

FOR SALE

Prime Location

10908 US-290 Austin, TX 78737

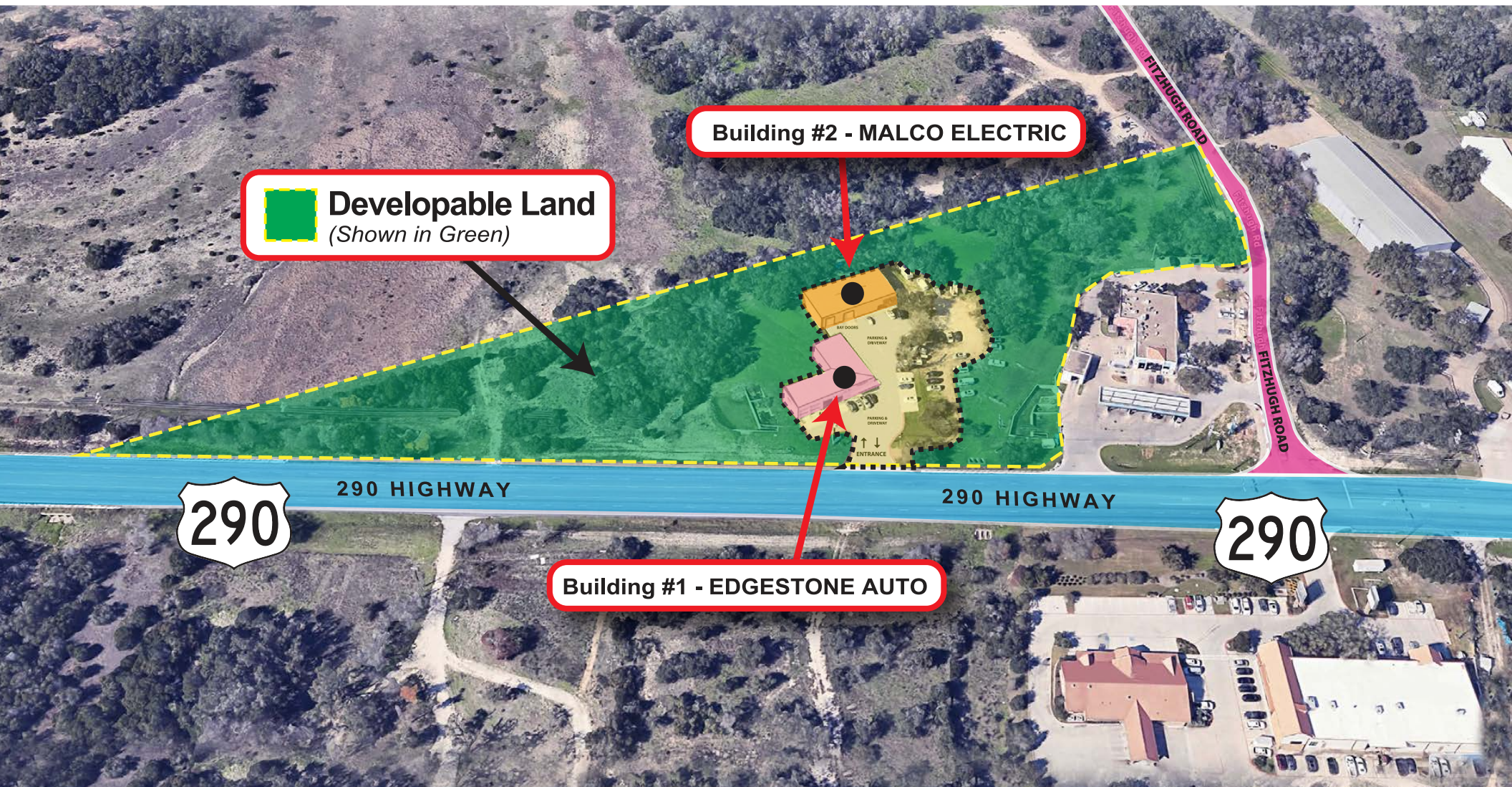


COMPASS

Offering Memorandum

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> **5.77 Acres** | Currently the home of Edgestone Automotive and Malco Electric



AUSTIN

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DRIPPING SPRINGS

TEXAS



COMPASS

EXECUTIVE SUMMARY

This 5.77-acre corner site at Highway 290 and Fitzhugh Road includes two 5,000 SF buildings currently leased to Edgestone Automotive and Malco Electric. Positioned in one of the fastest-growing corridors in the U.S., the property offers strong current income and compelling development potential.

Recently de-annexed from the Austin ETJ, the site is now under Travis County jurisdiction. As a result, the former 20% impervious cover cap has been eliminated, allowing for significant additional development of the remaining land — a significant boost to the site's usability and value.

