

FOR SALE OR GROUND LEASE

ATX Dripping Prime - 14001 US 290 W Dripping Springs, TX

Offering Memorandum



SCORE GROUP
COMMERCIAL



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Austin
TEXAS

THE OFFERING

20 acre prime development commercial tract with highway frontage perfectly located along the explosive growing Austin / Dripping Springs Hwy 290 Corridor. Virtually unmatched growth characteristics with 53% population growth over the past decade (within 5 miles) and an additional 13,000+ affluent new homes recently completed or currently under development. This location is impeccably positioned to benefit from the \$674 Million Oak Hill Parkway Highway project under construction. This 12-lane highway project will create an express conveyor from the Dripping Springs area directly to downtown Austin, and be a tremendous catalyst for accelerated growth.

PROPERTY SUMMARY

LOCATION:	14100 W US Hwy 290
SITE AREA:	20 Acres
FRONTAGE:	475 Feet
ZONNING:	Commercial
IMPREVIOUS COVER:	35% Currently. 65% upon annexation
TRAFFIC:	~1F
GROWTH RATE (5-Miles):	53%
AVE HH INCOME (5-Miles):	\$173,169
UTILITIES:	Water, Electric, & Septic
FLOODZONE:	No

20 Acres

475 Feet of Highway Frontage

Prime Location/ Oak Hill Parkway

33,800 VPD

53% Pop. Growth Within 5 Miles

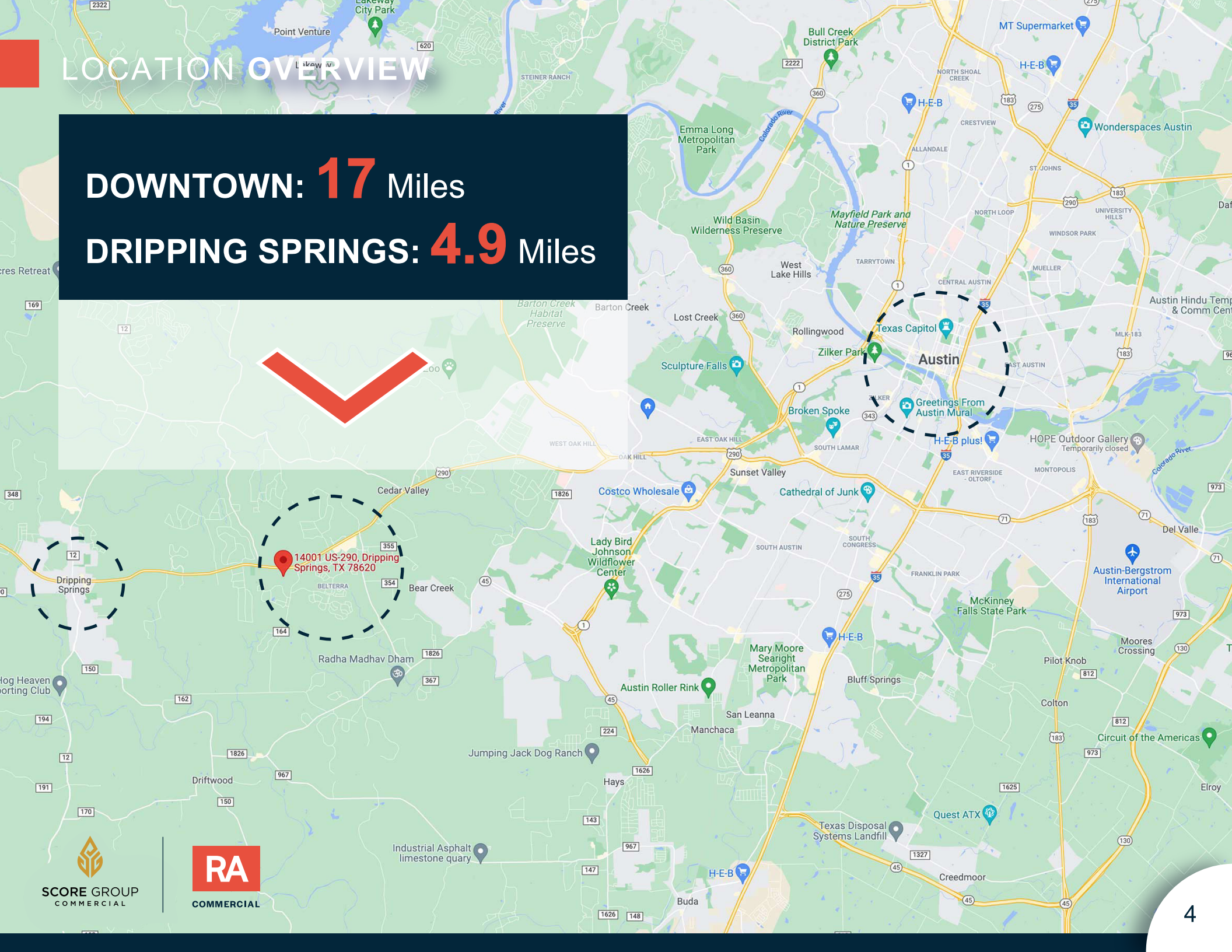
13,000+ Homes Under Development

14001 US-290, Dripping Springs, TX 78620

LOCATION OVERVIEW

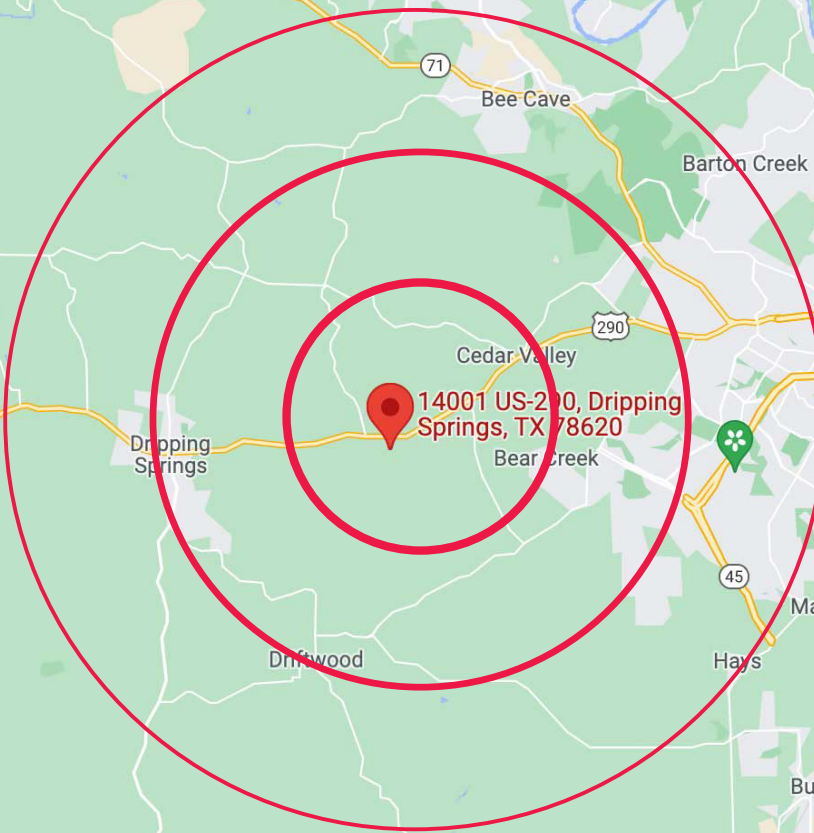
DOWNTOWN: 17 Miles

DRIPPING SPRINGS: 4.9 Miles



DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population 1990	1,751	6,852	13,799
Population 2000	3,148	11,867	24,225
Population 2010	8,878	19,776	41,297
Population 2021	14,122	30,254	58,887
Population 2026	15,002	32,043	62,028
% Growth 2010 - 2021	59%	53%	43%
Median Household Income (\$)	\$154,594	\$148,680	\$142,960
Average Household Income (\$)	\$175,461	\$173,139	\$167,464

