

This 51-acre tract located along FM150 in Dripping Springs conveys with 85 Living Unit Equivalents (LUEs), which significantly enhances its development potential, flexibility, and overall investment value.

- 1. Immediate Development Capacity: 85 LUEs allow for substantial residential or mixed-use development without needing additional wastewater allocations.
- 2. Higher Density Potential: Compared to raw acreage without wastewater capacity, this tract supports a greater number of units, increasing overall project yield.
- 3. Reduced Entitlement Risk: Secured LUEs reduce uncertainty tied to future utility approvals, making the property more attractive to developers and investors.
- 4. Strong Road Frontage Exposure: Located along FM150, the property benefits from visibility, traffic counts, and long-term commercial corridor growth.
- 5. Mixed-Use Flexibility: LUEs can often be applied toward residential, condo, townhome, or certain commercial uses depending on zoning and development plan.
- 6. Increased Land Valuation: Utility capacity directly impacts per-acre value. Allocated wastewater is a tangible, measurable enhancement to land worth.
- 7. Scarcity Factor: In the Dripping Springs area, wastewater capacity is limited. Existing LUE allocations are increasingly difficult to secure.

In high-growth corridors like Dripping Springs, utility-backed acreage along a major roadway such as FM150 offers a rare combination of scale, infrastructure, and long-term upside. The inclusion of 85 LUEs transforms this property from raw land into a positioned development opportunity.