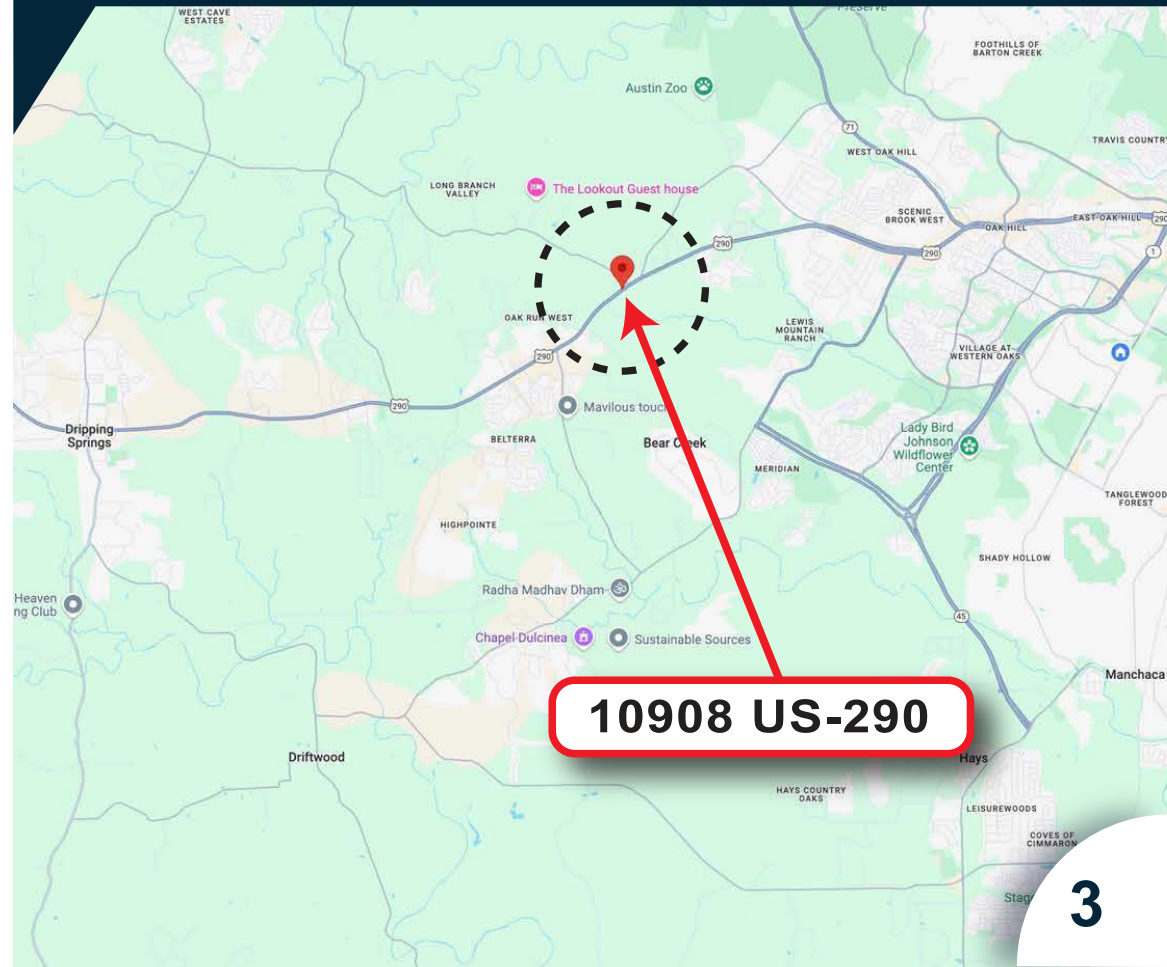
Surging population and traffic growth continue to fuel area momentum, amplified by major infrastructure investments. The Oak Parkway Project and Highway 290 Expansion to Dripping Springs are major catalysts for premium commercial and residential development. These projects convert a 4-lane road into a 12-lane highway and removing 24 stoplights between Dripping Springs and Austin, dramatically improving access and visibility.

This property is ideally positioned for investors and developers seeking to leverage regulatory flexibility, infrastructure-driven growth, and long-term appreciation in a booming submarket.

