



*10 AC Commercial  
Land*

*\$1,200,000*

*18400 FM-150  
Driftwood, TX 78619*

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# Property Summary

This unrestricted 10 acres abutting FM-150 and Onion Creek in Driftwood, TX offers an opportunity to stake your claim on a highly versatile tract centered along a corridor of the Hill Country experiencing a renaissance period of growth for businesses, upscale living communities, luxurious amenities and evolving infrastructure. The site is primed for a variety of commercial development ventures.



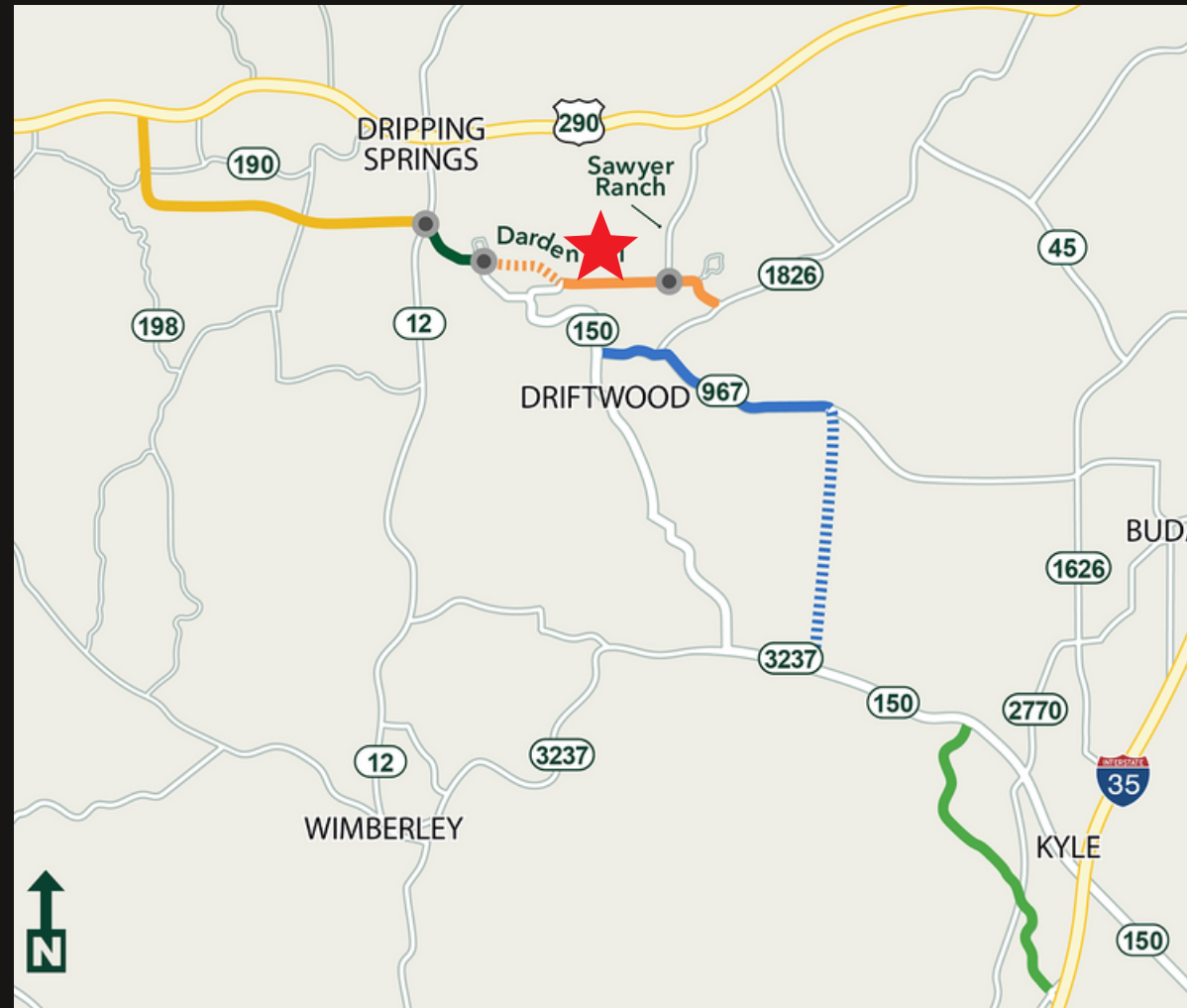


# Location & Access

The location is logistically advantageous for business owners, daily commuters or land banking