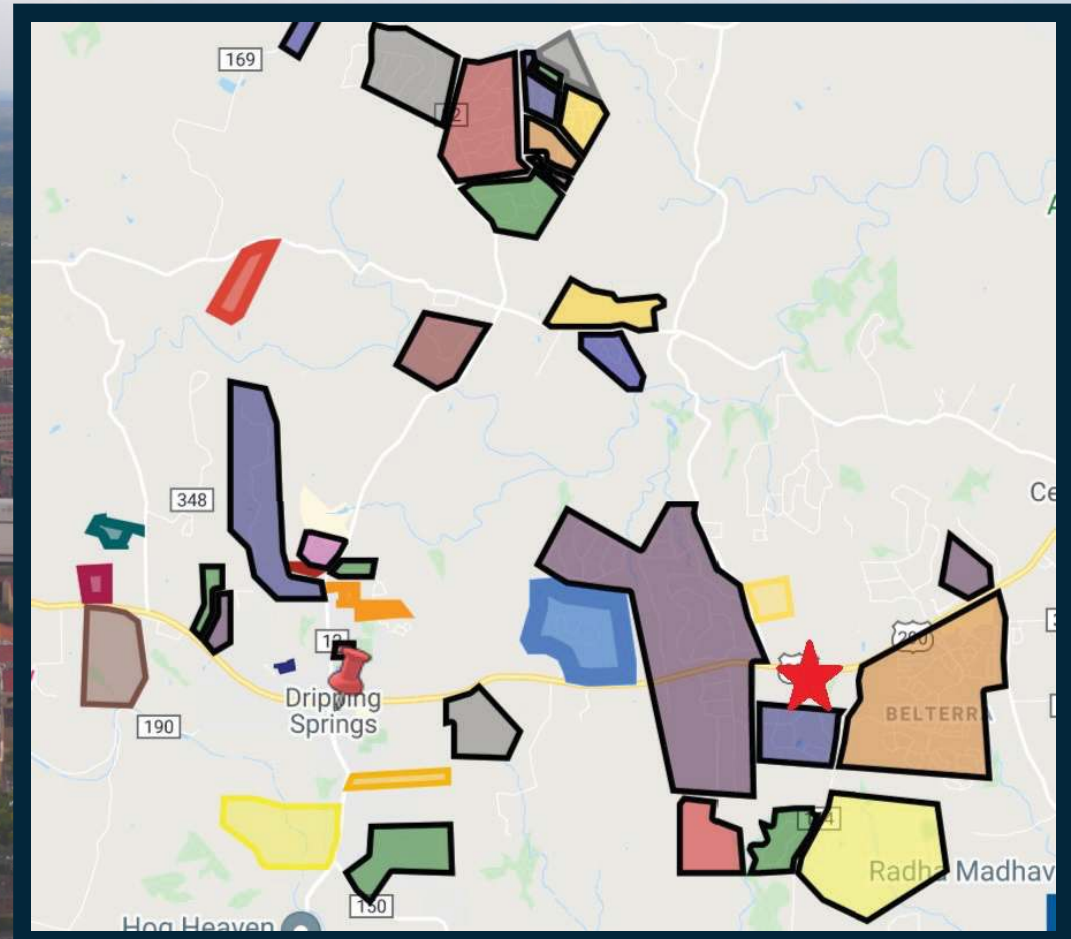


LOCATION OVERVIEW - NEIGHBORHOOD

Dripping Springs Neighborhood Development