PROPERTY SUMMARY

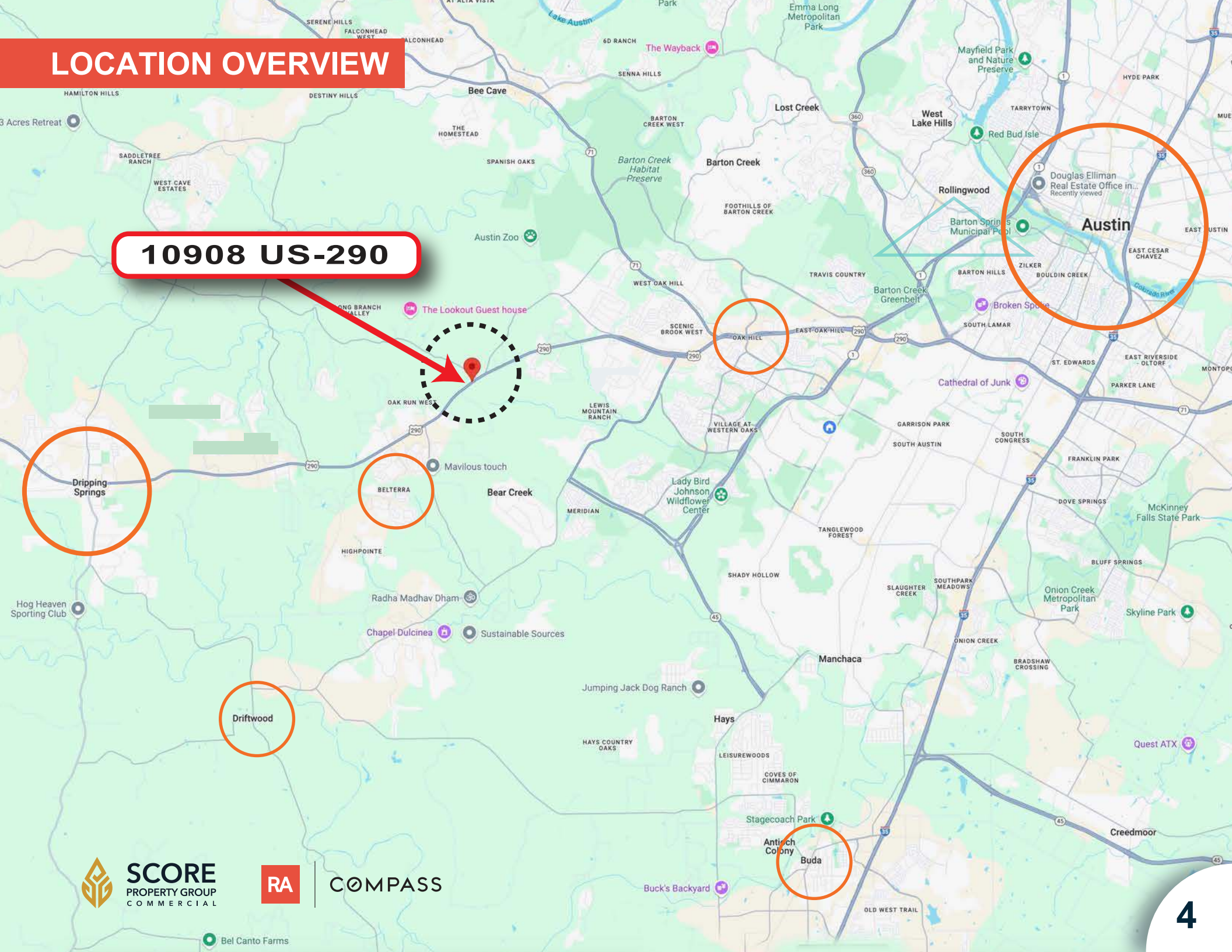
LOCATION:	10908 US-290 Austin, TX 78737
SITE AREA:	5.77 Acres
FRONTAGE:	848' on 290, 232' on Fitzhugh
ZONING:	No Zoning
IMPERVIOUS COVER:	100%
TRAFFIC:	40,278 on 290 (2023)
GROWTH RATE (3-Miles):	13.21% (2020-24)
AVE HH INCOME (3-Miles):	\$178,180
UTILITIES:	WTCPUA Water, Electric, Septic
FLOODZONE:	Partial

1. 5.77 Acres
2. 2 x 5,000 sf Buildings
3. Existing NNN Lease + Owner Occupancy
4. Prime Growth Corner Location
5. Massive Residential Growth Nearby
6. Major Highway Infrastructure Projects



