



31858 Ranch Road 12 Lot #8 DRIPPING SPRINGS, TX 78620
3.15 ACRES OFFERED AT \$897,000



**STANBERRY
COMMERCIAL**
Scott Daves
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Unique Commercial Tract!

Discover 3.15 acres of commercial land in the rapidly expanding Hays County area, perfectly positioned just outside Dripping Springs and Bee Cave, with easy access to Austin. This rare commercial development opportunity sits directly on the highly trafficked RR12, currently undergoing expansion by TXDOT to accommodate the area's substantial growth. With great visibility for signage and convenient accessibility, this property offers exceptional potential for a wide range of commercial or development ventures.

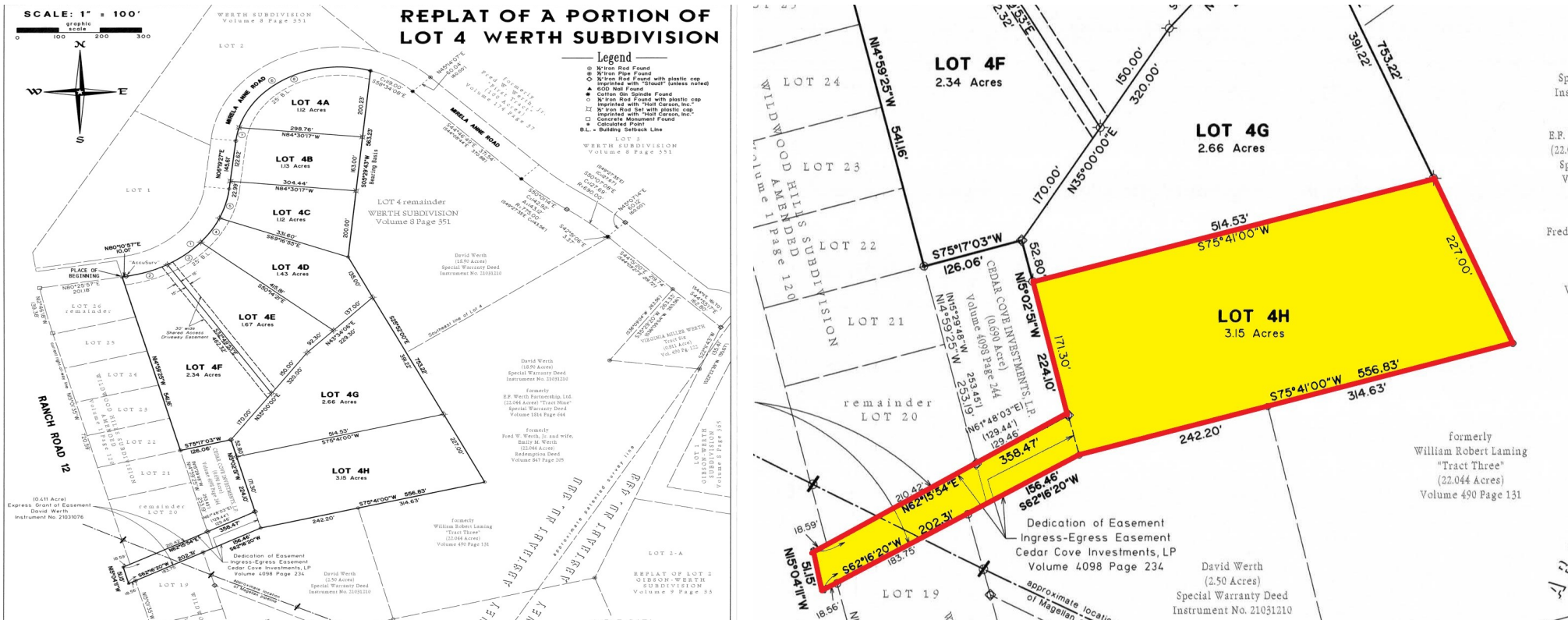
Whether you’re looking to establish a business, invest in a well located land hold, or develop for future opportunities, this strategic location in the Hill Country’s booming growth corridor ensures lasting value. Seize the chance to secure premium real estate in one of Texas's most sought-after regions. Opportunities like this don’t last long – act now to position yourself at the forefront of Hill Country growth!





Key Features

- High-traffic location with excellent visibility.
- Situated in a rapidly growing area, ideal for businesses.
- Flexible light, noise, and height guidelines – negotiable for your vision.
- Close proximity to Austin, Dripping Springs, and Bee Cave



Scott Daves | Realtor®

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