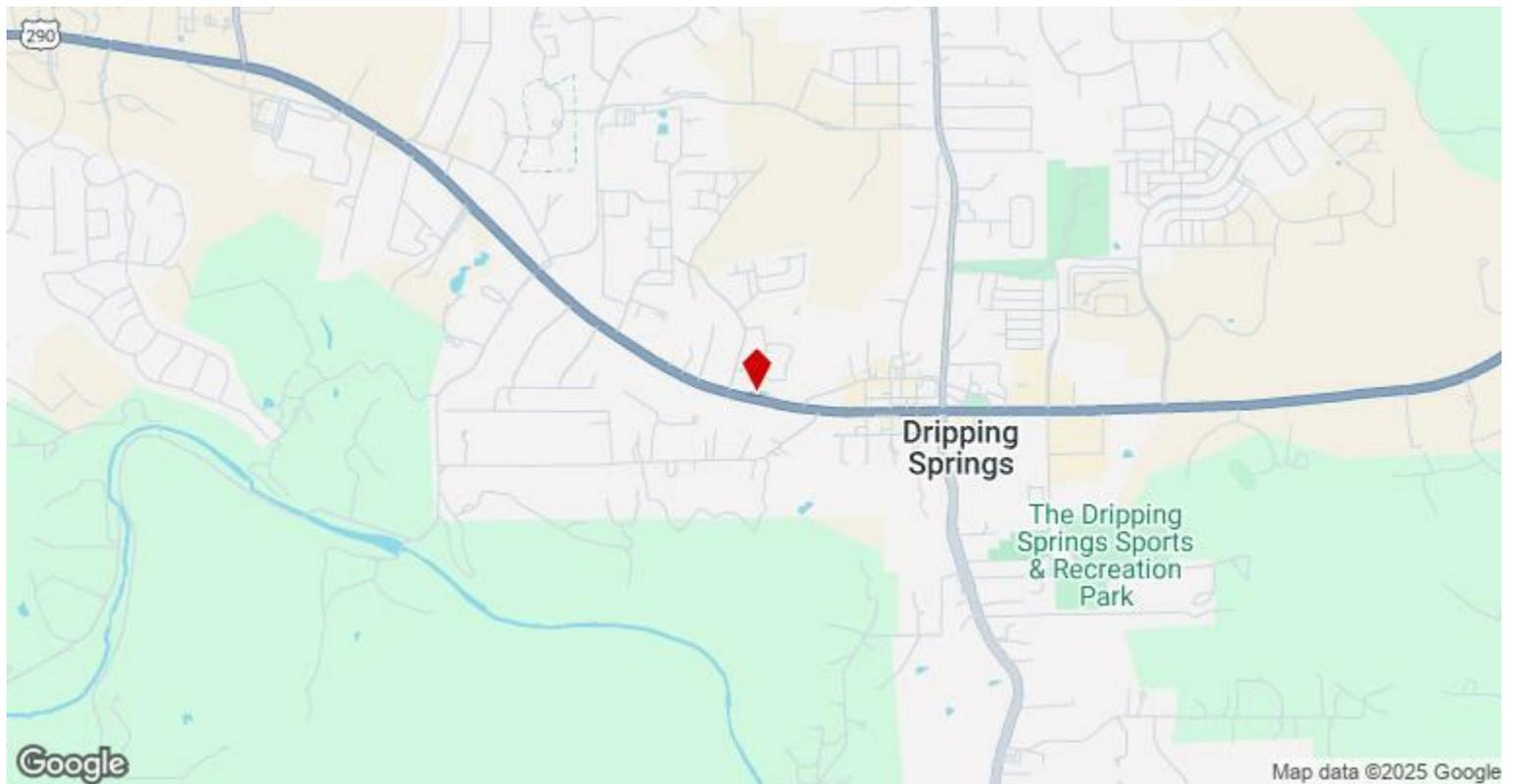
Year Built: 2001

Rental Rate Mo: \$2.00 /SF/MO

1st Floor

Space Available	16,006 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

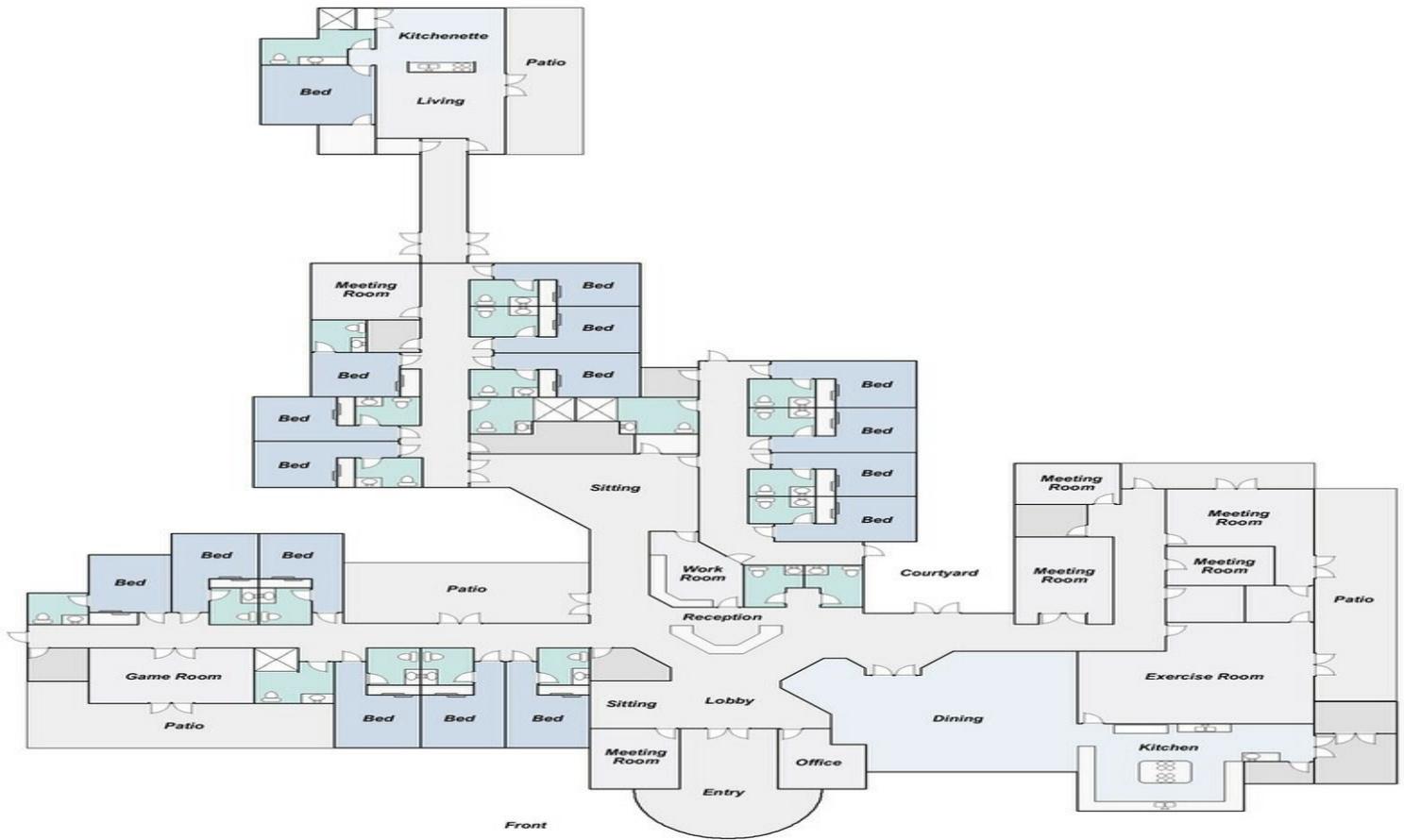
This gorgeous 16,006 SF building is available for lease along with 5 surrounding acres. The facility sits on a bigger, 22.7 acre lot, directly across from Dripping Springs High School along Roger Hanks Pkwy. The building has previously been leased to a memory care facility and more recently a private school. It would be well suited for assisted living, memory care, rehab, mini-hospital, office, wellness center, private school, church, 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, and courtyards. The lease will be NNN, with a base rent of \$24/SF/Yr. The property is on city water and aerobic septic. The beautiful acreage is home to deer and other wildlife right in the heart of booming Dripping Springs, near Austin. More of the land may be available as a part of this lease, or separate, subject to negotiation. Owner/Agent