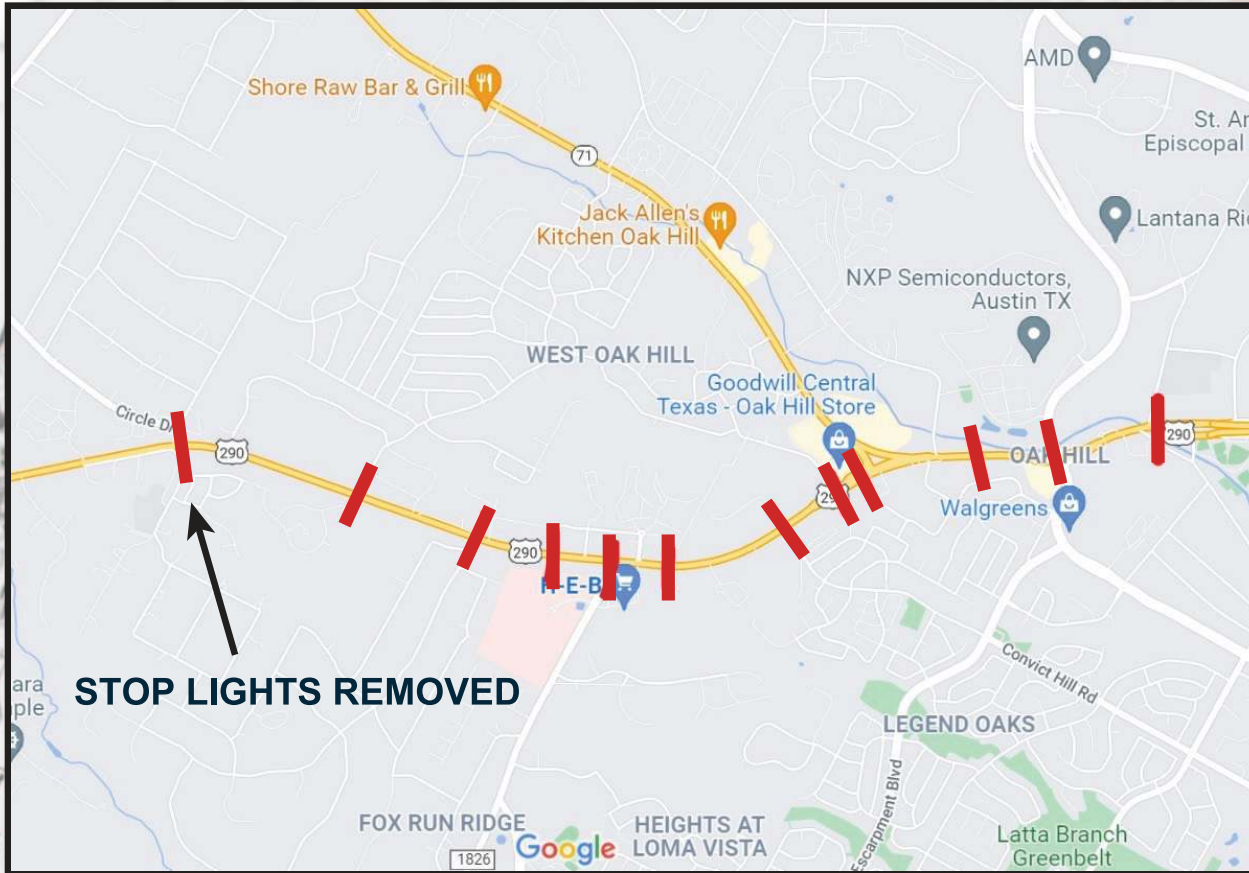
Over 13,000+ recently completed or under development homes.

