

FOR SALE - OFFICE

4004 E Hwy 290
Dripping Springs, TX 78620

- Building - 8721 square feet
- Built 1994 Renovated 2007
- 1.69 +/- Acres
- Approx. 75 Parking Spaces

- Major visibility and accessibility to Hwy 290 between Dripping Springs and Austin
- Signal Light at corner of 4002 E Hwy 290
- Located within Dripping Springs ETJ
- Property may be removed from ETJ upon request
- Spectrum Fiber internet available
- West Travis Utility provides water
- Pedernales Electric Co-op - Electric
- Sewer - septic on property
- Texas Department of Transportation is in planning stage of Hwy 290 expansion/improvement project.



The information contained herein was obtained from sources believed reliable. However, Century 21 Randall Morris & Associates and Tower Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is made subject to errors, omissions, change of price, or conditions prior to sale or lease or withdrawal without notice. All areas and dimensions are approximate.

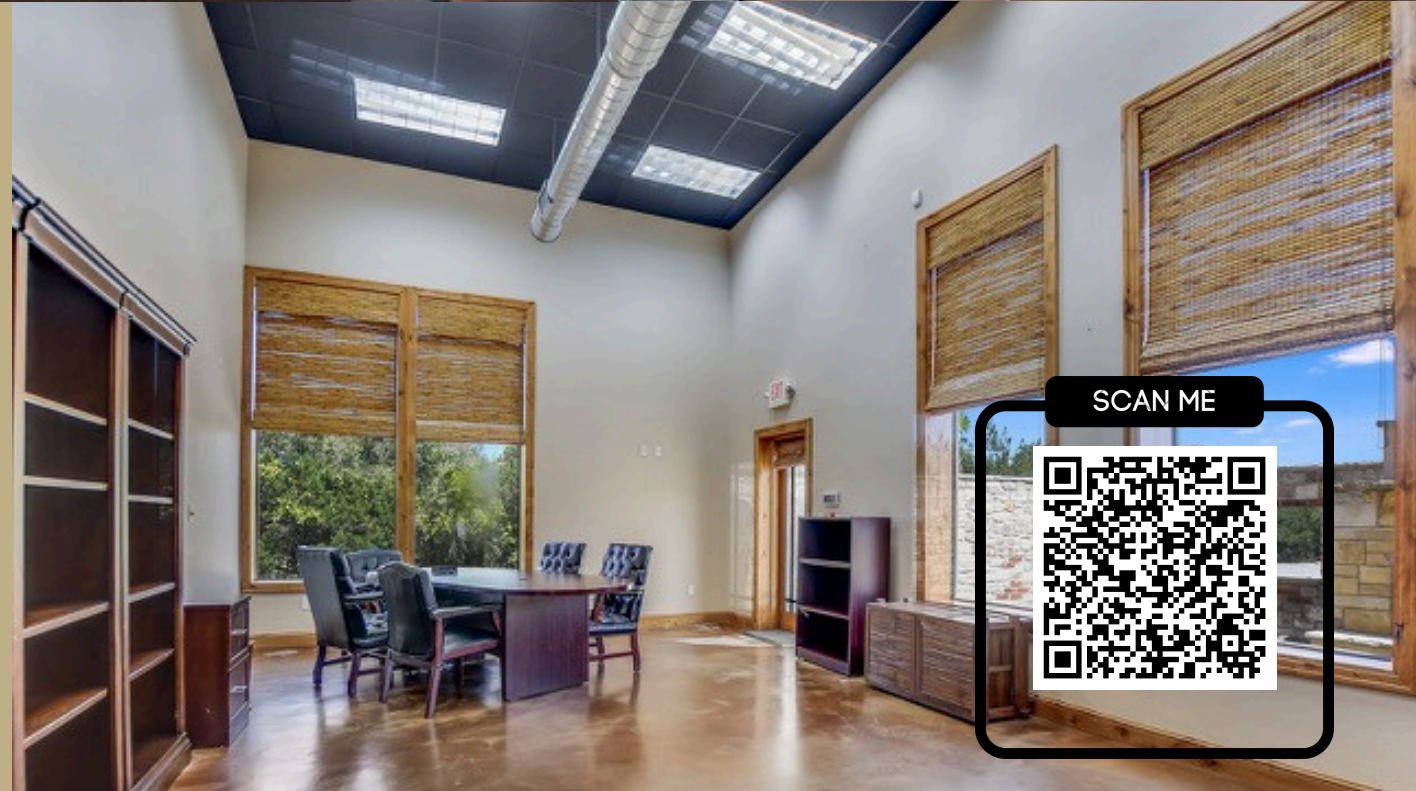


4004 E 290
Dripping Springs,
TX 78620

MELINDA
EVERETT

512.695.5963
Melinda@RandallMorris.com

CENTURY 21 Randall Morris
& Associates



SCAN ME



HIGHWAY 290

ROW VARIES

(N 87°11' E 200.05')