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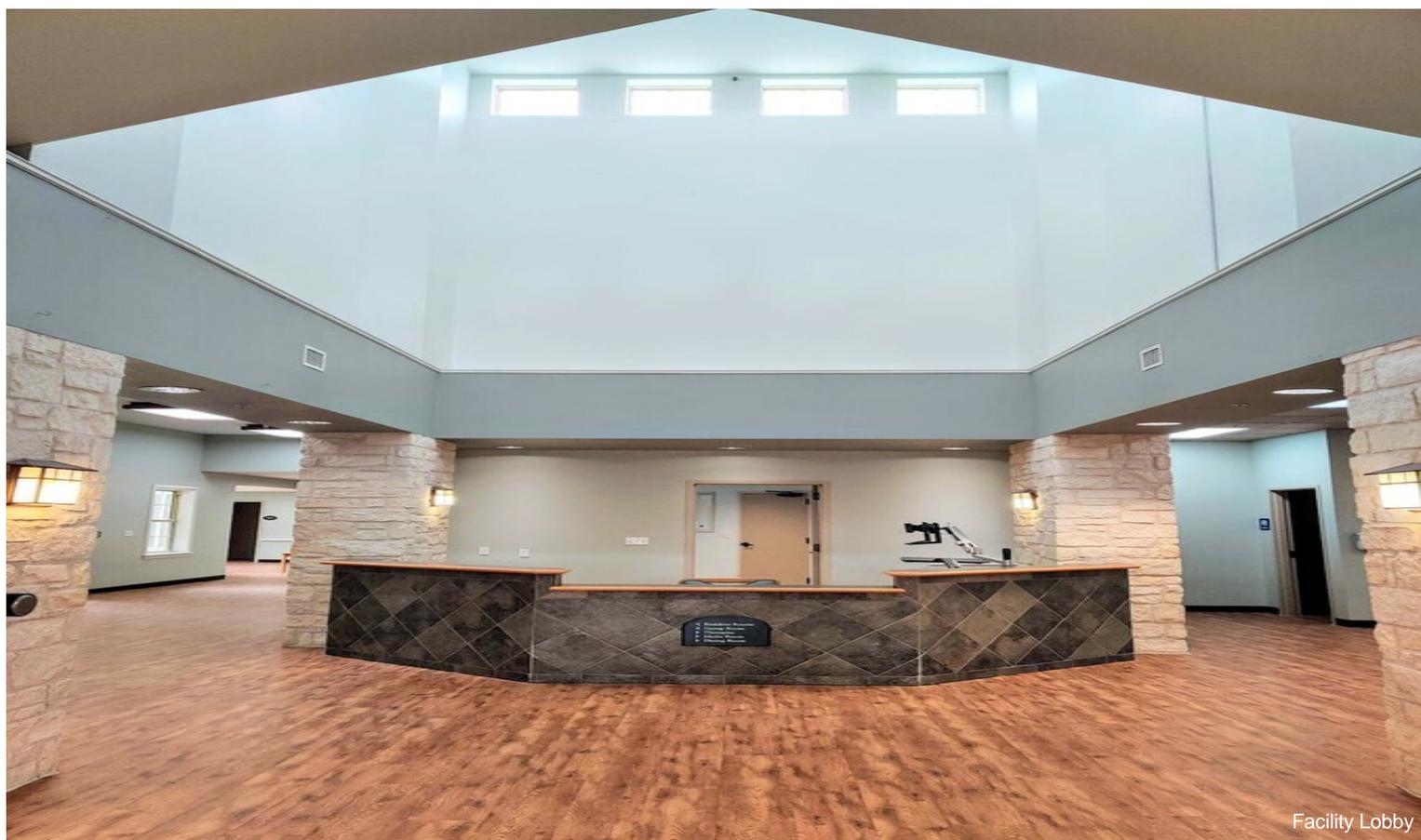
Property Photos