LOCATION OVERVIEW

10908 US-290



LOCATION OVERVIEW

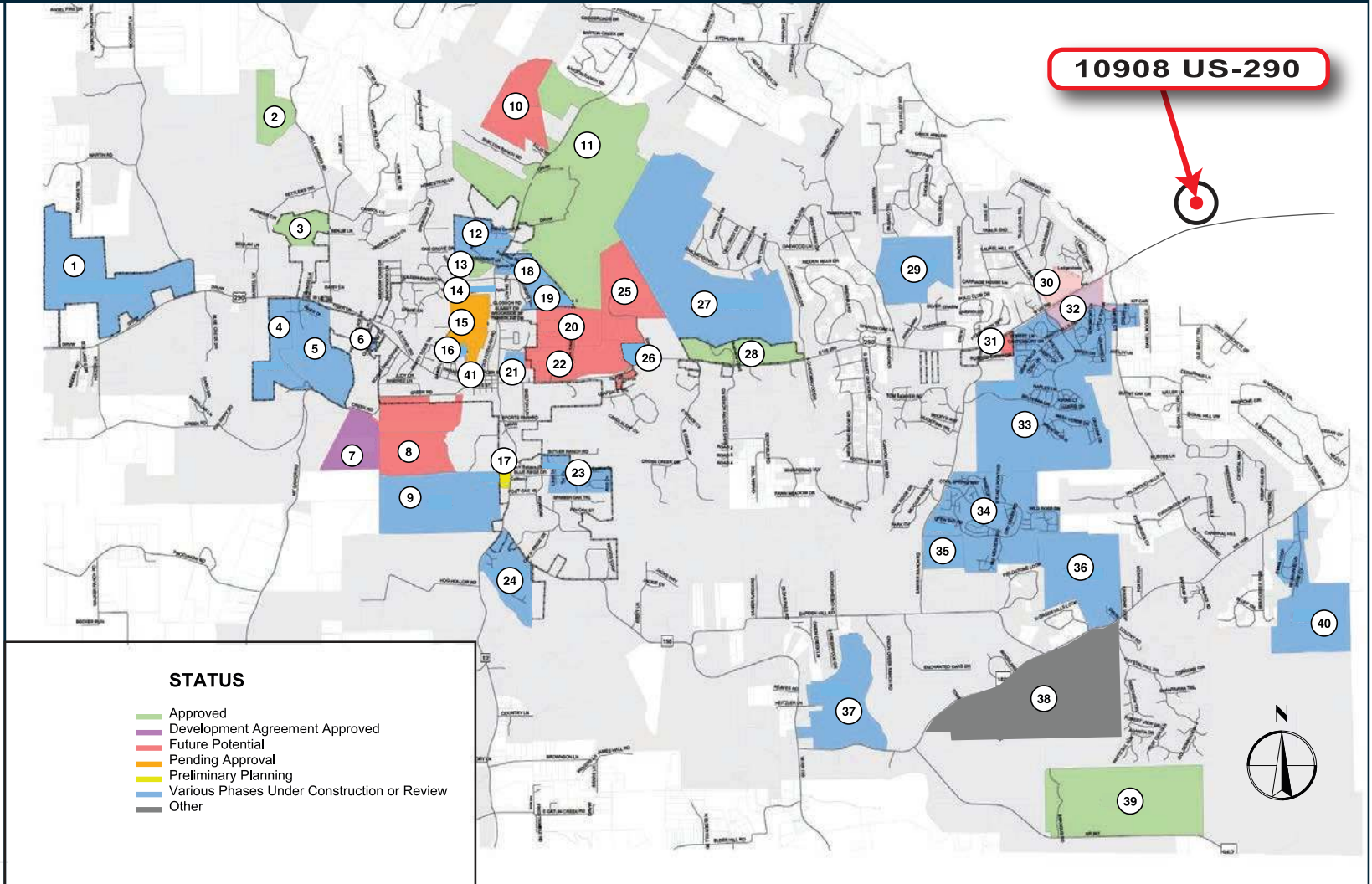
Proposed Development by 2040

LEGEND

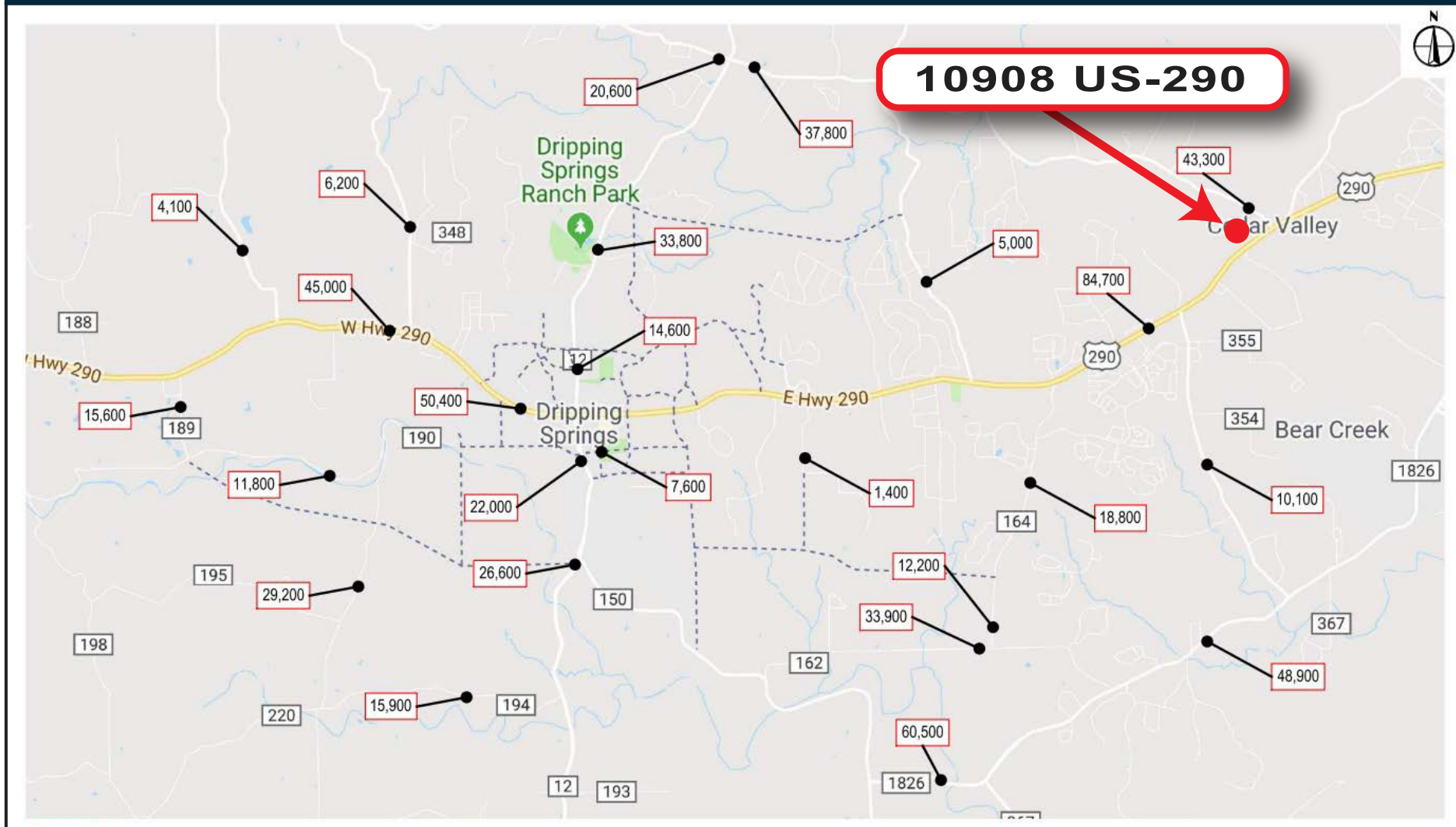
1. Westwood PDD # 7
2. Bella Vista
3. Esperanza
4. Bunker Ranch
5. Arrowhead
6. Gateway 26 Doors
7. Carter Ranch
8. al-Rashid Tract
9. Caliterra
10. Springs at Barton Creek
11. Double L Ranch
12. Harrison Hills
13. Cortaro
14. Hill Country Senior Apartments
15. Heritage
16. Burrows
17. Farmstead at Caliterra
18. Founders Ridge
19. Legacy Trails, Phase 3
20. Scott Tract
21. Heritage
22. Cannon Tract
23. Butler Ranch Estates
24. Howard Ranch
25. Cynosure
26. Blue Blazes
27. Headwaters at Barton Creek
28. Headwaters PDD # 6
29. Saratoga Hills
30. Ledgestone
31. JM Assets
32. Belterra Commercial
33. Belterra
34. Highpoint
35. Burba Ranch
36. Parten Tract
37. Driftwood
38. Rim Rock
39. Rutherford Ranch
40. Reunion Ranch
41. Dripping Springs Town Center

STATUS

- Approved
- Development Agreement Approved
- Future Potential
- Pending Approval
- Preliminary Planning
- Various Phases Under Construction or Review
- Other



AREA LOCATION MAP with 2040 forecasted daily traffic volumes



LOCATION DEMOGRAPHICS

10908 US-290

10908 U.S. 290
 6 min
 3.1 miles

