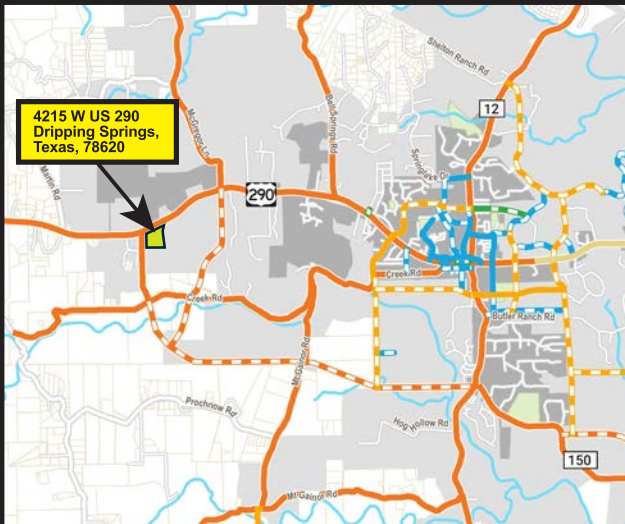


FOR SALE

Dripping Springs Thoroughfare Corner
4215 W US 290, Dripping Springs, Texas, 78620

Offering Memorandum



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Austin



Dripping Springs

TEXAS

THE OFFERING

Exquisite Hill Country sunset views!! 20.71 acre prime development tract with Highway 290 frontage in the heart of Dripping Springs. Perfectly located along the explosive Austin/Dripping Springs Hwy 290 corridor. Virtually unmatched growth characteristics with 60% population growth over the past decade - THE #1 FASTEST GROWING COUNTY IN THE U.S. The property is exceptionally positioned to benefit from the Oak Parkway Project, Hwy 290 to Dripping Springs Hwy Expansion, and the Dripping Springs Loop. The HWY 290 projects will create a 12-lane highway - eliminating 24 stoplights - to Downtown Austin. Along with 13,000+ affluent new homes recently completed or under construction this site is impeccably positioned to benefit from numerous growth catalysts.

PROPERTY SUMMARY

LOCATION:	4215 W US 290, Dripping Springs, Texas, 78620
SITE AREA:	20.71 Acres
FRONTAGE:	HWY 290 & Holder Lane
ZONING:	No Zoning
IMPERVIOUS COVER:	100%
TRAFFIC:	15,334 VPD
GROWTH RATE (5-Miles):	57%
AVE HH INCOME (5-Miles):	\$150,212
UTILITIES:	Electric On-Site
FLOODZONE:	No

