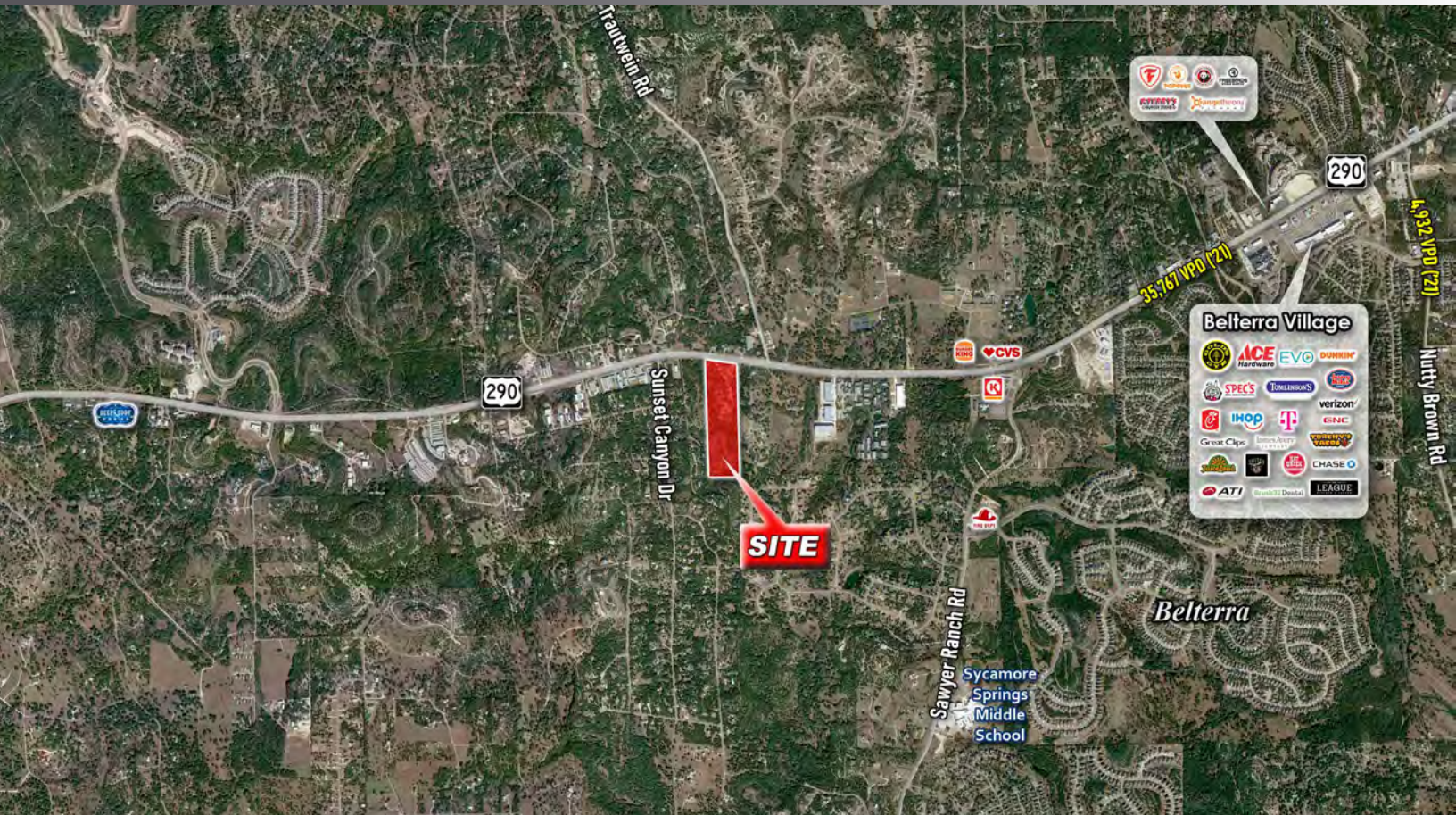


FOR SALE

30.32 Acres
4150 E. Highway 290
Dripping Springs, Hays County, TX



HIGHLIGHTS

- **SIZE:** ±30.32 AC
- **UTILITIES:** WTCPUA Service Area - 12" waterline in 290. Electricity & Telecommunications available on site. No sewer services available currently.
- **JURISDICTION:** Dripping Springs ETJ
- **FRONTAGE:** ±600 feet of frontage on Highway 290
- **USES:** No zoning makes this property perfect for a variety of developmental uses. Owners are currently running a paintball course and facility on the property. There is one tenant that is on a month-to-month lease.
- **IMPROVEMENTS:** There are a few small portable buildings that can be easily removed and some unpaved internal roads, otherwise, the property is unimproved.
- **PRICE:** \$6,000,000