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION BY YEAR			
Population (4/1/2000)	6,144	20,195	57,103
Population (4/1/2010)	10,071	38,668	87,424
Population (4/1/2020)	14,864	55,068	119,582
Population (1/1/2024)	16,828	59,549	128,061
Population (1/1/2029)	18,362	64,082	137,432
Percent Growth (2024/2020)	13.21	8.14	7.09
Percent Forecast (2029/2024)	9.12	7.61	7.32
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	1,064,802,693	3,730,770,055	8,253,286,334
Median Household Income (\$)	142,802	137,110	134,885
Average Household Income (\$)	178,180	177,529	174,588
Per Capita Income (\$)	63,475	62,768	64,705
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	554,545.70	1,929,531.90	4,255,480.30



SCORE
PROPERTY GROUP
COMMERCIAL



COMPASS

LOCATION DEMOGRAPHICS

AREA OVERVIEW

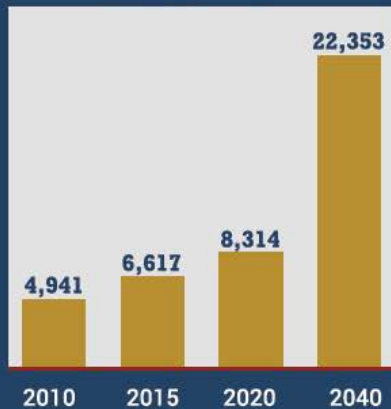
The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

DEMOGRAPHICS

Dripping Springs' unique location situated at the outskirts of Austin within the Hill Country allows for ideal access to both urban and natural environments. It has experienced high growth in recent years, with many newly built and proposed residential and commercial developments in the area. Over 40 new developments are planned for Dripping Springs and the surrounding area in the near future.