20.71 Acres

290
Highway
Frontage

Prime Location/
290 Frontage &
Future Loop

15,334 VPD

57%
Population
Growth

13,000+
Homes Under
Development



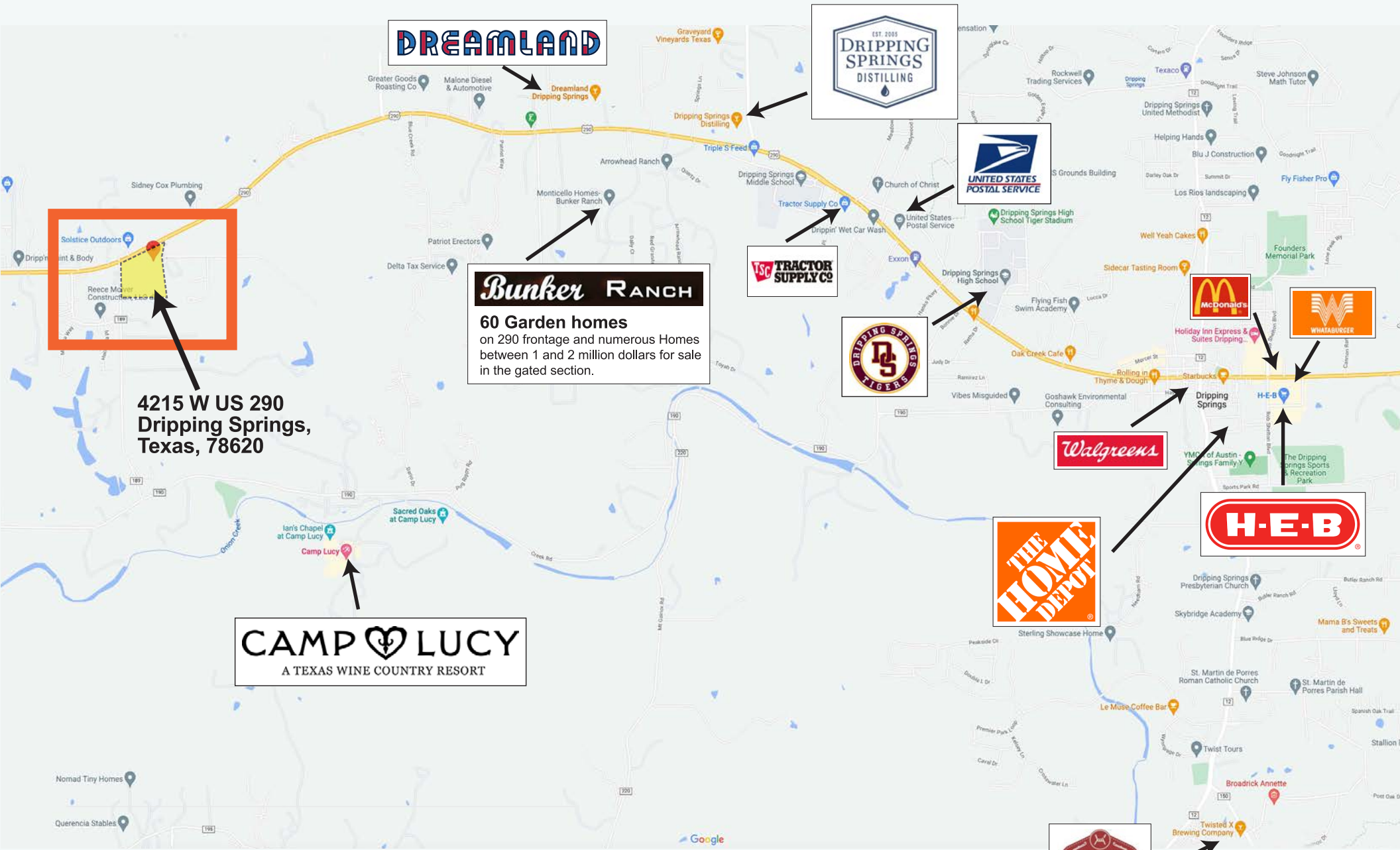
LOCATION OVERVIEW

**4215 W US 290
Dripping Springs
Texas, 78620**



- **27** Miles to Downtown AUSTIN
- **69** Miles to San Antonio
- **28** Miles to I 35
- **58** Miles to NEW Samsung Plant in Taylor
- **13.5** Miles to Highway 281

LOCATION OVERVIEW



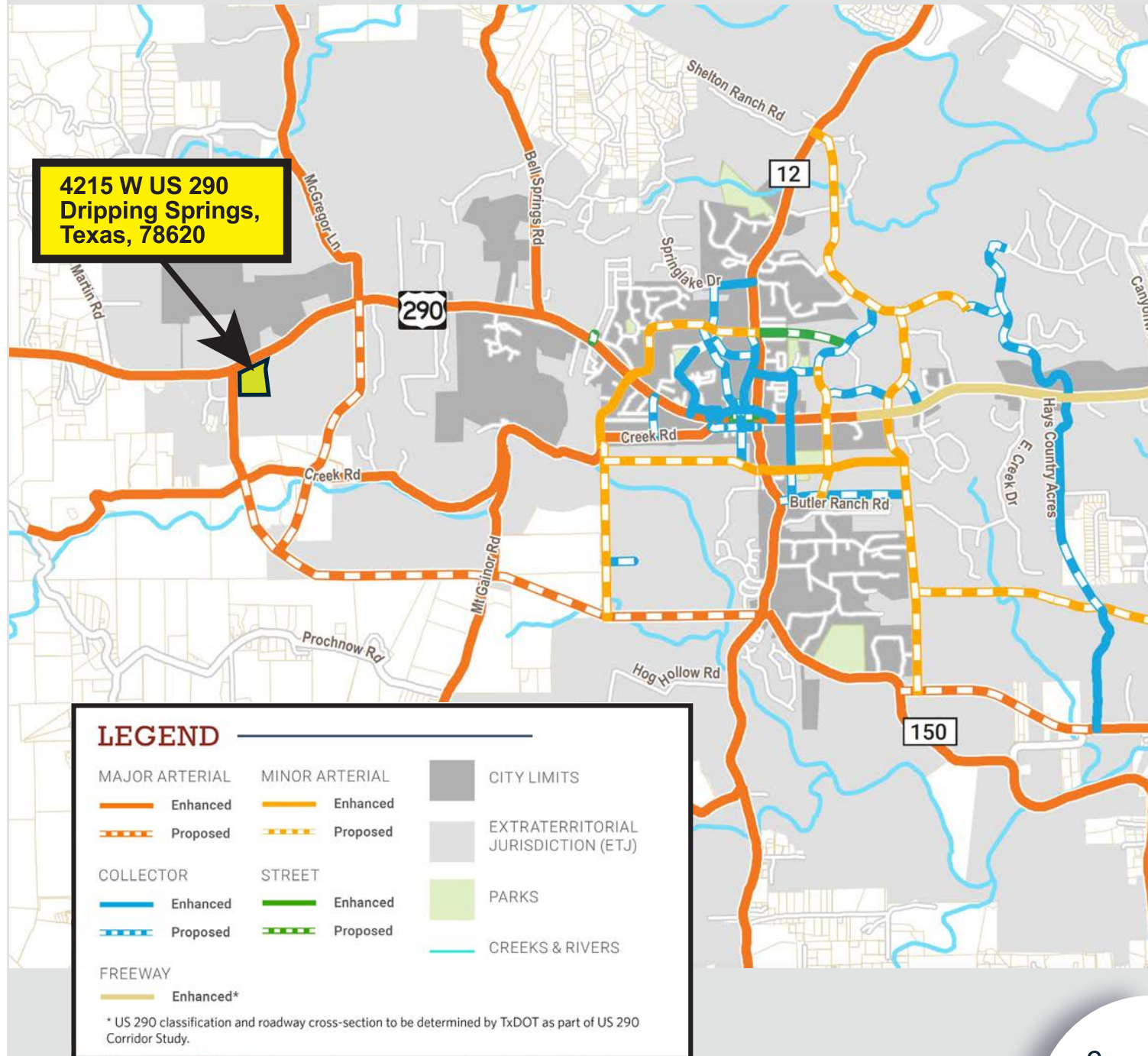
THOROUGHFARE PLAN

The proposed Thoroughfare Plan aims to improve existing thoroughfares, propose additional network connections, and accommodate future automobile, pedestrian, and bicycle demand for the Dripping Springs area. Coordination was required between Dripping Springs, Hays County, and TxDOT to develop a Thoroughfare Plan that aligns with each agency's planning efforts.

