

FOR SALE

4400 W HWY 290

DRIPPING SPRINGS, TX

OFFERING MEMORANDUM





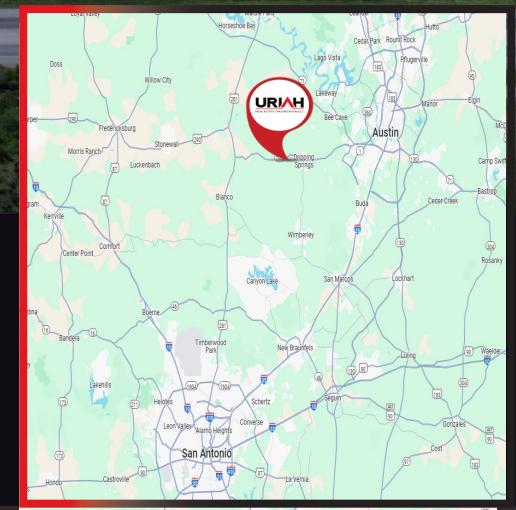
PRESENTED



MICHAEL RAYOS
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URI URIAH
Broker
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The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - 4400 W HWY 290

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell a prime 4 +/- acre commercial land parcel located along the highly visible and accessible U.S. Highway 290 corridor. This area has experienced significant growth over the past decade, making it an ideal location for commercial development. The property comes with approved and permitted plans to construct over 35,000 square feet of warehouse/office space. This development can be tailored for triple net leasing or individual building sales, offering immediate project commencement opportunities. With approximately 580 feet of frontage along Highway 290, the property boasts excellent visibility and accessibility, enhancing its appeal for commercial enterprises. Essential utilities, including electricity, water, and cable, are available on-site, facilitating a seamless development process. Situated in Dripping Springs, the property benefits from convenient access to major highways connecting to Austin and San Antonio, positioning it strategically for regional business operations.

PROPERTY INFORMATION

LOT SIZE

ACRES: 4.00 +/-
SQFT: 174,240 +/-

UTILITIES:

ON SITE: 420' FT DEEP WATER WELL,
ELECTRIC

ZONING

OCL ZONING

FRONTAGE

580 +/- FT ON HWY 290

PROPERTY HIGHLIGHTS

EXCELLENT VISIBILITY AND FRONTAGE ON W HIGHWAY 290

NO ZONING TO RESTRICT LAND USE

PROPERTY COMES WITH APPROVED PERMITTED PLANS

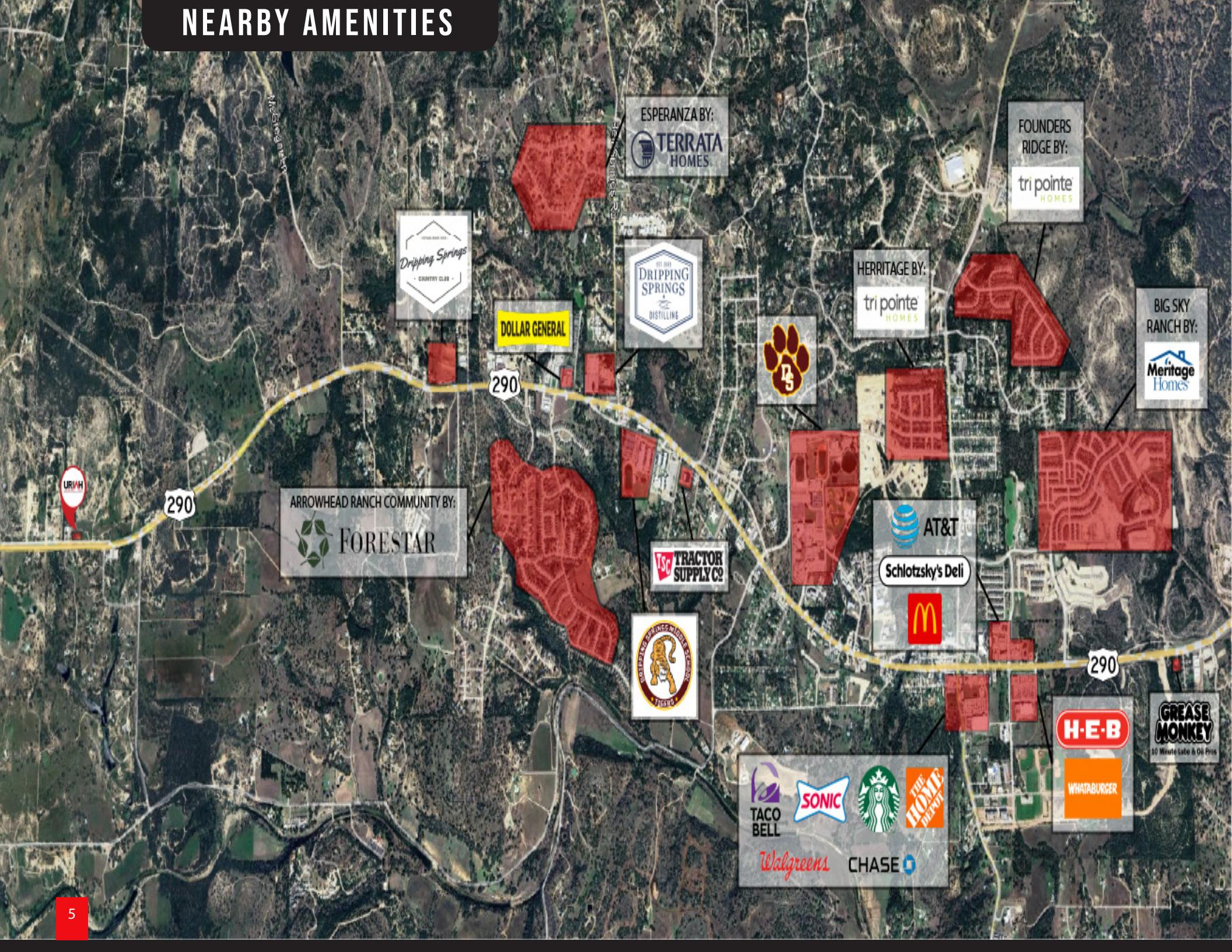
DРИPPING SPRINGS EXPERIENCING SIGNIFICANT GROWTH

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PROPERTY PHOTOS | 4400 W HWY 290



NEARBY AMENITIES



APPROVED PERMITTED PLANS | 35,000 SQFT WAREHOUSE/OFFICE SPACE



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OFFERING MEMORANDUM

CONTACT:

MICHAEL RAYOS

Investment Specialist

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Michael@UriahRealEstate.com

URIAH
REAL ESTATE ORGANIZATION LLC



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Uriah Real Estate Organization	9002555	uri@uriahrealestate.com	(830)600-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(210)315-8885
Designated Broker of Firm	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(210)315-8885
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Rayos	836413	Michael@UriahRealEstate.com	(210)378-6955
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

Michael Rayos