EMPLOYMENT GROWTH

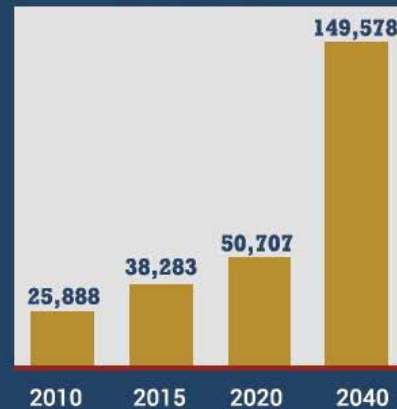
Dripping Springs ETJ



Source: CAMPO 2040 Travel Demand Model

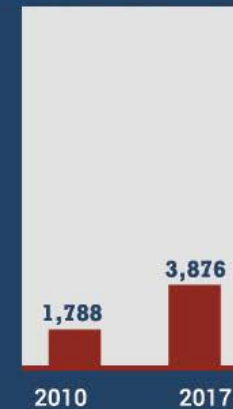
POPULATION GROWTH

Dripping Springs ETJ



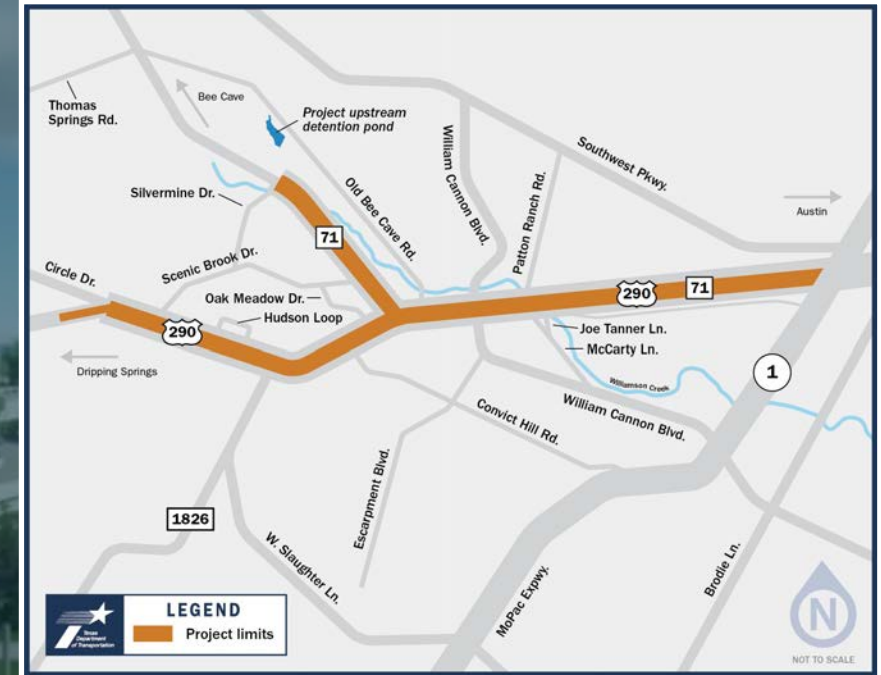
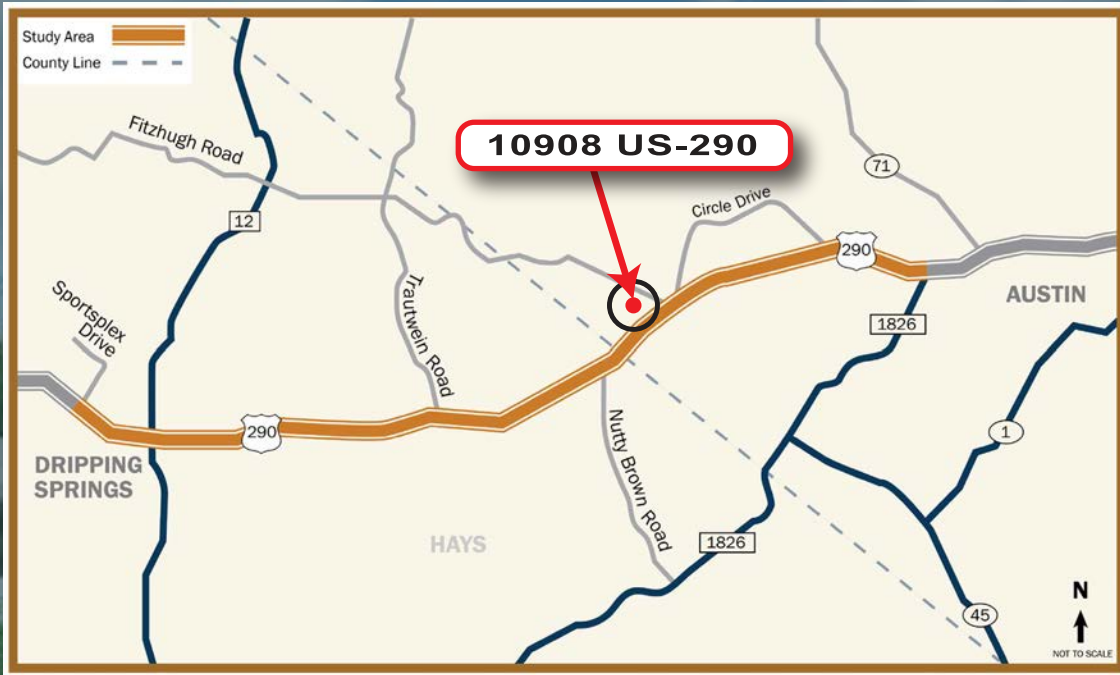
Source: CAMPO 2040 Travel Demand Model

Dripping Springs City Limits



Source: U.S. Census Bureau

290 HIGHWAY PROJECTS



THE 290 PROJECTS will transform a 4 lane road into a 12 lane highway, eliminating 24 stoplights between the Dripping Springs and downtown Austin.

