

5916 Hwy 290 West

offered at \$2,250,000

FOR SALE



5916 Hwy 290 West
Dripping Springs, Tx
78620

Ten acres with approximately 629 feet of Highway 290W frontage. Majestic oaks provide ideal setting for memorable events or **flex space**. 6060+ sq ft steel frame bldg clad in cedar siding. On site well with high volume commercial grade water system (2.5 GPM) that was used in producing New Canaan Farms' famous jams, jellies, sauces and salsas. Ideal site to be redeveloped for industrial office/warehouse, storage units, restaurant, event venue, etc. Front 2250sq ft of the building is climate controlled offices. Rest is warehouse & former kitchen.



LAUREL ANN JOHNSON

BROKER License #488221

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front lobby, former retail area

PROPERTY FEATURES:

Asking Price: \$2,250,000

Highway 290W frontage, high visibility

Land Area: 10 acres

Property Type: Commercial; flex

TRANSPORTATION:

✈ Austin-Bergstrom International Airport: 50 minute drive, 35 miles

Features:

- 8 ft ft rollup door to access warehouse
- gorgeous oaks on property, scenic settings
- plumbed for commercial kitchen and steam boiler
- approx 2250 sq ft is climate controlled, ac replaced in 2021
- High quality water with R.O. system, 2.5 GPM well, cased to 417 ft. ROW sharing & road maintenance agreement w/adjoining property
- 3 Phase Electric

BUILDING FEATURES:

Total Building SF: 6060 plus covered porch

Building Class: Flex

Year Built: 1993

Stories: single story steel frame, cedar siding; raised seam metal roof

Clear Ceiling Heights: Office/retail area:

8 ft; kitchen & production area 12 ft;

warehouse, 12 ft+ ; 1500 gallon greasetrap

UTILITIES:

- Lighting - Fluorescent
- Water - on-site Well
- Heating - Electric
- PEC Electric-3 Phase
- Gas - Propane
- Septic (mound system with two drain fields)



Rear exterior

Laurel Ann Johnson

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9600 Great Hills Trail

Suite 150W, Austin, Tx 78759

(512) 797-4117

virtual tour:

<https://vifp.com/story/394207/b>



crushed limestone circular drive, up to 45 parking spaces



approx. 675 frontage on Highway 290 West; shared driveway easement

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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	