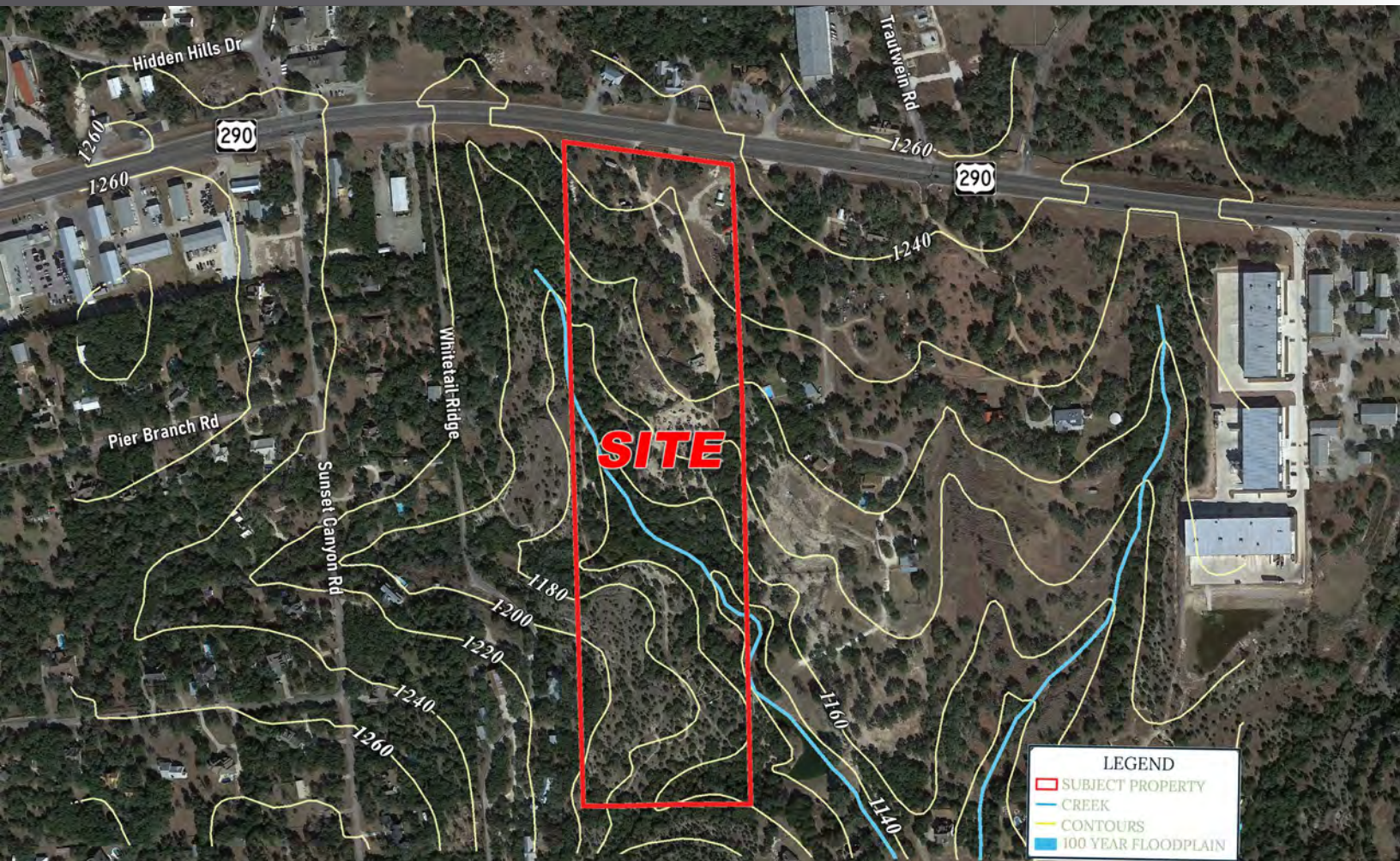


DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2022 TOTAL POP	20,566	34,106	59,559
2027 PROJ POP	23,397	38,729	65,152
AVG HH INCOME	\$184,712	\$182,745	\$188,234

Contact For More Information:

Margaret Riggins Partner, Sales Associate
(830) 431-2772 | margaret@rclb.com

Republic Commercial Land & Brokerage
505 Walsh St. Austin, TX 78703
www.rclb.com



- Location:** Conveniently located just 4.5 miles east of Dripping Springs and ±16 miles west of downtown Austin on Highway 290. Ideal location between Austin and Dripping Springs.
- Frontage:** The property has approximately 600 feet of frontage on Highway 290. Currently there is a 25-foot driveway providing access to 290.
- Schools:** Dripping Springs ISD
- Utilities:** WTCPUA Service Area - 12" waterline in 290. Electricity & Telecommunications available on site. Water service agreements must be negotiated by buyer. No sewer services available.
- Topography:** The property is relatively level on the front portion. Topographic changes on the south side of the property afford incredible views of the Hill Country. There is a tributary that runs through the middle of the property.
- Taxes:** 2020 Hays County Taxes - ±\$28,727.51. No ag. exemption, therefore, no rollback.