Property Photos



Facility Entry Way

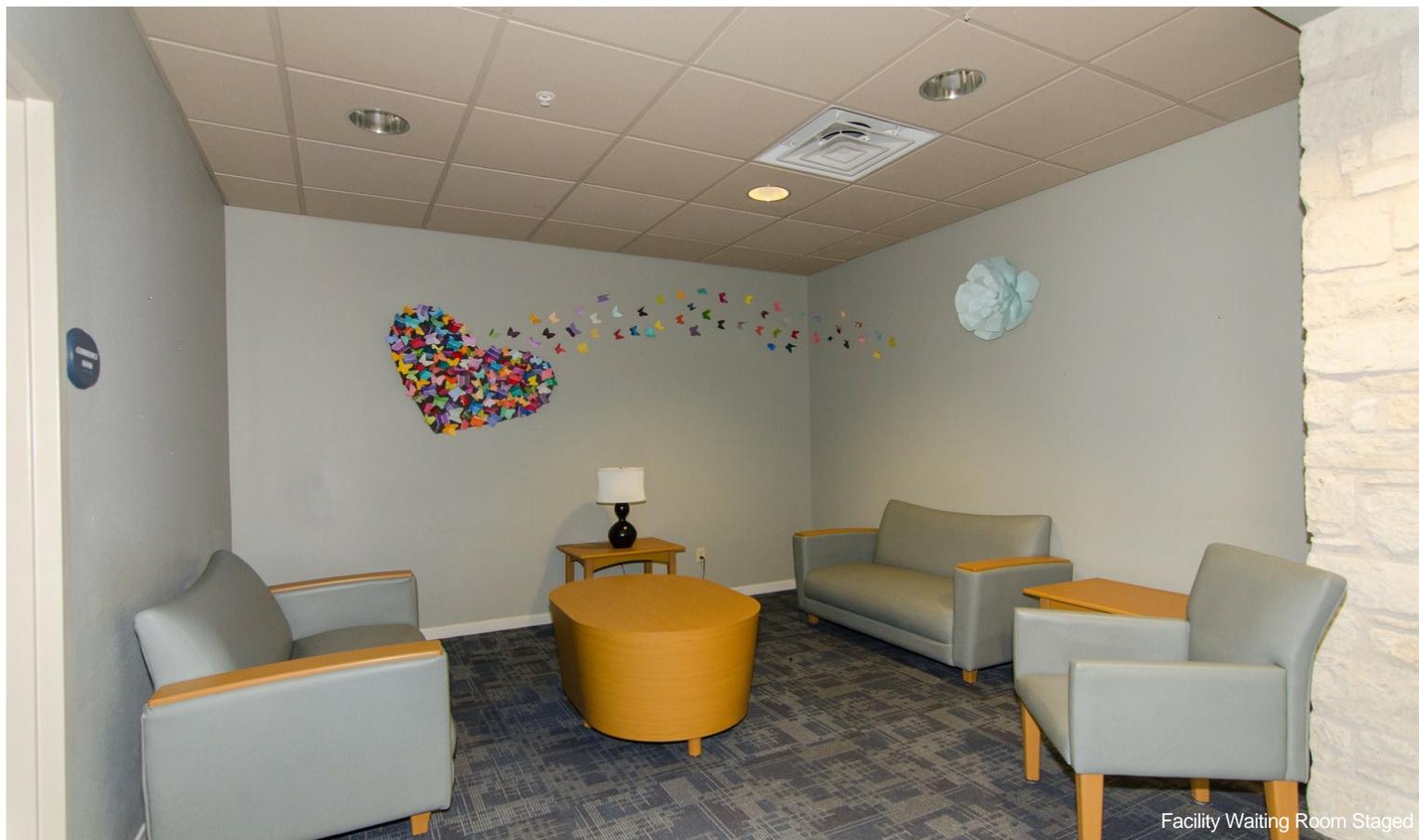


Facility Lobby

Property Photos