investors who wish to be positioned centrally to numerous booming markets that can be quickly accessed via direct frontage on a major thoroughfare and be neighbors to some headline attractions.

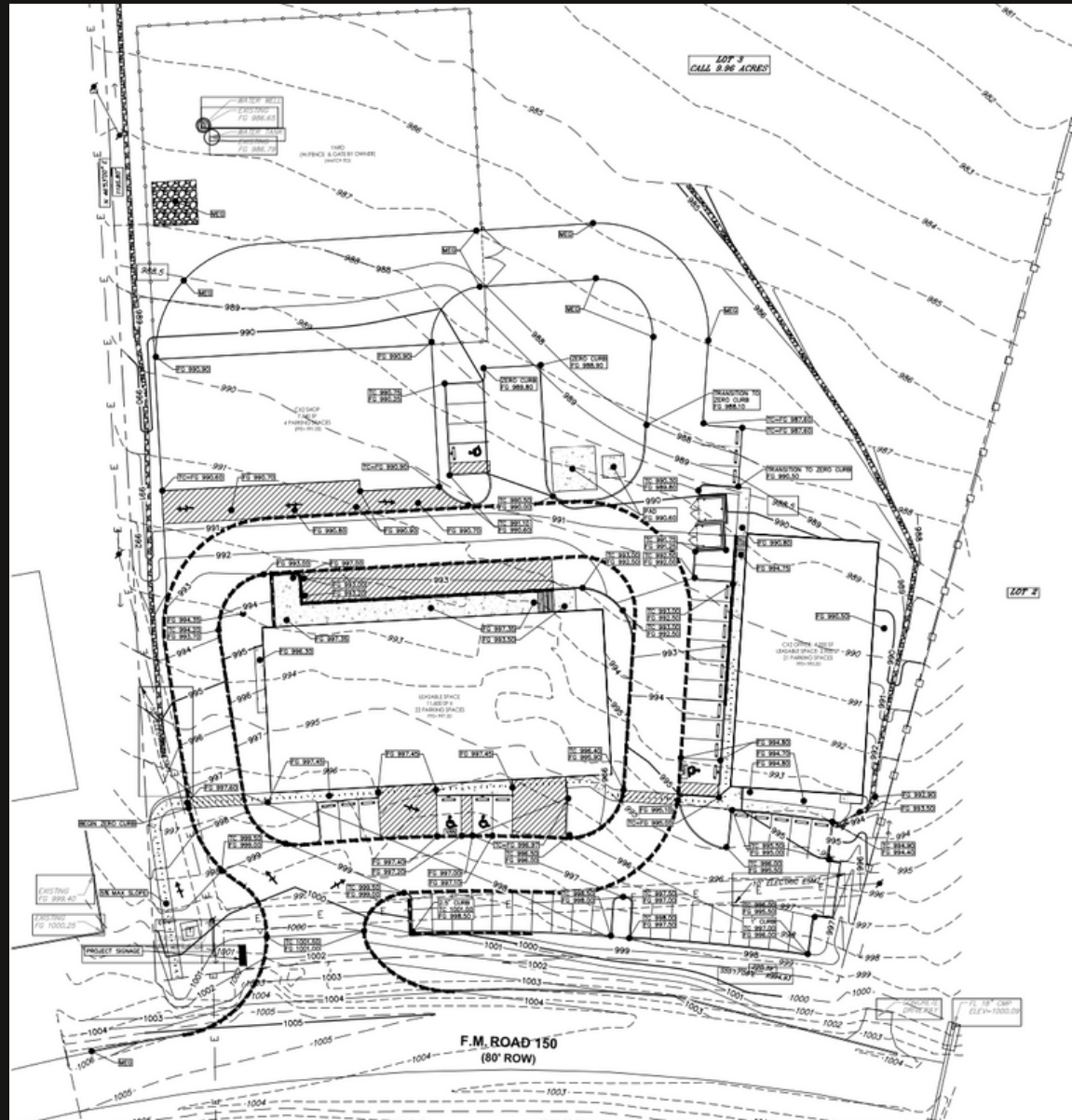
- [Click for Interactive Map](#)
- **Proximities:**
  - <10 min. to downtown Dripping Springs (HEB Grocery)
  - 30 min. to Austin MSA/airport
  - <20 min. to Buda
  - 25 min. to Kyle (ranked top three fastest growing cities nationally)
- **Frontage:**
  - ±315' FM-150 (2021 VPD: 4700)
  - FM-150: TXDot's Long Term Transportation plan calling for extension/realignments to FM-150 and FM-1826 to support projected growth and enhanced mobility.
  - TXDot Permitted Deceleration Lane

