

PRIME COMMERCIAL OPPORTUNITY

3000 West Highway 290

Dripping Springs, Texas | Texas Hill Country

\$6,500,000

ASKING PRICE

15± Acres

Total Land

Hwy 290

Direct Frontage

Commercial

Proposed Use

**GATEWAY TO
THE
HILL COUNTRY**

*One of the Fastest-Growing
Communities in the United States*

PROPERTY OVERVIEW

\$6,500,000 | 15± Acres

Rarely does a commercial opportunity of this caliber come to market. Situated along the high-traffic US Highway 290 corridor in Dripping Springs, Texas, one of the fastest-growing communities in the United States, this 15± acre tract represents a generational investment in one of the most sought-after growth markets in the country.

Prime Land Area

15±

ACRES

Contiguous acreage with direct Highway 290 frontage in the heart of the Hill Country corridor.

Existing Improvements

1979

BUILT

2,100± sq. ft. structure currently operating as the Dripping Springs Country Club, income-producing today.

Unmatched Visibility

Hwy 290

FRONTAGE

Direct access and exposure along one of Central Texas's most traveled and fastest-growing corridors.

LOCATION & MARKET OPPORTUNITY

Why Dripping Springs?

Dripping Springs is no longer a hidden gem, it is a destination. Known as the "Gateway to the Hill Country," this community has attracted a wave of affluent residents, young families, and businesses relocating from the greater Austin metro.

With top-rated schools, a vibrant local culture, and proximity to Austin's booming tech economy, Dripping Springs commands premium real estate values that continue to escalate year over year.

US Highway 290 traffic volumes are projected to double by 2045, cementing this corridor as one of Central Texas's most important commercial arteries for decades to come.

#1

Fastest-Growing Area

One of the fastest-growing communities in the entire United States

2X

Traffic Growth by 2045

Hwy 290 volumes projected to double, driving retail demand

TARGET

New Store Incoming

National retailer under construction just down the road — a market validator

ATX

Austin Proximity

Prime location along the Austin-to-Hill Country corridor serving a massive metro

DEVELOPMENT POTENTIAL

A Developer's Dream — 15± Acres of Limitless Possibility

Retail Center

Lifestyle shopping destination serving booming residential growth

Restaurant Row

Food & beverage entertainment district anchored by Hwy 290 traffic

Hotel / Hospitality

Full-service or select-service property serving Hill Country visitors

Medical Campus

Professional office or medical campus for underserved growth market

Mixed-Use

Retail, dining & residential combined for maximum land value

Event Venue

Entertainment complex capitalizing on Hill Country tourism

Self-Storage

High-demand use in rapidly growing residential submarket

Master-Planned

Commercial subdivision catering to multiple national tenants

SEIZE THE OPPORTUNITY

This is the kind of opportunity that defines a portfolio. Income-producing today, transformational tomorrow.

15± Acres | Highway 290 Frontage

Dripping Springs, Texas 78620

Currently: Dripping Springs Country Club

Proposed Use: Commercial Development

Asking Price: \$6,500,000

CONTACT

For More Information
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3000 W Highway 290
Dripping Springs, TX 78620
Parcel No. R15088

Information deemed reliable but not guaranteed.
Subject to errors, omissions, and prior sale.