New Developments	Homes
Anarene	2,408
Arrowhead	403
Belterra	2000
Big Sky	764
Caliterra	770
Cannon Ashton Woods	375
Cannon Ranch	375
Carter	235
Cortaro	31
Cynosure	960
Founders Ridge	204
Headwaters	1000
Heritage	700
Highpoint	1000
Ledgestone	234
Legacy Trails	54
New Growth	245
Sawyer Ranch	175
Wildridge	973



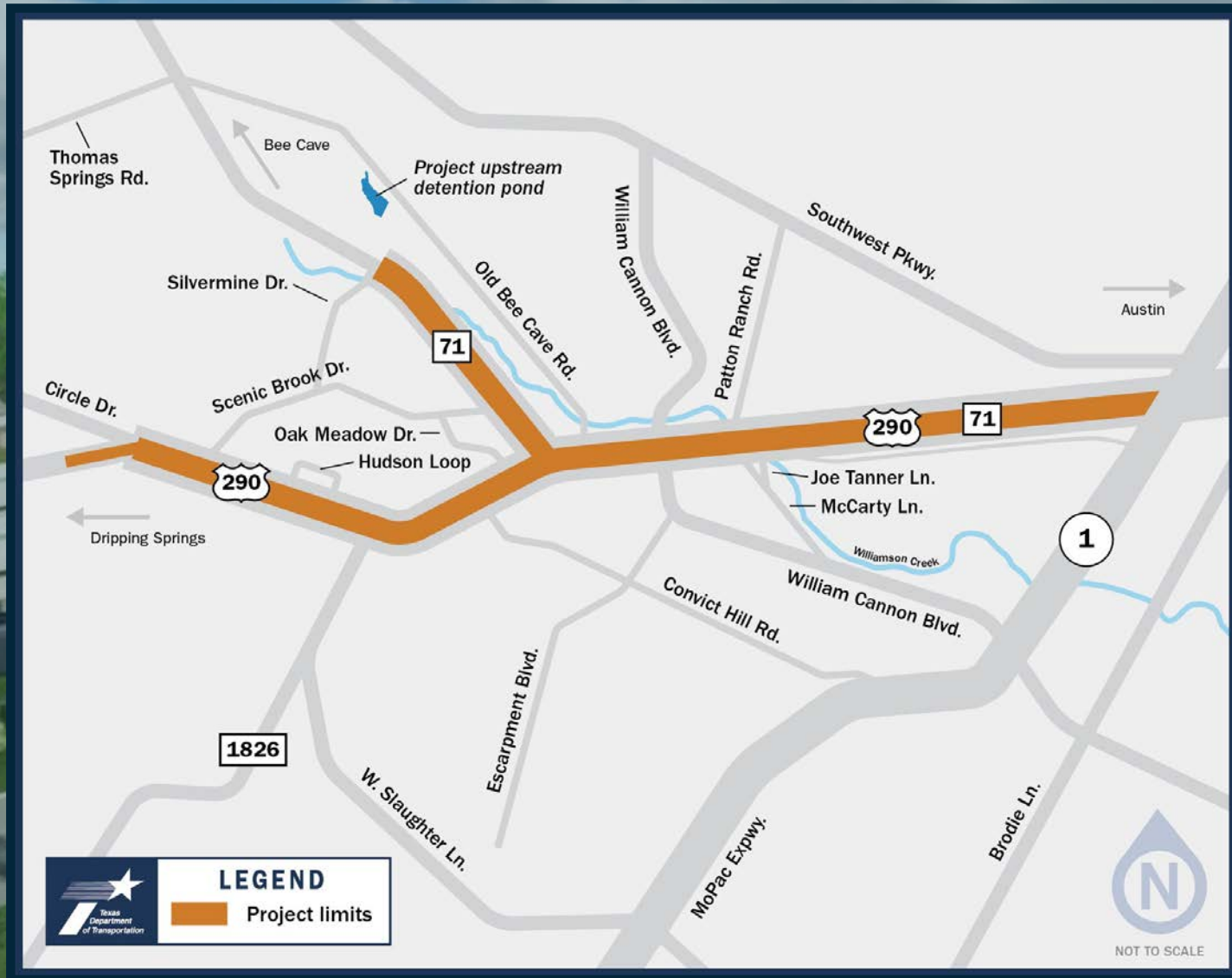
290 HIGHWAY PROJECT - OAK HILL PARKWAY

THE OAK HILL HIGHWAY Project will transform a 4 lane road into a 12 lane highway, eliminating 12 stoplights between the subject property and downtown Austin.



