dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

FOR LEASE

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

HIGHLIGHTS

- Prime visibility from US Hwy 90
- Located in affluent, fast growing residential area
- Electric car charging station on site
- 200 parking spaces available
- 3,500 gallon grease trap on site

LOCATION

Located off of Hwy 290, near HEB and several other retail and food chains.

DESCRIPTION

Constructed in 2020, this retail strip comprises seven spaces, with only one currently available. The vacant suite is a second generation restaurant with a private dining room and mezzanine. **Notable co-tenants within the building include T-Mobile, Monkee's, Wingstop, Drip Dental, and Fast Aid Urgent Care.**

BUILDING SIZE
±18,740 SF

LEASE RATE
Contact Brokers

LAND SIZE
±14 AC

ZONING
CS

LEASE TERMS
Negotiable

AVAILABLE SPACE
Suite 101: ±5,229 SF

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

SUITE 101 PHOTOS

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrp
dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

SUITE 101 PHOTOS

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

PHOTOS

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

PHOTOS

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

PHOTOS

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

AERIAL MAP

POINTS OF INTEREST

- H-E-B
- Walgreens
- Whataburger
- Sonic Drive-In
- Starbucks
- Chicken Express
- McDonalds
- Taco Bell
- Schlotzsky's
- The Drip Nutrition
- Goodwill
- Homespun Kitchen and Bar
- Chase Bank
- Broadway Bank
- RBFCU
- Wells Fargo Bank
- The UPS Store

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

DRONE FOOTAGE
https://youtu.be/7dpHBSA5qv4

360º PANORAMIC VIEW
https://kuula.co/post/L7y5X

LEASE

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

RETAIL SPACE AT THE WINDMILL CENTER

136 Drifting Wind Run | Dripping Springs, TX 78620

LOCATION INFORMATION

TRAFFIC COUNTS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,514	13,041	29,957
Households	687	4,719	10,656
Avg Household Income	$220,269	$217,552	$220,692
Median Household Income	$173,578	$173,787	$184,347

Source: ESRI, 2025

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

dhrealty partners inc

Frank Stanley
832.419.4565
stanley@dhrp.us

Max Nudelman
512.605.9495
maxnudelman@dhrp.us

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

The information herein was obtained from sources deemed reliable; however, **DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.** All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

dhrealty partners inc

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maxwell Nudelman	821785	maxnudelman@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**