290 HIGHWAY PROJECTS



290 HIGHWAY PROJECTS

- TxDOT is building an upgraded, state-of-the-art roadway consisting of 2-to-3 non-stop US 290 main lanes for through traffic in each direction from William Canon past Ranch Road 12, eliminating 24 stops between stoplights and downtown Austin.
- An overpass for the US 290 main lanes over William Cannon Drive will be built, along with new flyovers between US 290 and SH 71. At this location, the US 290 main lanes will be lowered under SH 71.
- New intersections will be constructed along US 290 at Convict Hill Road, RM 1826, Scenic Brook Drive and Circle Drive (South View Road) where the highway will go below the existing ground level and the cross street will remain at ground level.
- U-turns will be constructed at intersections along US 290 and SH 71 to allow vehicles traveling on frontage roads to access the opposite direction frontage road.
- Along SH 71, the flyover ramps will extend past Scenic Brook Drive where the main lanes will transition to a 5-lane (three lanes northbound, two lanes southbound) highway with U-turns for local access
- Significant bicycle and pedestrian accommodations will be built along the entire corridor, including 14 miles of shared-use path and 1 1/2 miles of sidewalks.
- An off site storm-water detention pond will be built upstream of Williamson Creek near Old Bee Caves Road and Sunset Ridge, and multiple water quality treatment ponds will be built within the corridor.
- New landscaping, tree plantings and corridor aesthetics will be part of the construction plan.

SITE PLAN

10908 US-290 Austin, TX 78737



Developable Land
(Shown in Green)