N 87°08'37" E 200.04'

(N 04°06'26" W)
N 04°07'37" W

25' BL

SUNSET CANYON,

LOT 2

VOL. 3,

PGS. 397-398,

340.27'
(340.50')

15' BL

370.28'

30.01'

15' BL

30.01'

LOT 440

SUNSET CANYON SEC. II
VOL. 2, PGS. 368-370, PRHCT

1 STORY
ROCK &
METAL
BUILDING

115.7'

50.2'

AREA
MOSTLY
GRAVEL/
SOME
ASPHALT

SECTION II-C

LOT 1
1.69 ACRES
(1.6929 ACRES)

S 85°53'34" W 200.59'
(S 85°53'34" W 200.00')

WHITETAIL RIDGE ROAD

Called 1.170 Acres
Charlotte W. Rhodes
Vol. 2856, Pg. 406, OPRHCT

TITLE COMMITMENT NOTE:

This survey reflects and is limited to those easements visible and apparent on the ground, and those easements of record called out on Stewart Title Guaranty Company, Title Commitment File No. 615829, effective August 31, 2006, at 8:00 a.m., issued by Gracy Title Company, September 11, 2006, at 8:00 a.m. The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment, and their affect on the property shown hereon.

- 1) Restrictive Covenants: Vol. 844, Pg. 59, Vol. 912, Pg. 410, and Doc. No. 9907859, OPRHCT, and Vol. 3, Pg. 397, PRHCT.
- 10b) A General Telephone easement 200 feet by 30 feet wide along the southwest as shown on plat Vol. 3, Pg. 397, PRHCT, as shown hereon.
- 10c) Building lines, Vol. 844, Pg. 59, and Vol. 912, Pg. 410, OPRHCT, as shown hereon.

LEGEND

- IRON ROD FOUND
- OHW- OVERHEAD UTILITY WIRE
- TOHW- OVERHEAD TELEPHONE
- /// WOOD FENCE
- x- WIRE FENCE
- o- CHAIN LINK FENCE
- ⊙ WELL
- ⊙ SEPTIC
- ⊙ UTILITY POLE
- GUY WIRE
- ⊙ TELEPHONE POLE
- /// EDGE OF ASPHALT
- /// EDGE OF CONCRETE
- BL BUILDING LINE
- VOL. 844, PG. 59, OPRHCT
- VOL. 912, PG. 410, OPRHCT
- RECORD INFORMATION
- () VOL. 3, PGS. 397-398, PRHCT

APPEARS TO BE VESTED IN:

William Jett Investments, LP
Vol. 2016, Pg. 15, OPRHCT

ADDRESS:

4004 West U.S. Hwy 290
Dripping Springs, TX 78620

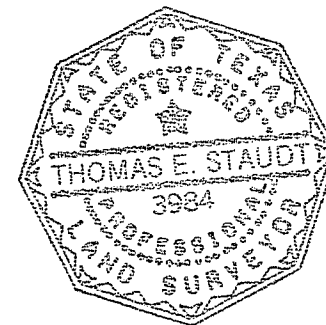
STATE OF TEXAS
COUNTY OF HAYS

To: Red River Service Corporation and Gracy Title Company

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that to the best of my knowledge and belief is correct, and does declare that on the ground there are no apparent or visible: discrepancies, deed line conflicts, overlapping of improvements, utility easements, or roadways, except as shown hereon, and that said property adjoins a dedicated roadway, except as shown hereon.

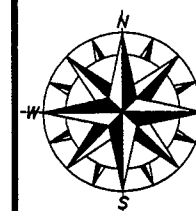
Thomas E. Staudt
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

9/8/06
Date



FLOOD PLAIN NOTE: (FOR INSURANCE PURPOSES ONLY:
NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES.)