ROADWAY NETWORK IMPROVEMENTS

The roadway network in the Thoroughfare Plan promotes network connectivity in the Dripping Springs area to increase mobility and decrease strain on the existing network. The Thoroughfare Plan also identifies cross-sections for each roadway based on its location and character.

Roadways in recreational or commercial areas are designed to encourage safe pedestrian and bicycle activity while still providing mobility and access. Roadways in suburban or rural areas are designed with a focus on throughput while still providing safety measures and multi-modal facilities. Cross-sections were developed with the goal of creating Complete Streets—streets that provide safe and convenient transportation facilities regardless of mode of transport.



LOCATION OVERVIEW

Proposed Development by 2040

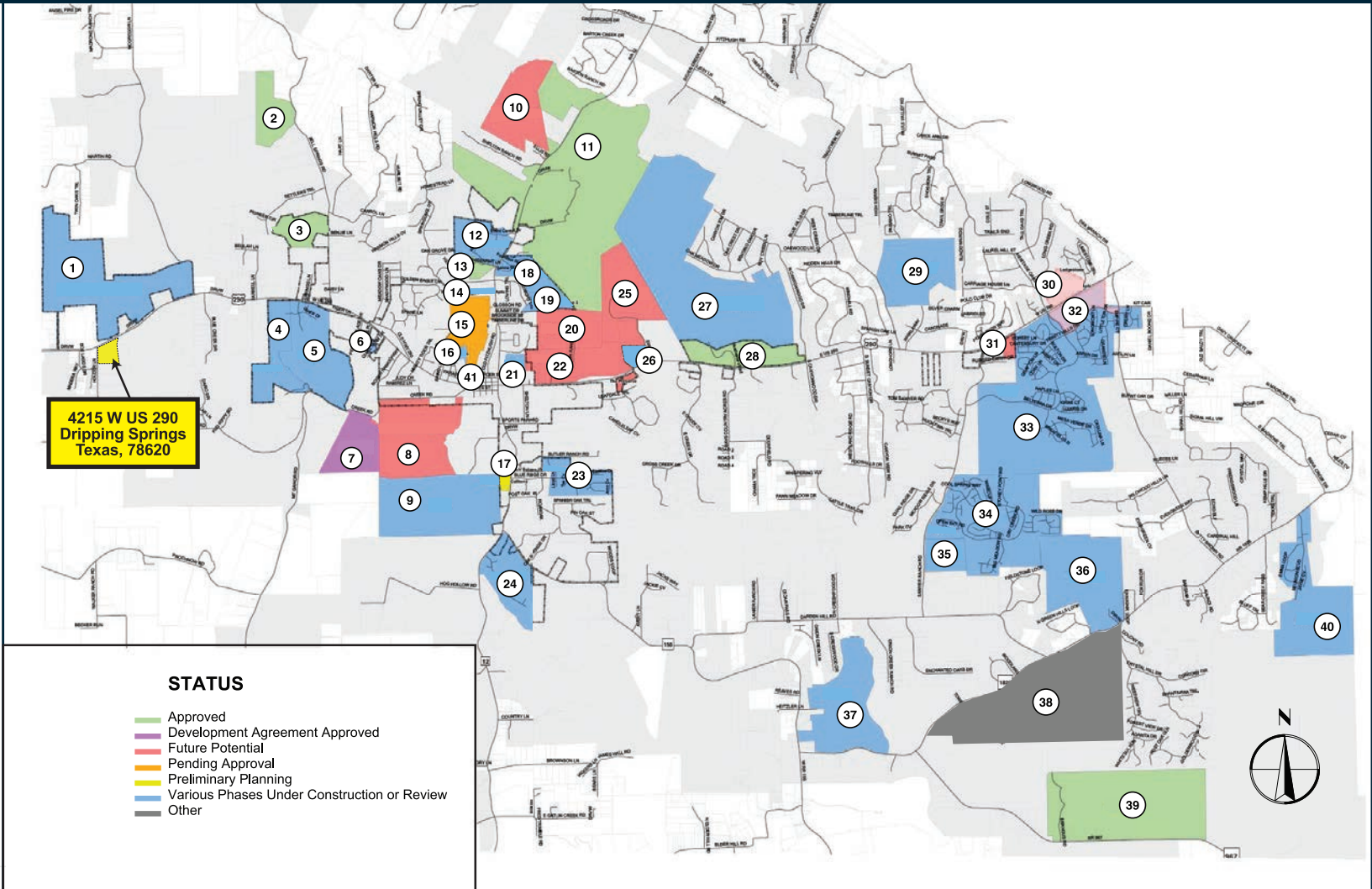
LEGEND

1. Westwood PDD # 7
2. Bella Vista
3. Esperanza
4. Bunker Ranch
