



Brittany Deck, Area Vice President, Sales

512-923-4828

brittany.deck@pattentitle.com

Comments & Notes

Prepared For: Prepared For

Date Prepared: Thu Mar 07 2024

Subject Address: 23351 FM 150 W, DRIFTWOOD, TX 78619

Subject Property ID: R105740

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
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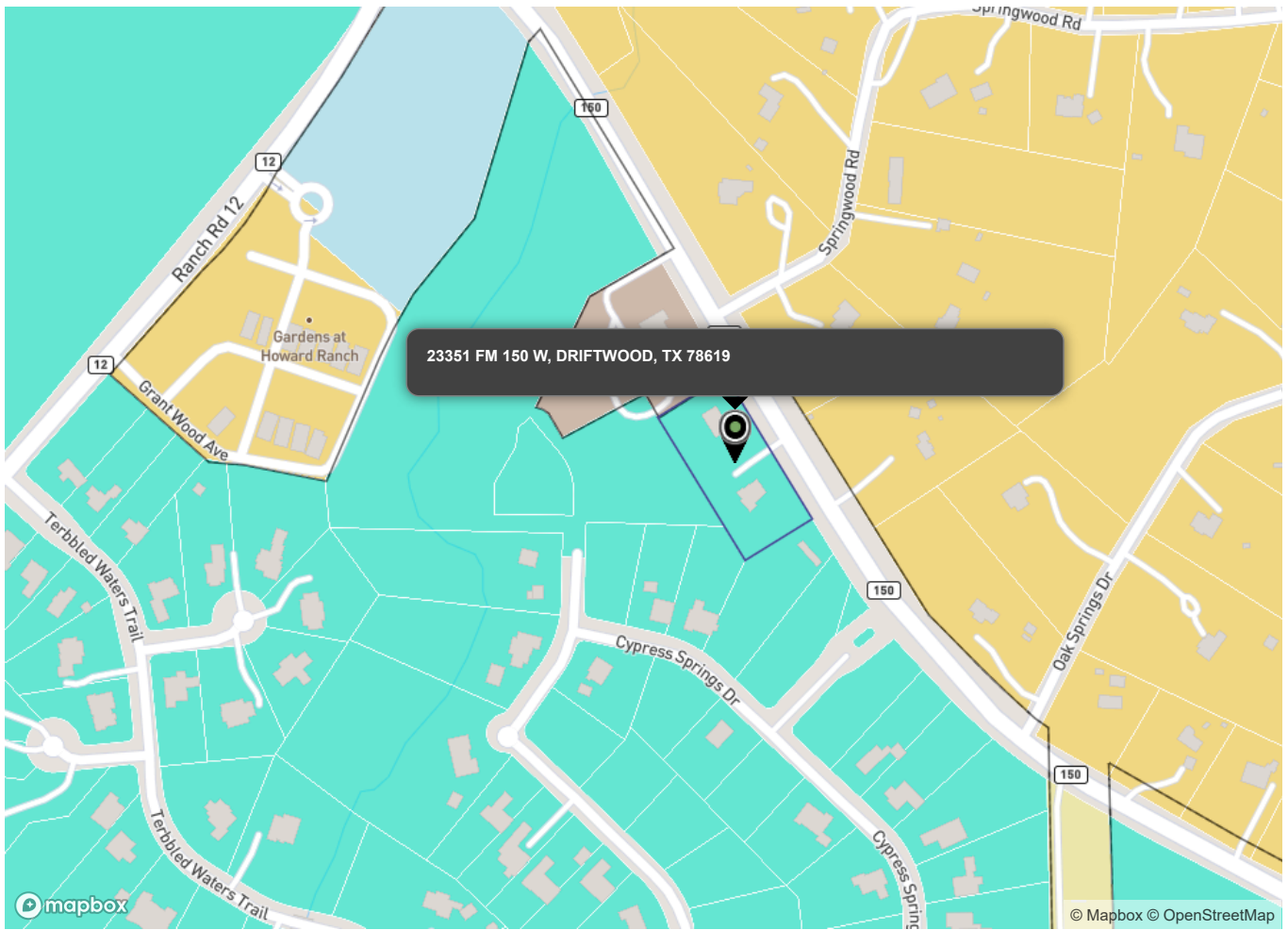
Please see www.zonability.com/tos for Zonability's terms of service.



Disclaimer

The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Consider hiring experts for a complete study.

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Basics ⓘ

Property			
Assessor Address	23351 FM 150 W, DRIFTWOOD, TX 78619	Mailing Address	1601 SPRINGLAKE DR, DRIPPING SPRINGS, TX 78620-4146
Owner(s) of Record	BELLA NIDO LLC		
County Property ID	R105740	Ownership in Years	9 years
Additional ID	1142190000001004	Appraised Value	not available
Year Built	not available	County	Hays, TX
Lot Size	87,251 SF	Incorporated City Status	Outside City Limits
Building Size Estimate	2,025 SF	Legal Description	HOWARD SUBD, BLOCK A, LOT 1, ACRES 2.003
Existing Use (per assessor)	COMMERCIAL (NEC)		

Current Regulations	
Regulatory Entity	COUNTY Outside City Limits Dripping Springs (ETJ)

More

Contact	
COUNTY Outside City Limits Dripping Springs (ETJ)	Zoning likely does not apply here because this location is identified as being outside a city limit. The government identifies this area as ETJ, "Extra Territorial Jurisdiction." Keep in mind, while it is outside the city limit, zoning doesnt apply but it will once the land annexed (if that happens). In the meantime, check with county building department for information on the process to obtain building permits.

About This Report
<p>Data Limitations</p> <ul style="list-style-type: none"> Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review. There are no straightforward "yes/no" answers in a Zonability report. Zonability provides some district level insights but there are many potential factors beyond this report to consider. <p>Please see www.zonability.com/tos for Zonability's terms of service.</p>

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