Building #2 - MALCO ELECTRIC

Building #1 - EDGESTONE AUTO



290 HIGHWAY

290 HIGHWAY



PROPERTY OVERVIEW

Building #1 - EDGESTONE AUTO

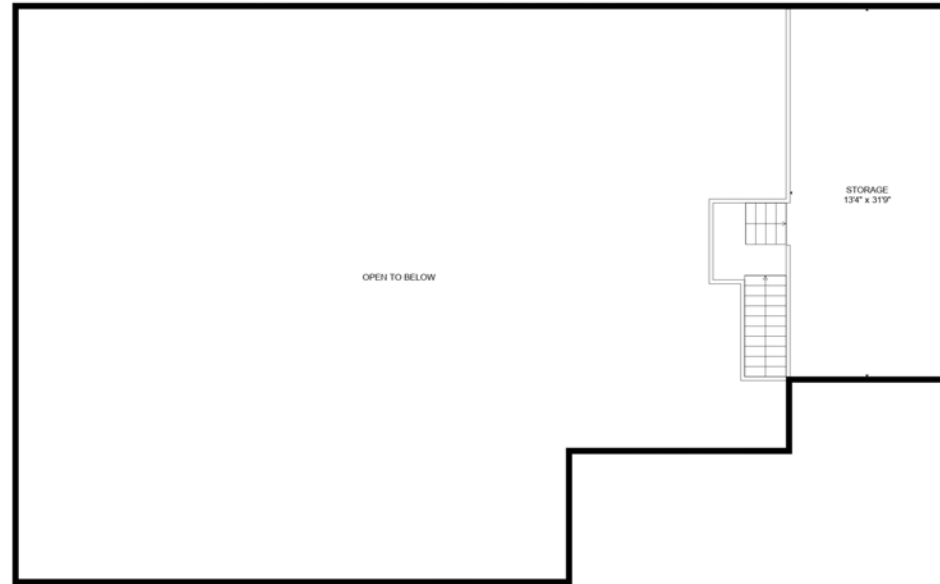


PROPERTY OVERVIEW

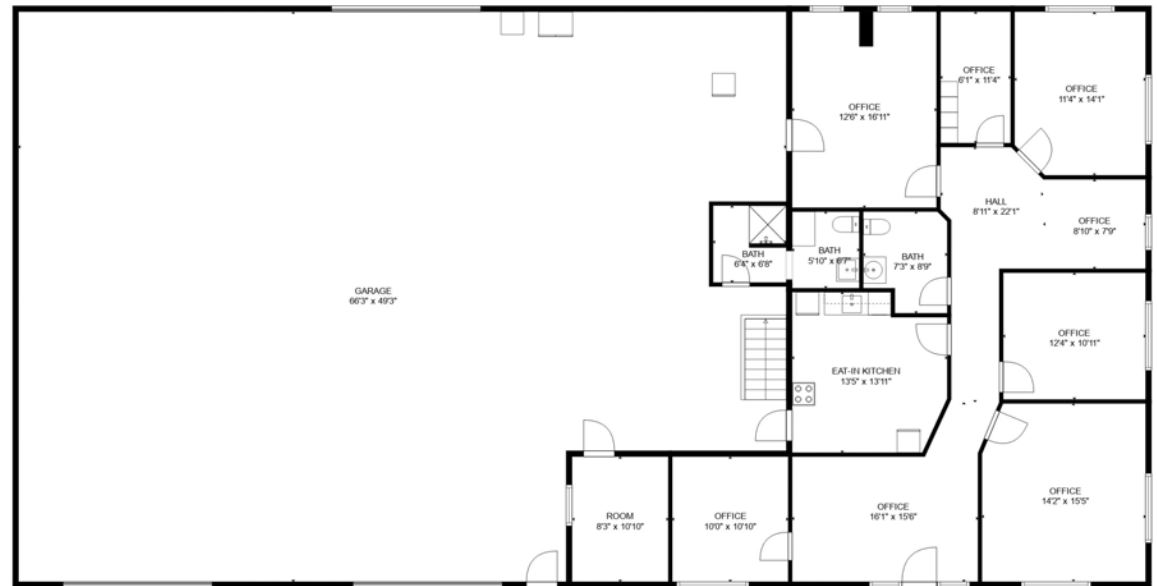
Building #2 - MALCO ELECTRIC



10908 US-290 Austin



FLOOR 2



FLOOR 1

TOTAL: 1751 sq. ft
 FLOOR 1: 1751 sq. ft, FLOOR 2: 0 sq. ft
 EXCLUDED AREAS: GARAGE: 3000 sq. ft, OPEN TO BELOW: 3060 sq. ft, STORAGE: 422 sq. ft,
 WALLS: 318 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LEASE & FINANCIALS

Pertinent Lease Terms Edgestone Property

- Initial lease term: 5 years from November 1, 2016 through October 31, 2021.
- Monthly base rent increased annually, starting at \$6,797.41 and escalating to \$7,129.61 in Year 5.
- Tenant pays additional NNN charges.
- Total monthly rent ranges from \$8,412.41 to \$8,823.53 over the base term.
- Two extension options of 60 months each are available, with rent adjusted annually per Texas CPI.
- Tenant: WARE AUTO INVESTMENT, LLC – automotive service use.
- Lease includes standard provisions for CAM, insurance, tax reimbursement, and parking.
- Tenant responsible for HVAC maintenance and repairs, with CAM charges split 50/50 with landlord.



Edgestone Automotive

Lease Term	Start Date	End Date	Monthly Base Rent	Monthly NNN (\$)	Total Monthly Rent (\$)
Initial Term Year 1	11/01/2016	10/31/2017	\$6,797.41	\$1,615.00	\$8,412.41
Year 2	11/01/2017	10/31/2018	\$6,878.98	\$1,634.38	\$8,513.36
Year 3	11/01/2018	10/31/2019	\$6,961.53	\$1,653.99	\$8,615.52
Year 4	11/01/2019	10/31/2020	\$7,045.06	\$1,673.84	\$8,718.91
Year 5	11/01/2020	10/31/2021	\$7,129.61	\$1,693.93	\$8,823.53
Year 6 - 1st Extension	11/1/2021	10/31/2022	\$7,215.16	\$1,714.26	\$8,929.42
Year 7	11/1/2022	10/31/2023	\$7,301.74	\$1,731.40	\$9,033.14
Year 8	11/1/2023	10/31/2024	\$7,389.36	\$2,479.85	\$9,869.21
Year 9	11/1/2024	10/31/2025	\$7,478.04	\$2,509.61	\$9,987.65
2nd Extension Option	11/01/2026	10/31/2031			



COMPASS



LEASE & FINANCIALS

The Malco Electric space is owner occupied. The seller is willing to sell outright for near term occupancy, or do a sale leaseback.

Malco Electric



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Edgestone Automotive
Edgestone Automotive

10908 US-290
Recently viewed

AUSTIN TEXAS



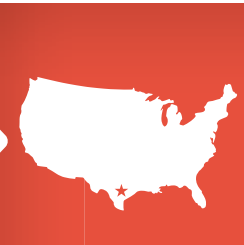

HAYS COUNTY #1
FASTEST GROWING
COUNTY IN THE USA



DOWNTOWN BY THE NUMBERS

			
15,360	130,841	7,190,393	14,313,851
residents	employees	square feet under construction	square feet of planned space

						
2.7M	150+	10,324	14,700+	150	15	190
annual transit ridership	public art installations	residential units	hotel rooms	acres of parkland	miles of downtown area trails	historic locations

	#1 Top City in the WORLD for TECH <small>(Savills)</small>	#1 Best State Capital to LIVE in <small>(WalletHub)</small>	
#1 Top Place to LIVE in the USA <small>(U.S. News & World Reports)</small>		#3 Best Place to START a CAREER <small>(WalletHub)</small>	

CONTACT INFORMATION



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