



# US 290/SAWYER RANCH ROAD

AUSTIN, TX 78737

**PRICING**

**\$1,527,213.60**

## PROPERTY DESCRIPTION

This group of parcels are a rare investment opportunity located along a prime stretch of Highway 290 in Dripping Springs. Thoughtfully prepared for future development, it features existing infrastructure, including regional stormwater retention, waterline connections, and electrical systems. Zoning restrictions and design approval requirements ensure high-quality development in line with the property's legacy and aesthetic standards. With annexation into Dripping Springs and a strategic position at a signalized county road intersection, this tract offers excellent potential for commercial or mixed-use projects.

### PROPERTY HIGHLIGHTS

- **Prime Location:** Frontage on US Highway 290 and County Road with two curb cuts for convenient access.
- **Signalized Intersection:** High visibility and ease of access for future development.
- **Infrastructure in Place:** Completed stormwater and waterline connections at front of site, along with electrical tie-in box on-site.
- **Regional Retention Pond:** Designed to city specifications to support the entire 33-acre tract.
- **Utility Access:** Water provided by WTCPUA; each site needs its own septic.
- **Flexible Development:** 60% impervious coverage allowed, with approval required for new structures.

### ADDITIONAL NOTES

- **Future POA Formation:** Once the entire tract is sold, remaining land, including the retention pond, will be placed under a Property Owners' Association (POA) to relieve ongoing responsibilities and property tax burdens.
- **Businesses on Site:** Gas Station with Food Sales, Children's Daycare, Children's Dance Studio, Car Wash, and Three-Story Medical Office Building.

**This property represents a unique opportunity to develop a versatile and well-prepared site in one of the most desirable areas of Dripping Springs.**



**ALICE DUFFY**

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## PROPERTY DETAILS

### LOCATION & ACCESSIBILITY

Frontage	US Highway 290, with two curb cuts.
Intersection	Strategically located at a signalized county road intersection for optimal visibility and traffic flow.
Connectivity	Driveway connects the west side of the property to Sawyer Ranch Road and Highway 290, forming a convenient "U" shape.

### INFRASTRUCTURE

Detention/Retention Pond	Built to city requirements to service the entire tract, with stormwater lines draining to the pond.
Waterlines	Rear waterline completed to the west side of the property; main waterline available along Highway 290. Buyers can tie into the existing line.
Electrical Access	Electrical line across the frontage with a tie-in box at the rear west side of the car wash lot.

### DEVELOPMENT GUIDELINES

Zoning Restrictions	No sex shops, religious buildings, fuel sales, auto repair shops, or warehouse/junk-type buildings permitted.
Structure Approval	All structures must receive approval from seller and City of Dripping Springs to maintain quality and aesthetic standards.
Impervious Coverage	Up to 60% allowed.

### UTILITIES & SERVICES

Water	WTCPUA service.
Annexation	Incorporated into Dripping Springs, offering additional benefits and services.



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