TXDot Long Term Trans. Plan: FM-150



# Pre-Development Site Planning

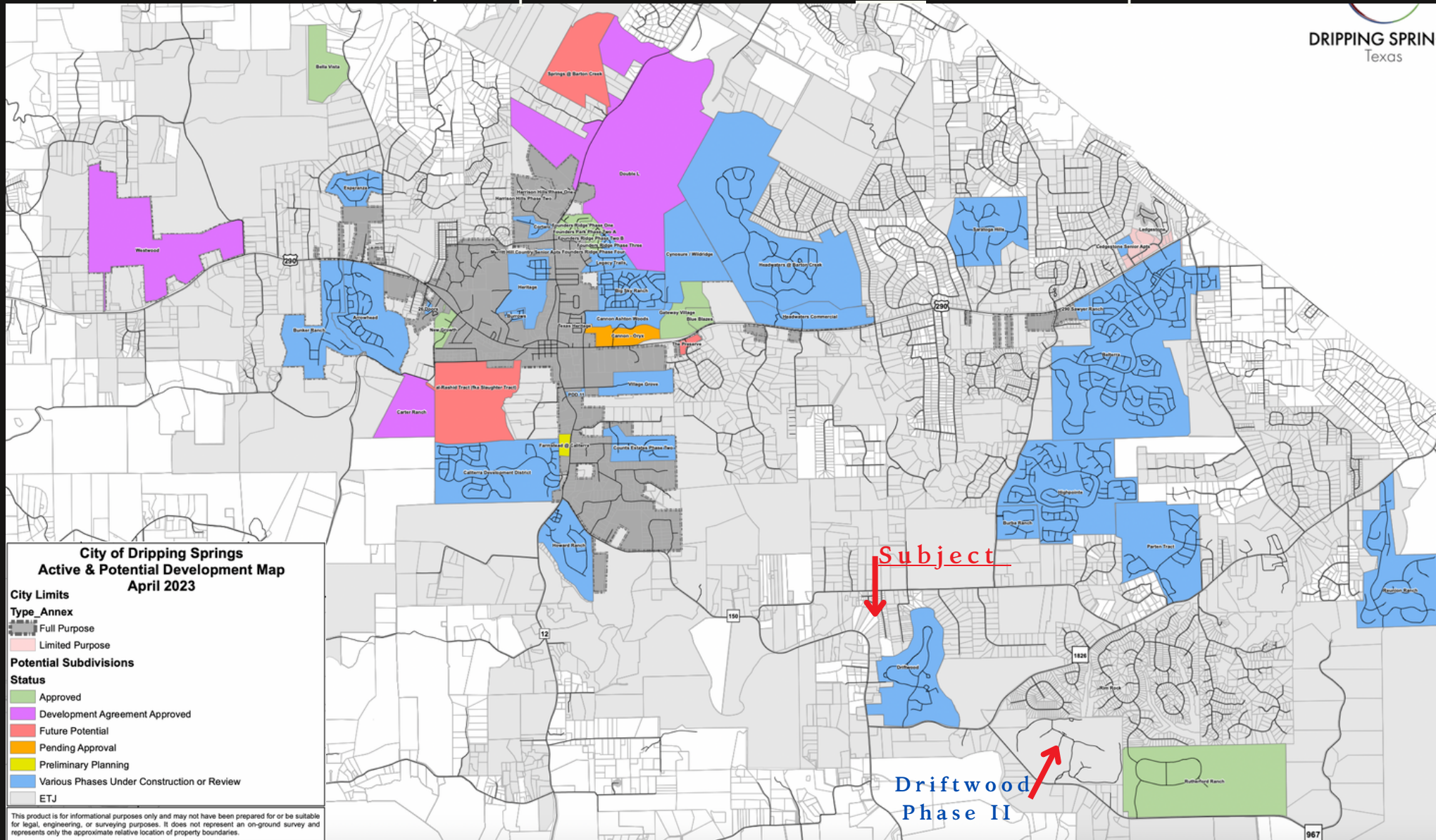
- Survey: available [here](#)
- Utilities: private on site well, conventional septic system, and power. A holding tank and/or rain water catchment system can be installed to supplement capacity needs until if/when public utilities are available.
- Engineered Building/Grading Plans\*
  - 26,400SF of leasable flex/office/light industrial space plus secured outdoor storage, 47 parking spots, a TXDot permitted FM-150 declaration lane to support large trucks/equipment, utility locations, drainage/floodplain/topo contours. The space maximizes land use outside of 500yr FP \*Conceptual/Not Permitted
- Recent Site Work: mostly cleared of trees; layer of fill dirt spread; road base added to entry