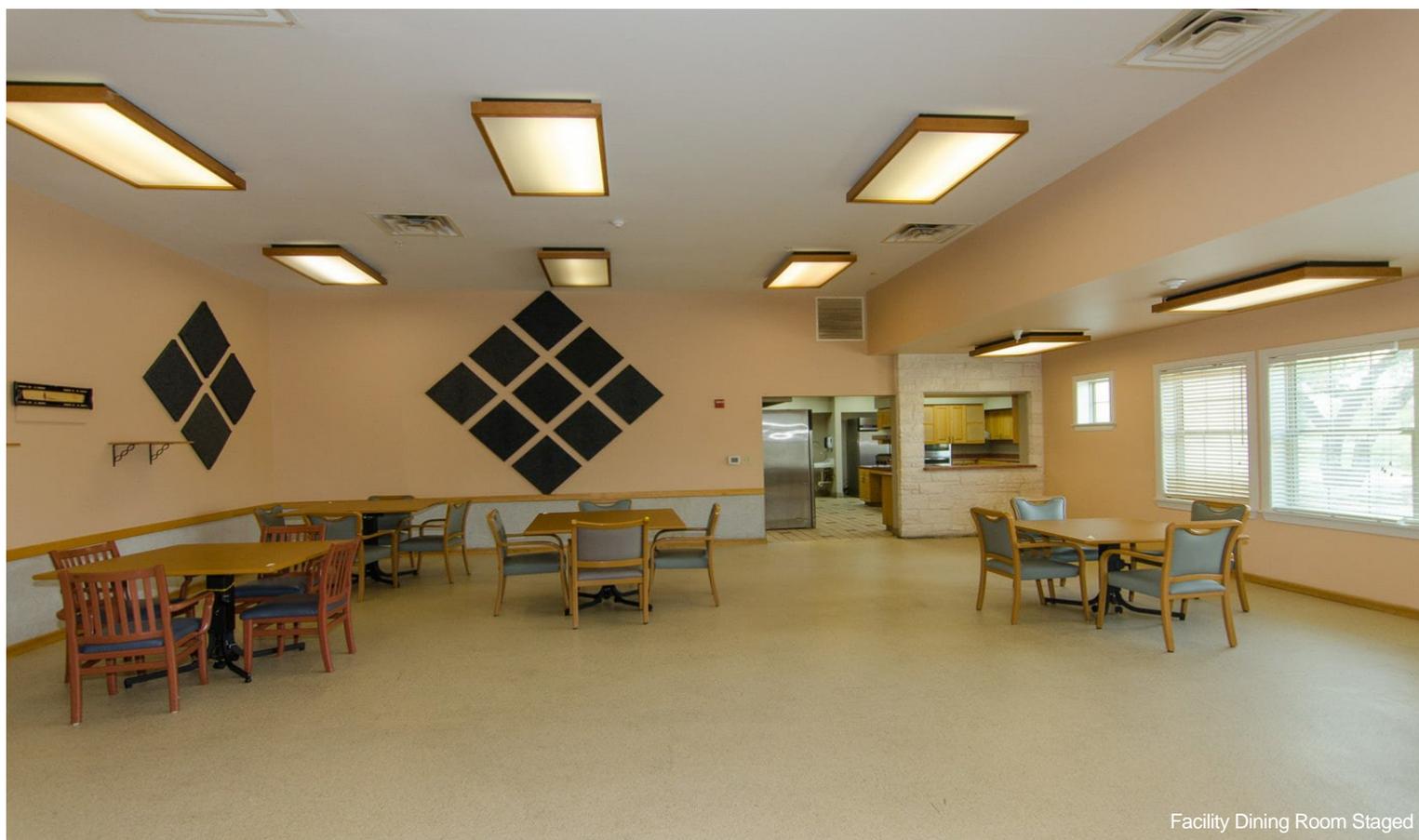
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Facility Front Office Staged



