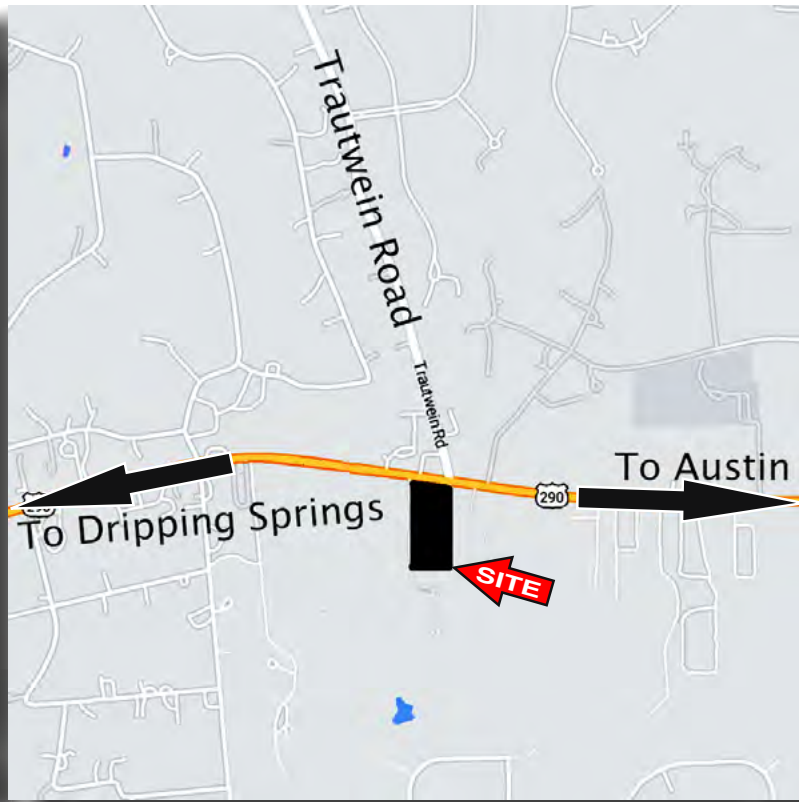
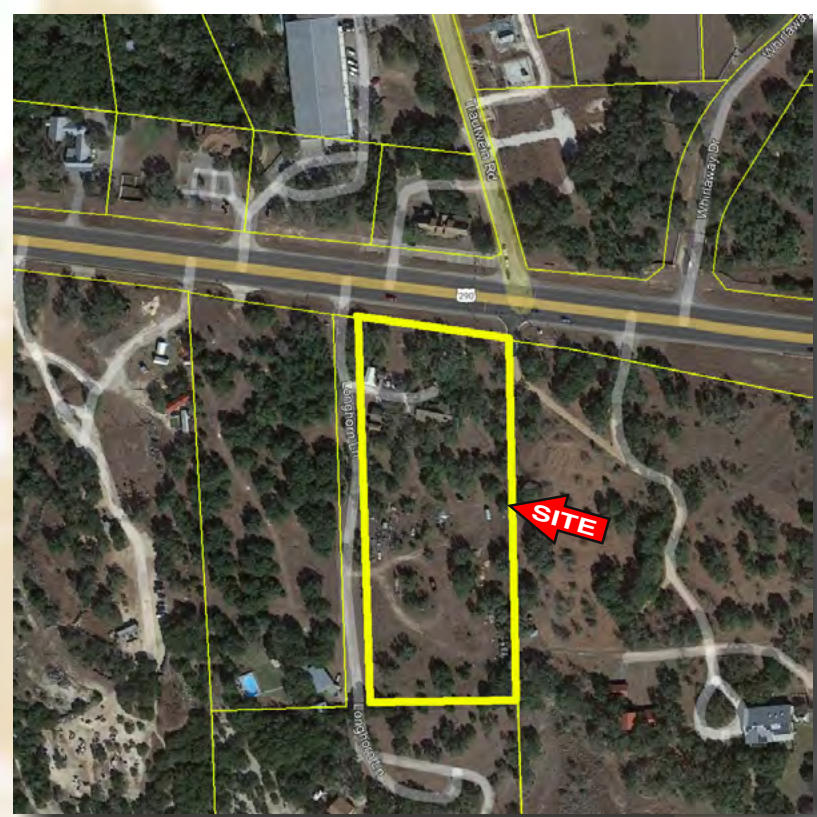


FOR SALE - COMMERCIAL LAND ±5 ACRES

4300 US Hwy 290 East, Dripping Springs, Texas 78620



LOCATION	Along the south frontage of Hwy 290, at the intersection of Trautwein Road.	FLOOD HAZARD	No portion of the Property is in the FEMA floodplain.
SIZE	approximately 5 acres	JURISDICTION	City of Dripping Springs
FRONTAGE	Approximately 296 feet on Hwy 290	LEGAL DESCRIPTION	That certain 5.0 acres, more or less, out of the G.N. Railroad Company Survey, Abstract No. 5751, City of Dripping Springs, Hays County, Texas
UTILITIES	All public utilities are available to service the site, except natural gas and sewer. A septic or on-site wastewater system is required. There is an existing well on the site	PRICE	\$4,000,000.00
ZONING	CS (Commercial Services)	COMMENTS	Future development of the site will allow 70% impervious cover under applicable ordinances.
TOPOGRAPHY	Basically level		

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

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