# Local Developments

Map below shows ongoing and proposed developments surrounding Dripping Springs. Not shown is the Phase 2 72 lot plan at Driftwood Club. Click for link to map.



# Local Attractions

<5 min. to the new Driftwood Golf and Ranch Club and The famous Salt Lick BBQ



Other notable Driftwood attractions generating traffic throughout the area in addition to the that generated by connections to Austin, Dripping Springs, Kyle, and Buda

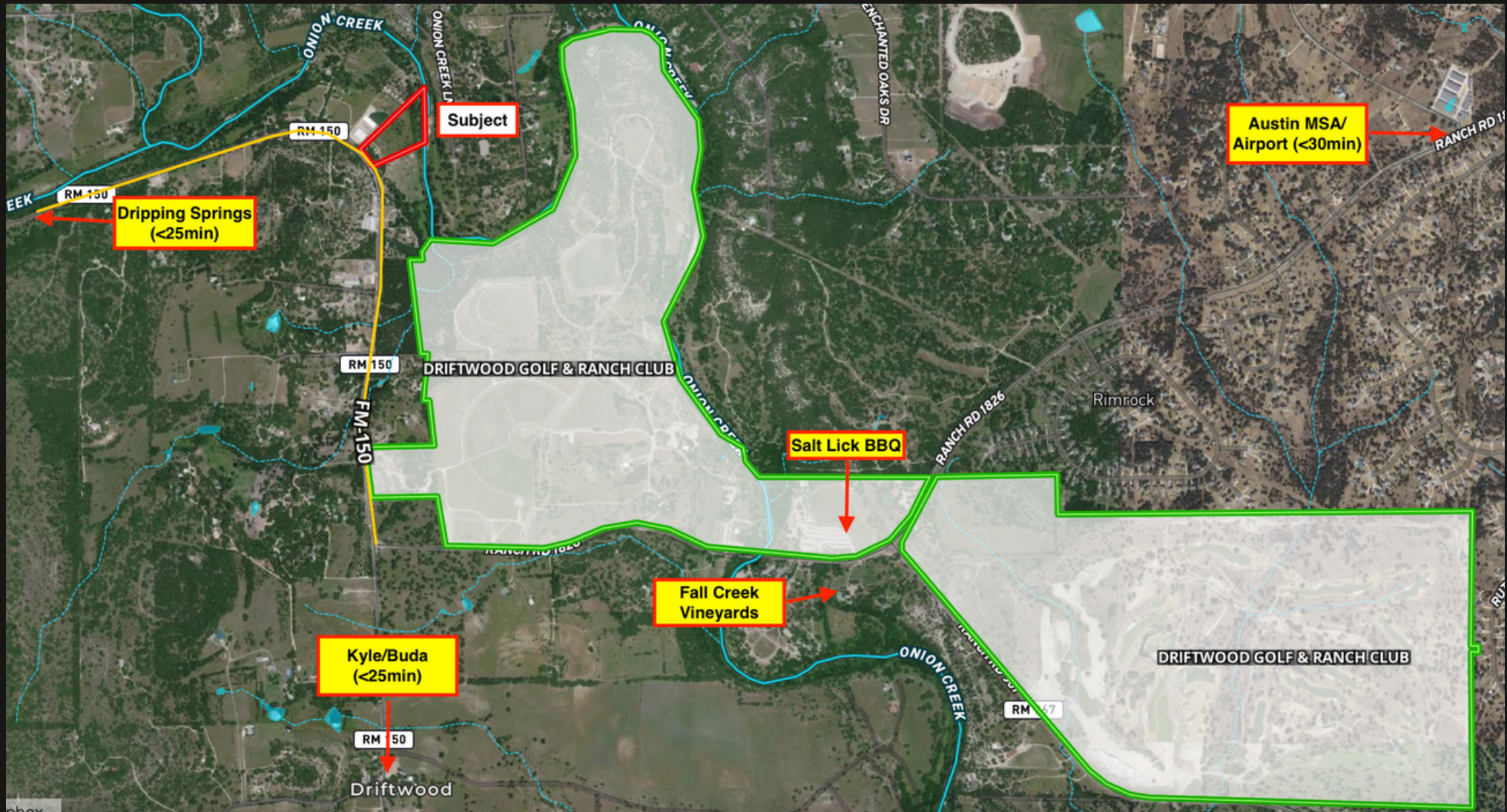
- Fall Creek Vineyards
- Camp Ben McCulloch
- Hays City Store
- Driftwood Estate Winery & Bistro
- Hill Country Tasting Room
- Duchman Family Winery
- Mercer Dance Hall
- Many Others...





# Driftwood Golf & Ranch Club

The \$300 million project is expected to have about 320 homes and private luxury amenities, including the golf course, clubhouses, restaurants, pool and outdoor spaces, including sport courts and a vineyard







# Improvements & Key Facts

## Improvements:

- 1152 SF two story garage apartment
- 576SF 1/1 apartment with balcony
- 576SF double bay garage
- Built in 2000
- Existing Lease:
  - \$1000/month & month to month

## Misc. Property Highlights:

- Parcel ID: R20555
- Legal Description: J V ASH JR SUBD, LOT 3, ACRES 10
- Tax Rate: 1.87 (non exempt)
- Est. Avg. Utility Usage: \$110/month
- FEMA Floodplain: 100 and 500yr present
- Aquifer: Trinity - Edwards Aquifer Contributing Zone
- Jurisdiction: Hays County; Dripping Springs ETJ - Unzoned
- Easements: None
- School District: Dripping Springs ISD







# Additional Site Photos





# Disclosures & Contact Info

DocuSign Envelope ID: 4345803D-59CB-4AA8-8FAE-E31E84645011



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

11-2-2015

### 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):

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- 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.

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- 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:
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  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Date

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