5. Arrowhead
6. Gateway 26 Doors
7. Carter Ranch
8. al-Rashid Tract
9. Caliterra
10. Springs at Barton Creek
11. Double L Ranch
12. Harrison Hills
13. Cortaro
14. Hill Country Senior Apartments
15. Heritage
16. Burrows
17. Farmstead at Caliterra
18. Founders Ridge
19. Legacy Trails, Phase 3
20. Scott Tract
21. Heritage
22. Cannon Tract
23. Butler Ranch Estates
24. Howard Ranch
25. Cynosure
26. Blue Blazes
27. Headwaters at Barton Creek
28. Headwaters PDD # 6
29. Saratoga Hills
30. Ledgestone
31. JM Assets
32. Belterra Commercial
33. Belterra
34. Highpoint
35. Burba Ranch
36. Parten Tract
37. Driftwood
38. Rim Rock
39. Rutherford Ranch
40. Reunion Ranch
41. Dripping Springs Town Center

4215 W US 290
Dripping Springs
Texas, 78620

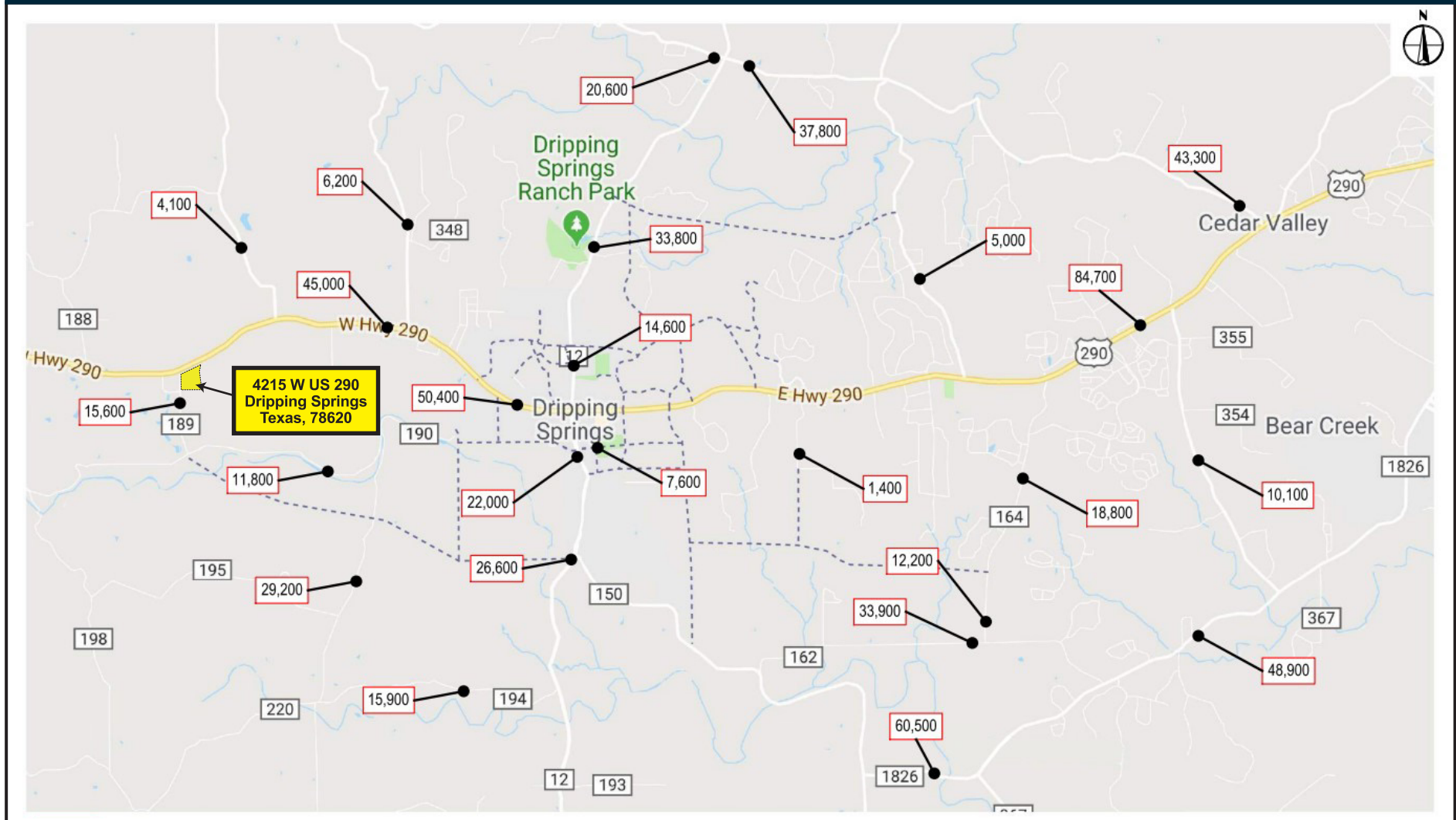
STATUS

- Approved
- Development Agreement Approved
- Future Potential
- Pending Approval
- Preliminary Planning
- Various Phases Under Construction or Review
- Other