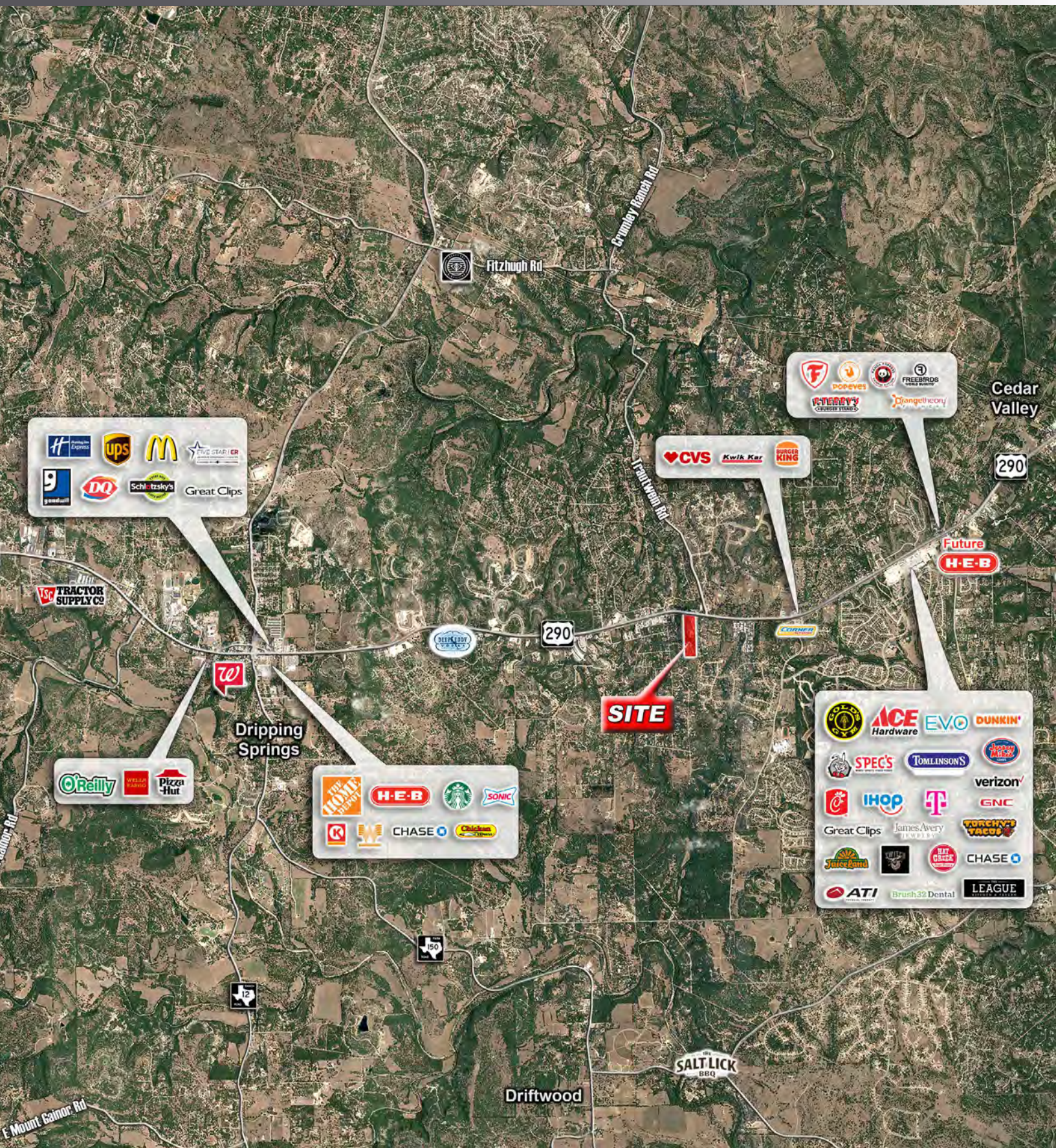
Contact For More Information:

Jordan Johnson | (512) 775-8042 | jordan@rclb.com

Garrett Yarbrough | (512) 924-9236 | garrett@rclb.com

4150 E. Highway 290
Dripping Springs, Hays County, TX

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.
- **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.
- **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.

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.

Republic Commercial Land & Brokerage	9013147	info@rclb.com	(512) 960-4676
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	(361) 442-1001
Designated Broker's Name	License No.	Email	Phone
N/A	N/A	N/A	N/A
Agent's Supervisor's Name	License No.	Email	Phone
Margaret Riggins	679476	margaret@rclb.com	(830) 431-2772
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date