This tract is not within an identified Special Flood Hazard Area inundated by 100-Year Flood as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map for Hays County, Texas, and Incorporated Areas, Map Number 48209C0109 F, dated September 2, 2005.



STAUDT SURVEYING

Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858-2236



PLAT SHOWING SURVEY OF

LOT 1

SUNSET CANYON, SECTION II-C

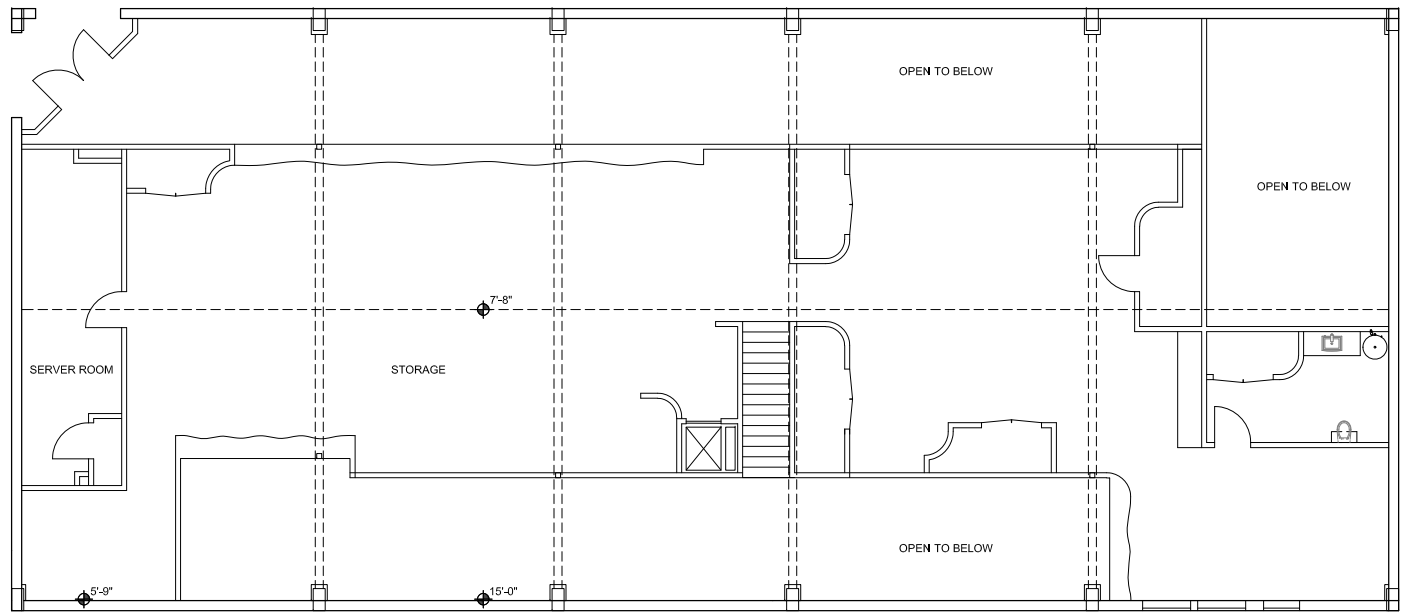
HAYS COUNTY, TEXAS

Rev:

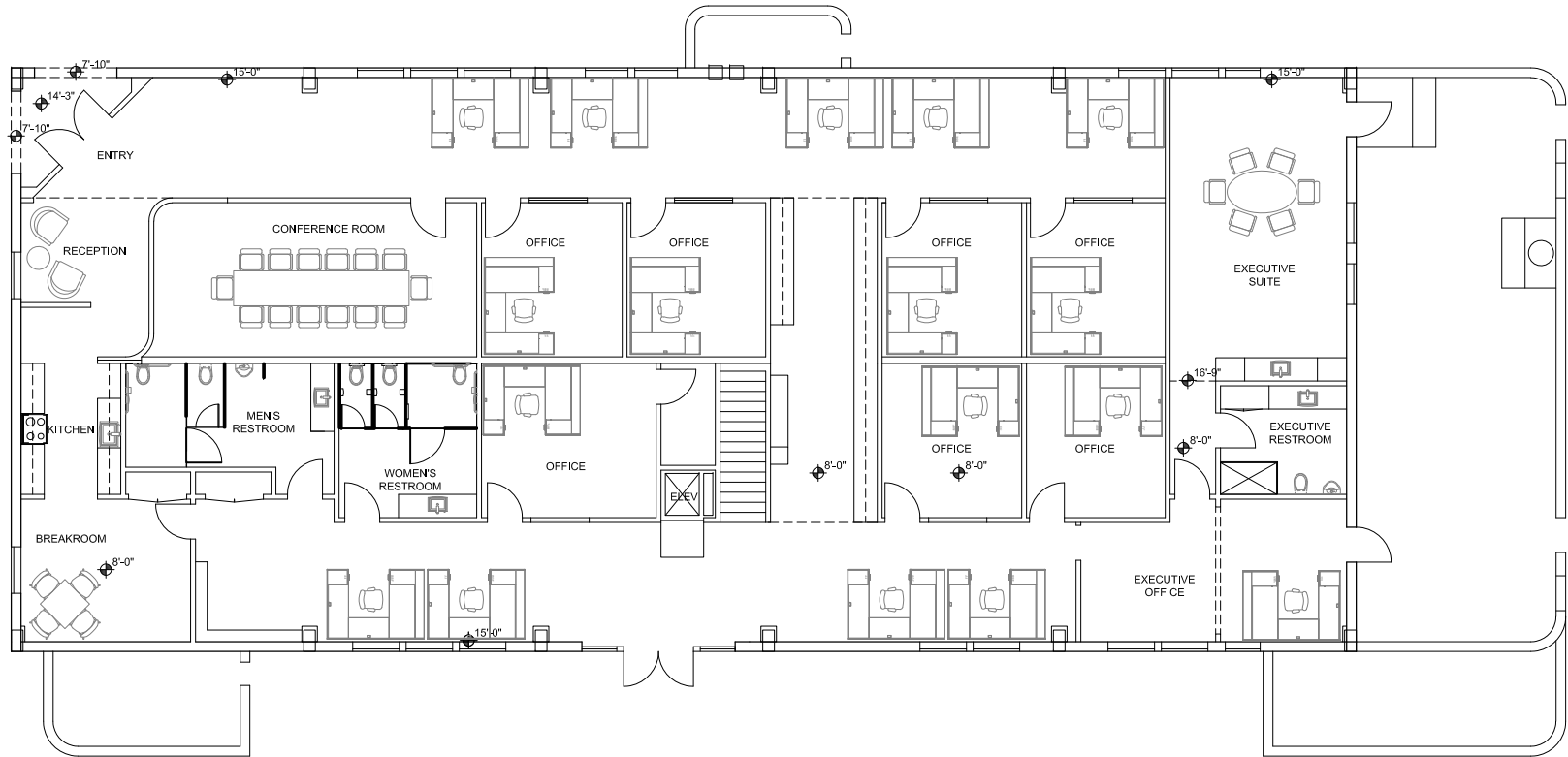
Date: SEPTEMBER 8, 2006

Dr. By: TES-AES Job #: S06189

DWG #: S06189b



2ND FLOOR MEZZANINE
1/16" = 1'-0"



GROUND FLOOR
1/16" = 1'-0"



NOTICE OF INFORMATION FROM OTHER SOURCES

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To: Buyer(s)

From: CENTURY 21 Randall Morris & Associates (Broker)

Property Address: 4004 E Hwy 290 , Dripping Springs, TX 78620

Date: February 20, 2024

(1) Broker obtained the attached information, identified as TXDOT Schematic pdf found in this link
<https://ftp.txdot.gov/pub/txdot/get-involved/aus/us-290-from-oak-hill-to-dripping-springs/011624-schematic.pdf>,
from Texas Department of Transportation (TXDOT) website

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: _____

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

CENTURY 21 Randall Morris & Associates

Broker

By: Melinda Everett

Receipt of this notice is acknowledged by:

Signature _____ Date _____
Buyer(s)

Signature _____ Date _____



Information About Brokerage Services

11-2-2015

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.

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.

CENTURY 21 Randall Morris & Associates

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Phone

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Associate

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Phone

Melinda Everett

Sales Agent/Associate's Name

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License No.

melindaKeverett@gmail.com

Email

(512) 695-5963

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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Melinda Everett

Phone: 512.695.5963

Fax: 512.681.9422

Information About

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