LOCATION OVERVIEW

AREA LOCATION MAP with 2040 forecasted daily traffic volumes

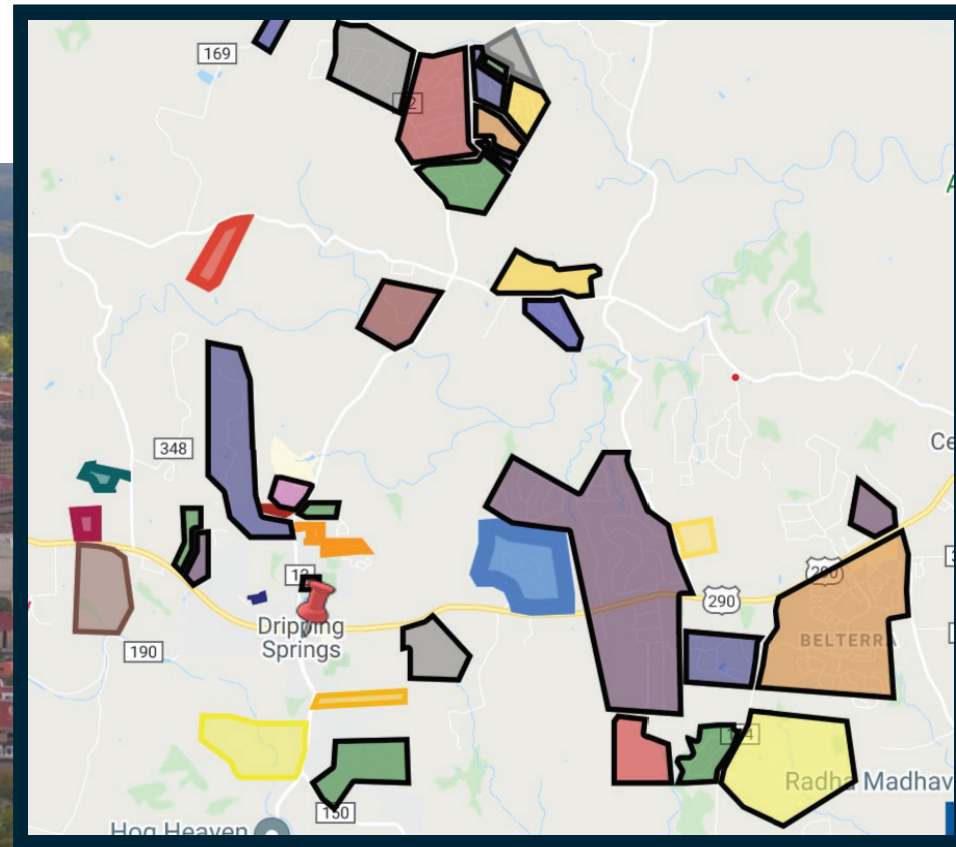


LOCATION OVERVIEW - NEIGHBORHOOD

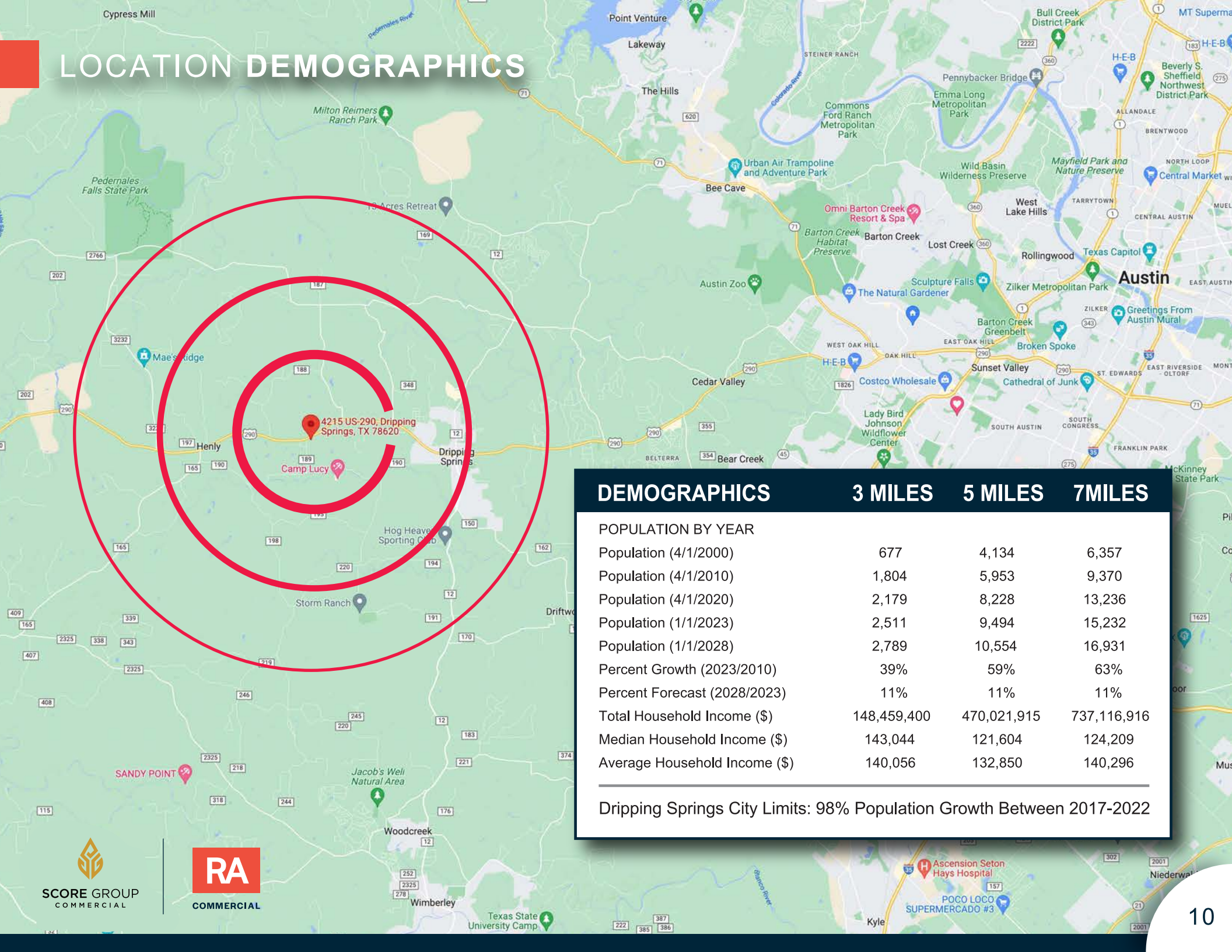
Dripping Springs Neighborhood Development

