



301 W Mercer Street DRIPPING SPRINGS, TX 78620

6,000 SQFT OFFERED AT \$2,500,000



**STANBERRY
COMMERCIAL**
Scott Daves
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Historic Downtown Building!

Unlock the potential of this historic 6,000 square foot building, strategically demised into two equal 3,000 square foot retail spaces. Situated in the bustling heart of downtown Dripping Springs, merely 30 minutes from Austin and nestled within the designated historical district, this property is zoned CS and benefits from significant foot traffic, making it a prime location for retail ventures.

This unique opportunity caters to both investors seeking a wise addition to their portfolio and business owners looking for an owner/user arrangement. The building's historical charm is matched by practical features, including plenty of parking, a fenced-in area for parking and additional storage, as well as a convenient rear loading dock. Further enhancing its value are two wastewater LUEs already in place and access to city utilities, ensuring that the property is ready to meet the needs of your business operations.

Don't miss out on this versatile commercial property in a sought-after location, surrounded by local businesses.





Historical Significance

Built in 1891 by A.L. Davis, one of the wealthiest men in Dripping Springs, this store marked the maturation of Dripping Springs from a settlement consisting of a few frame storefronts to a town with a more substantial mercantile district. By 1951, Solon Glosson leased the building, where he ran the Red & White Grocery until a fire nearly destroyed the building on November 19, 1951. Only the rock walls were left intact; the two-story stone front façade is all that remains of the second story. A larger limestone addition was constructed on the building's west elevation in 1971.



Scott Daves | Realtor®

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