Facility Dining Room Staged

Property Photos



Facility Dining Room Staged



Facility Dining Room Staged

Property Photos



Facility Dining to Kitchen



Facility Kitchen Left on Entry

Property Photos



Facility Kitchen



Facility Kitchen Further on Left

Property Photos



Facility Kitchen View from Commercial Sink Area



Facility Kitchen

Property Photos



Facility Activity Room



Facility Left Detail

Property Photos



Facility Large Front Room



Facility Common Area

Property Photos



Facility Office/Meeting Room



Trail

Property Photos

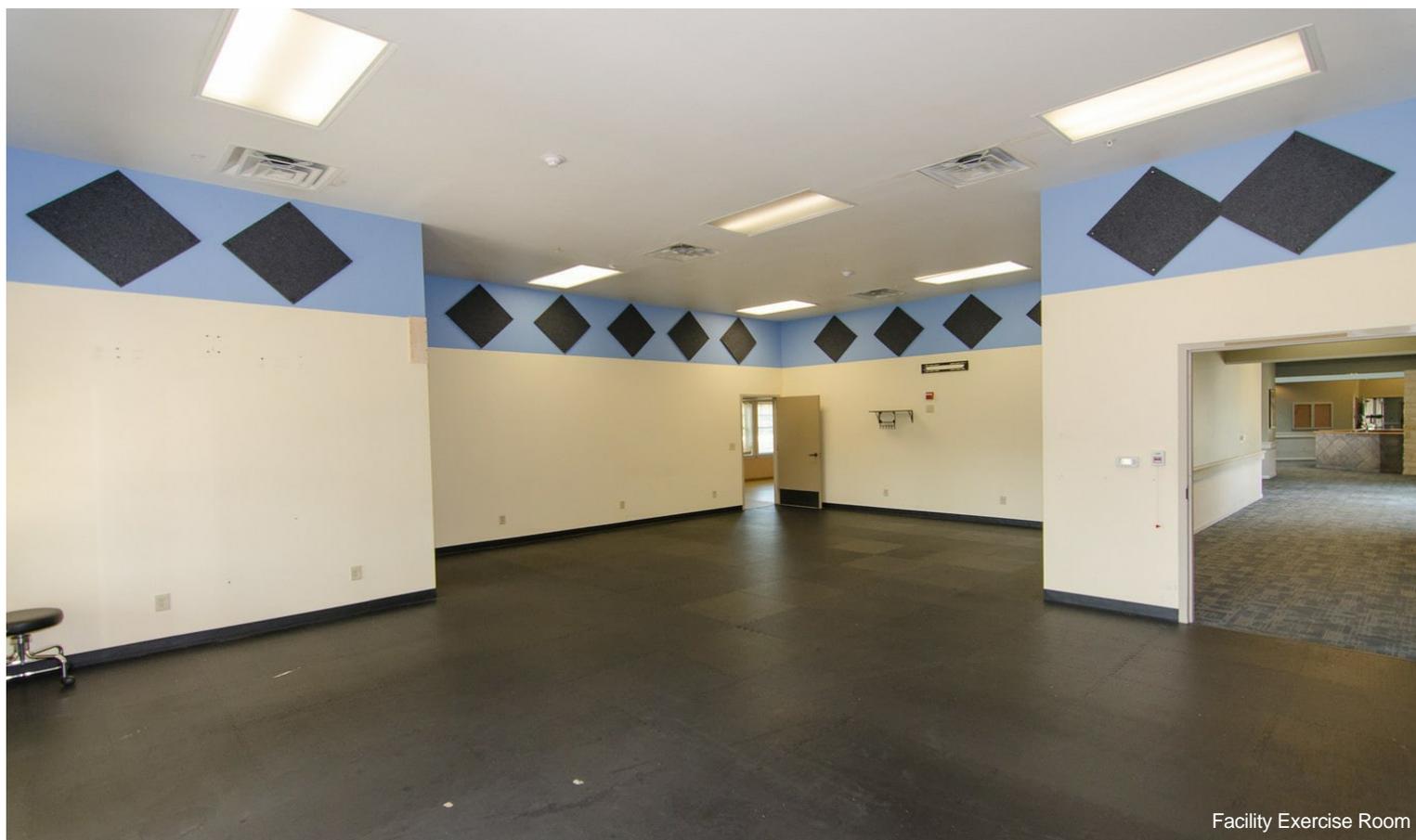


Bench Along Trail

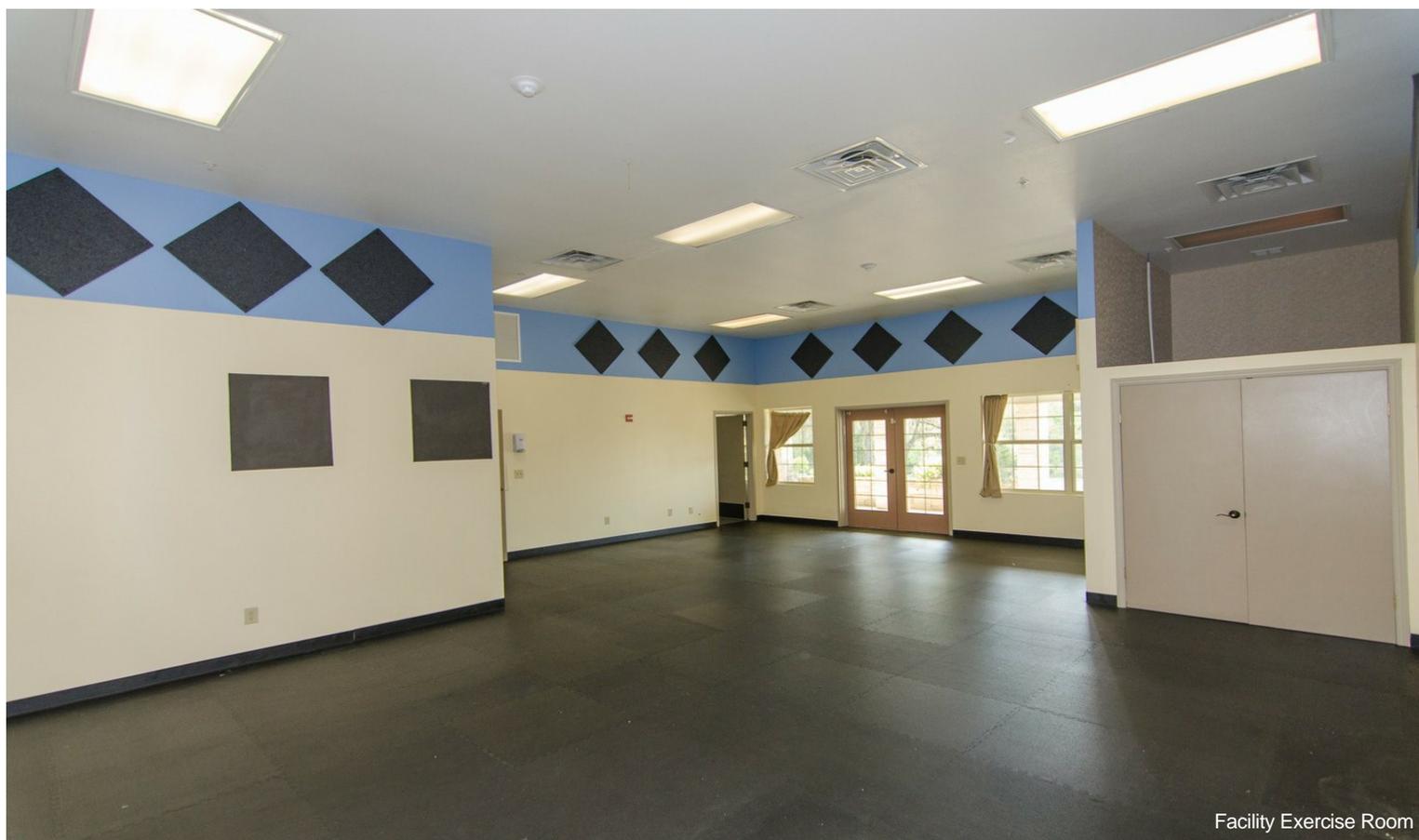


Beautiful Grounds

Property Photos



Facility Exercise Room



Facility Exercise Room

Property Photos



Property Photos



Entrance to Courtyard



Facility Covered Patio

Property Photos



Property Photos



Property Photos



Interior Photo



Facility Hall to Studio Apartment

Property Photos



Facility Attached Studio Apartment



Facility Attached Studio Apt

Property Photos



Facility Attached Studio Apartment



Facility Studio Apartment Attached Bedroom

Property Photos



Facility Studio Apt Porch



Building Photo

Property Photos



Property Photos



Property Photos



Interior Photo



Facility Shower 1/4

Property Photos



Facility Shower 1/4



Facility On Approach

Property Photos



Property Photos



Facility from distance



Visitors- Wildlife Tax Exemption

Property Photos