Over 13,000+ recently completed or under development homes.

New Developments	Homes
Anarene	2,408
Arrowhead	403
Belterra	2000
Big Sky	764
Caliterra	770
Cannon Ashton Woods	375
Cannon Ranch	375
Carter	235
Cortaro	31
Cynosure	960
Founders Ridge	204
Headwaters	1000
Heritage	700
Highpoint	1000
Ledgestone	234
Legacy Trails	54
New Growth	245
Sawyer Ranch	175
Wildridge	973



LOCATION DEMOGRAPHICS



4215 US-290, Dripping Springs, TX 78620

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION BY YEAR			
Population (4/1/2000)	677	4,134	6,357
Population (4/1/2010)	1,804	5,953	9,370
Population (4/1/2020)	2,179	8,228	13,236
Population (1/1/2023)	2,511	9,494	15,232
Population (1/1/2028)	2,789	10,554	16,931
Percent Growth (2023/2010)	39%	59%	63%
Percent Forecast (2028/2023)	11%	11%	11%
Total Household Income (\$)	148,459,400	470,021,915	737,116,916
Median Household Income (\$)	143,044	121,604	124,209
Average Household Income (\$)	140,056	132,850	140,296

Dripping Springs City Limits: 98% Population Growth Between 2017-2022



LOCATION DEMOGRAPHICS

AREA OVERVIEW

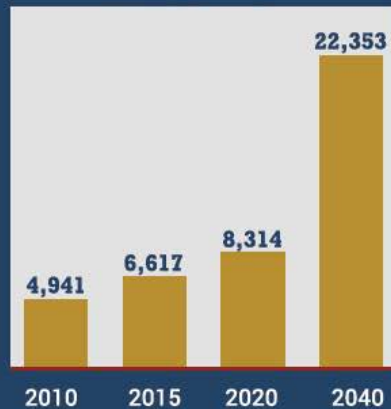
The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

DEMOGRAPHICS

Dripping Springs' unique location situated at the outskirts of Austin within the Hill Country allows for ideal access to both urban and natural environments. It has experienced high growth in recent years, with many newly built and proposed residential and commercial developments in the area. Over 40 new developments are planned for Dripping Springs and the surrounding area in the near future.