BIDDING DOCUMENT

290 HIGHWAY PROJECT - OAK HILL PARKWAY



290 HIGHWAY PROJECT - OAK HILL PARKWAY



290 HIGHWAY PROJECT - OAK HILL PARKWAY

- TxDOT is building an upgraded, state-of-the-art roadway consisting of 2-to-3 non-stop US 290 mainlanes for through traffic in each direction, as well as 2-to-3 frontage road lanes in each direction.
- An overpass for the US 290 mainlanes over William Cannon Drive will be built, along with new flyovers between US 290 and SH 71. At this location, the US 290 mainlanes 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 mainlanes 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 offsite stormwater 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



PROPERTY OVERVIEW



AUSTIN, TEXAS

BEST PLACE TO LIVE IN THE U.S.

2017, 2018, 2019, 2020 *U.S. News & World Report*



#1 Top City
in the **WORLD**
for **TECH**

(Savills)

#1 Best
State
Capital
to **LIVE** in

(WalletHub)



#1 Top Place
to **LIVE** in
the **USA**

(U.S. News & World Reports)



#3 Best
Place to
START a
CAREER

(WalletHub)



AUSTIN, TEXAS

Austin, TX – Austin is booming with new job creation since the downturn of the pandemic in March of 2020. In fact, Austin takes third place in top metro cities for job opportunities and employment levels are trending back to levels before the pandemic hit. Many companies from around the nation, most notably from California, are relocating to the Capital City to escape high taxes and housing prices. View some of the top companies that are expanding and relocating into the Austin-area.



Latest News Reports



TESLA ANNOUNCES \$1 BILLION MANUFACTURING EXPANSION IN SOUTHEAST AUSTIN

Gigafactory Texas is an electric vehicle manufacturing facility that will create at least 5,000 new jobs. The 2,000-acre site will be an “ecological paradise” with public access, a boardwalk, hiking and biking paths, and other environmentally friendly features. The factory will produce the Model Y, Model 3, Semi, and Cybertruck.



APPLE ANNOUNCES NEW \$1 BILLION AUSTIN CAMPUS AS PART OF BIG US EXPANSION

The new 133-acre development is expected to make it the largest private employer in Austin. Apple expects the new campus to accommodate 5,000 employees at first, though it will ultimately have a total capacity of 15,000.

Major Construction Projects and Headquarters Coming to Austin:

- 66-story 6 X Guadalupe- Downtown
- Google Leasing 35 Story Tower Block 185- Downtown
- Tower 5C Moves Step Closer To Starting Line- Downtown
- 405 Colorado Tower- Downtown
- Third & Brazos Tower- Downtown
- Indeed Tower Block 71- Downtown
- 90 and 92 Rainey Street, Downtown
- 33-story Natiivo tower at 48 East Ave- Downtown
- 30-story Marriott Austin- Downtown
- Hanover Republic Square- Downtown
- 31-Story Hyatt Centric Hotel- Downtown
- 410 Uptown Offices and Retail on 18th Street, Downtown
- UT's New Office Tower Now Rising Next To Old Hospital- Downtown
- Colton House Boutique Hotel on South Congress, Downtown
- West Campus Student-Housing Project on 2nd Street, Downtown
- Tesla Picks Austin For \$1 Billion Auto Factory
- Major Mixed-Use Development Near Airport Gets Larger
- Austin FC Soccer Stadium- Domain
- Big Buildings To Rise Near Austin FC Training Grounds- Domain
- Amazon Confirms 1,000-Job Fulfillment Center in Pflugerville
- Amazon Signs Another Large Lease in Austin Area- Kyle

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