EMPLOYMENT GROWTH

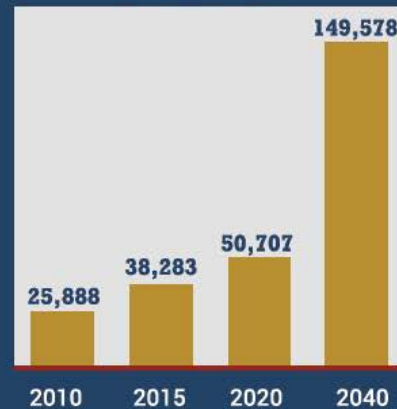
Dripping Springs ETJ



Source: CAMPO 2040 Travel Demand Model

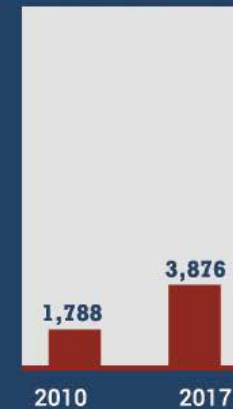
POPULATION GROWTH

Dripping Springs ETJ



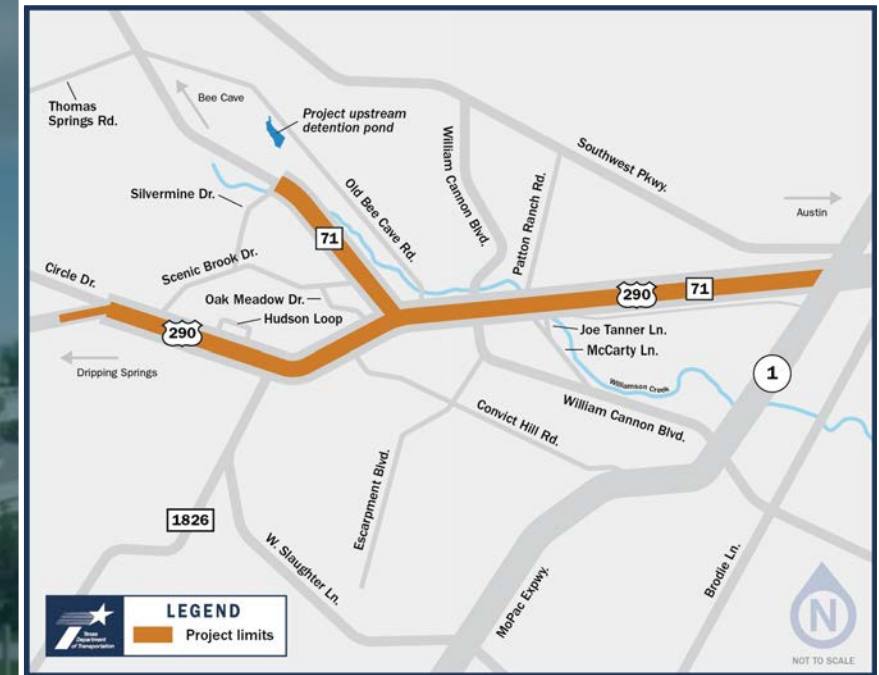
Source: CAMPO 2040 Travel Demand Model

Dripping Springs City Limits



Source: U.S. Census Bureau

290 HIGHWAY PROJECTS



THE 290 PROJECTS will transform a 4 lane road into a 12 lane highway, eliminating 24 stoplights between the subject property and downtown Austin.

290 HIGHWAY PROJECTS



290 HIGHWAY PROJECTS

- TxDOT is building an upgraded, state-of-the-art roadway consisting of 2-to-3 non-stop US 290 main lanes for through traffic in each direction from William Canon past Ranch Road 12, eliminating 24 stops between stoplights and downtown Austin.
- An overpass for the US 290 main lanes over William Cannon Drive will be built, along with new flyovers between US 290 and SH 71. At this location, the US 290 main lanes will be lowered under SH 71.
- New intersections will be constructed along US 290 at Convict Hill Road, RM 1826, Scenic Brook Drive and Circle Drive (South View Road) where the highway will go below the existing ground level and the cross street will remain at ground level.
- U-turns will be constructed at intersections along US 290 and SH 71 to allow vehicles traveling on frontage roads to access the opposite direction frontage road.
- Along SH 71, the flyover ramps will extend past Scenic Brook Drive where the main lanes will transition to a 5-lane (three lanes northbound, two lanes southbound) highway with U-turns for local access
- Significant bicycle and pedestrian accommodations will be built along the entire corridor, including 14 miles of shared-use path and 1 1/2 miles of sidewalks.
- An off site storm-water detention pond will be built upstream of Williamson Creek near Old Bee Caves Road and Sunset Ridge, and multiple water quality treatment ponds will be built within the corridor.
- New landscaping, tree plantings and corridor aesthetics will be part of the construction plan.

PROPERTY OVERVIEW



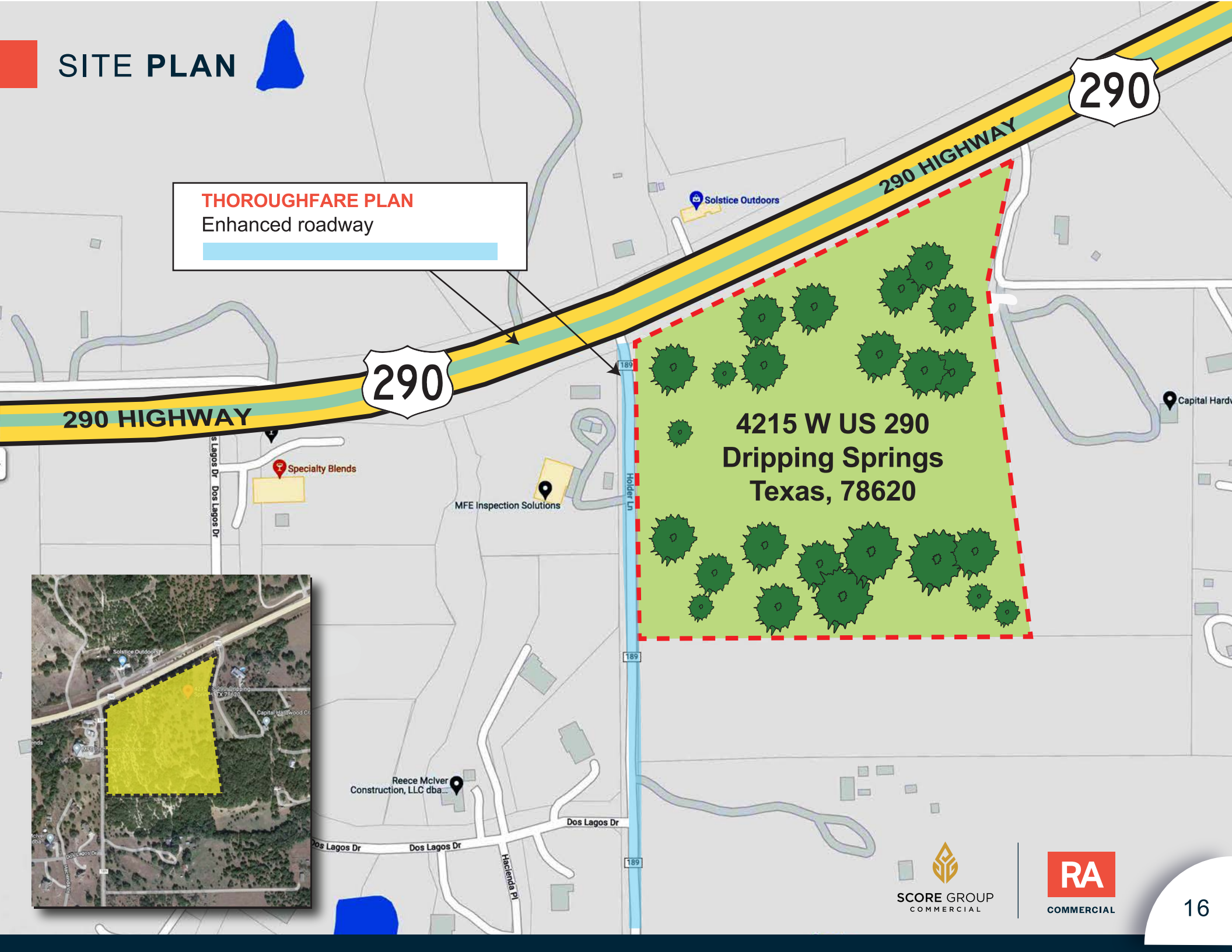
- **Electric:** On site - PEC power poles on the property is 6 -- (3) along Holder Lane inside the existing fence line.
- **Internet:** On site
- **Water:** 75 gallon/minute well
DSWC 8" line across 290
- **Wastewater:** No wastewater

SITE PLAN



THOROUGHFARE PLAN

Enhanced roadway



DRIPPING SPRINGS - Wedding Capital of Texas and Vineyards

Dripping Springs, TX is making a name for itself not just for good Texas wine but for darn good wine that holds a torch to the most famous wine regions in the world. There's over 7 unique and visually stunning wineries scattered throughout the Hill Country town of Dripping Springs where you'll be delighted by not just the wine but by the passion, commitment to the craft and unparalleled hospitality. Gone are the days of travelling to Fredericksburg or even Napa Valley out of necessity for a stellar glass of wine and vistas of rolling vineyards. Now, all you have to do to be transported to a top notch wine region is visit Dripping Springs, TX and the Hill Country wineries where you can discover miles and miles of gorgeous Texas views and a great glass of wine. In addition to local wineries, Dripping Springs has many other amenities including over 571 acres of parkland.



AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019, 2020 *U.S. News & World Report*

HAYS COUNTY #1 FASTEST GROWING COUNTY IN THE USA



#1 Top City
in the **WORLD**
for **TECH**

(Savills)

#1 Best
State
Capital
to **LIVE** in

(WalletHub)



#1 Top Place
to **LIVE** in
the **USA**

(U.S. News & World Reports)



#3 Best
Place to
START a
CAREER

(WalletHub)



AUSTIN, TEXAS

Austin, TX – Austin is booming with new job creation since the downturn of the pandemic in March of 2020. In fact, Austin takes third place in top metro cities for job opportunities and employment levels are trending back to levels before the pandemic hit. Many companies from around the nation, most notably from California, are relocating to the Capital City to escape high taxes and housing prices. View some of the top companies that are expanding and relocating into the Austin-area.



Latest News Reports



TESLA ANNOUNCES \$1 BILLION MANUFACTURING EXPANSION IN SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an “ecological paradise” with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.



Major Construction Projects and Headquarters Coming to Austin:

- 66-story 6 X Guadalupe- Downtown
- Google Leasing 35 Story Tower Block 185- Downtown
- Tower 5C Moves Step Closer To Starting Line- Downtown
- 405 Colorado Tower- Downtown
- Third & Brazos Tower- Downtown
- Indeed Tower Block 71- Downtown
- 90 and 92 Rainey Street, Downtown
- 33-story Natiivo tower at 48 East Ave- Downtown
- 30-story Marriott Austin- Downtown
- Hanover Republic Square- Downtown
- 31-Story Hyatt Centric Hotel- Downtown
- 410 Uptown Offices and Retail on 18th Street, Downtown
- UT's New Office Tower Now Rising Next To Old Hospital- Downtown
- Colton House Boutique Hotel on South Congress, Downtown
- West Campus Student-Housing Project on 2nd Street, Downtown
- Tesla Picks Austin For \$1 Billion Auto Factory
- Major Mixed-Use Development Near Airport Gets Larger
- Austin FC Soccer Stadium- Domain
- Big Buildings To Rise Near Austin FC Training Grounds- Domain
- Amazon Confirms 1,000-Job Fulfillment Center in Pflugerville
- Amazon Signs Another Large Lease in Austin Area- Kyle

CONTACT INFORMATION



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