

ENTITLED BOAT & RV STORAGE SITE • TEXAS HILL COUNTRY

31301 Ranch Road 12

Dripping Springs, Texas 78620 • 12.71 Acres • Fee Simple

\$995,000

ASKING PRICE

12.71 AC

OFFERED IN ITS ENTIRETY

Approved

SITE DEVELOPMENT PERMIT

2,487

REGISTERED BOATS, CORE ZIPS

2,231

HOMES ADJACENT (DOUBLE L)

A permitted storage development site in a market that has outgrown its supply

01

Entitled & Engineered

Site Development permit SD2024-016 approved by the City of Dripping Springs (March 2025) for a boat & RV storage facility. The complete civil engineering package — grading, drainage, and water-quality pond design — conveys with the land.

02

Documented Demand

2,487 TPWD-registered boats in the five core ZIP codes within ~20 minutes, and 4,525 including the extended trade area — before counting RVs. No dedicated boat/RV storage facility operates in the immediate corridor.

03

2,231 Rooftops at the Fence Line

The parcel is surrounded by Double L Ranch, a 1,657-acre community platted for 2,231 homes. Deed-restricted subdivisions are the demand engine for off-site toy storage.

04

Priced at the Clearing Level

\$995,000 equates to roughly \$78,000 per acre — the same basis at which the corridor's most comparable closed sale (12.92 acres at Henly Loop / US 290) traded in March 2025 as unentitled dirt, here with the approved entitlement and finished engineering included.

05

Room to Grow, Engineered In

The engineer's notes credit rainwater harvesting on ~72,200 SF of canopy roof — supporting roughly 36,000 SF of additional developed area within the approved water-quality framework. Phasing within the approved footprint is supportable.

06

Hill Country Corridor

Ranch Road 12 between downtown Dripping Springs and the Hamilton Pool corridor — one of the fastest-growing areas in the Austin MSA, with US 290 at Dripping Springs carrying 38,149 vehicles per day (TxDOT 2025).

SITE DETAIL

12.71 acres set back off Ranch Road 12



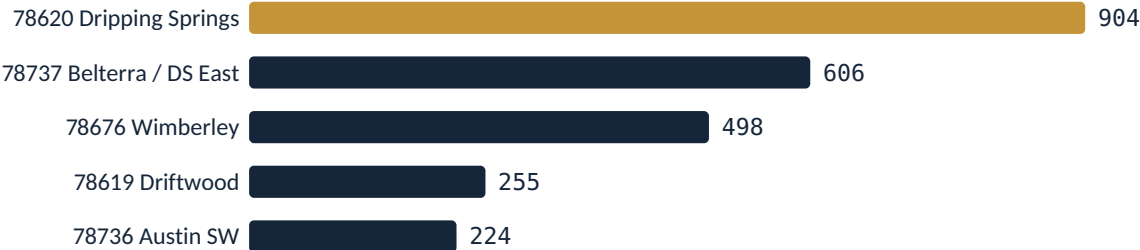
Parcel boundary from Hays CAD GIS (Prop ID 169296). Esri World Imagery. Satellite alignment may vary ±1–3 m.

PROPERTY AT A GLANCE	
Address	31301 Ranch Road 12
Legal	Johnson Park, Lot 2-B
Hays CAD Prop ID	169296
Land area	12.71 AC deeded
Jurisdiction	Hays Co. (DS ETJ)
Zoning	None (county)
Water / sewer	Well / OSSF
Electric	PEC
Floodplain	Zone X indication*
Owner	Urban Gravity LLC

*No mapped floodplain at parcel per city GIS; buyer to verify FIRM panel.

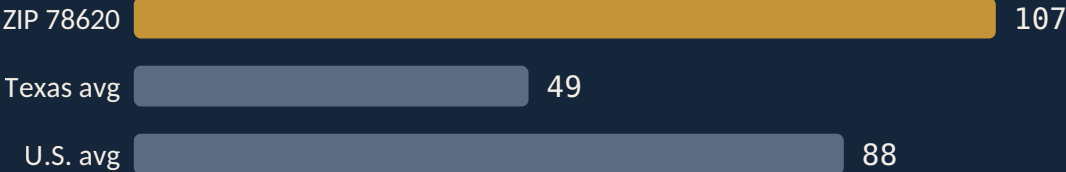
Hard-count demand: the boats are already here

Active TPWD boat registrations by ZIP (core trade area)



Texas Parks & Wildlife registration records via data.texas.gov, active registrations, pulled July 2026. Extended trade area (20–30 min) adds 2,038 boats → 4,525 total. RV ownership adds an estimated ~4,000 owning households (RVIA 8.5%).

Boat ownership density — boats per 1,000 households



ZIP 78620 owns boats at more than 2× the Texas rate. Median household income \$153,477 (ACS 2024).

~7,300

TOY-OWNING HOUSEHOLDS

~2,000

UNSERVED STORAGE SPACES

15%

CAPTURE AT 300 SPACES

0

DEDICATED FACILITIES IN CORRIDOR

Fence-line demand alone is decisive

Applying a 9% toy-ownership rate to Double L Ranch's 2,231 platted homes yields ~200 storage-demanding households at the property line — roughly two-thirds of a 300-space facility's capacity before marketing to the wider trade area. HOA restrictions in master-planned communities typically prohibit driveway boat and RV parking.

The approval and engineering convey with the land

ITEM	STATUS
Site Development permit SD2024-016 (“UG Boat & RV Storage”)	Approved 3/7/2025
City approval letter (Planning Director, City of Dripping Springs)	In hand
Civil engineering — grading & drainage plan (Dodson)	Complete
Detention / water-quality pond design	Designed
Approved site plan — 141-stall program	In hand
Site plan revision (covered-canopy program)	Under review
TxDOT driveway permit (new curb cut)	Buyer to obtain

What that is worth

Entitlement and civil design in the Dripping Springs ETJ routinely run 12–18 months. A buyer closing on this parcel steps into an approved permit and a finished engineering package — work that is already done, at a price that does not charge for it.

12–18 mo

TYPICAL ETJ ENTITLEMENT
TIMELINE

Day 1

PERMIT STATUS AT CLOSING

11 Sheets

ENGINEERING SET IN DATA
ROOM

APPROVED PROGRAM (SD2024-016)

141 stalls as permitted

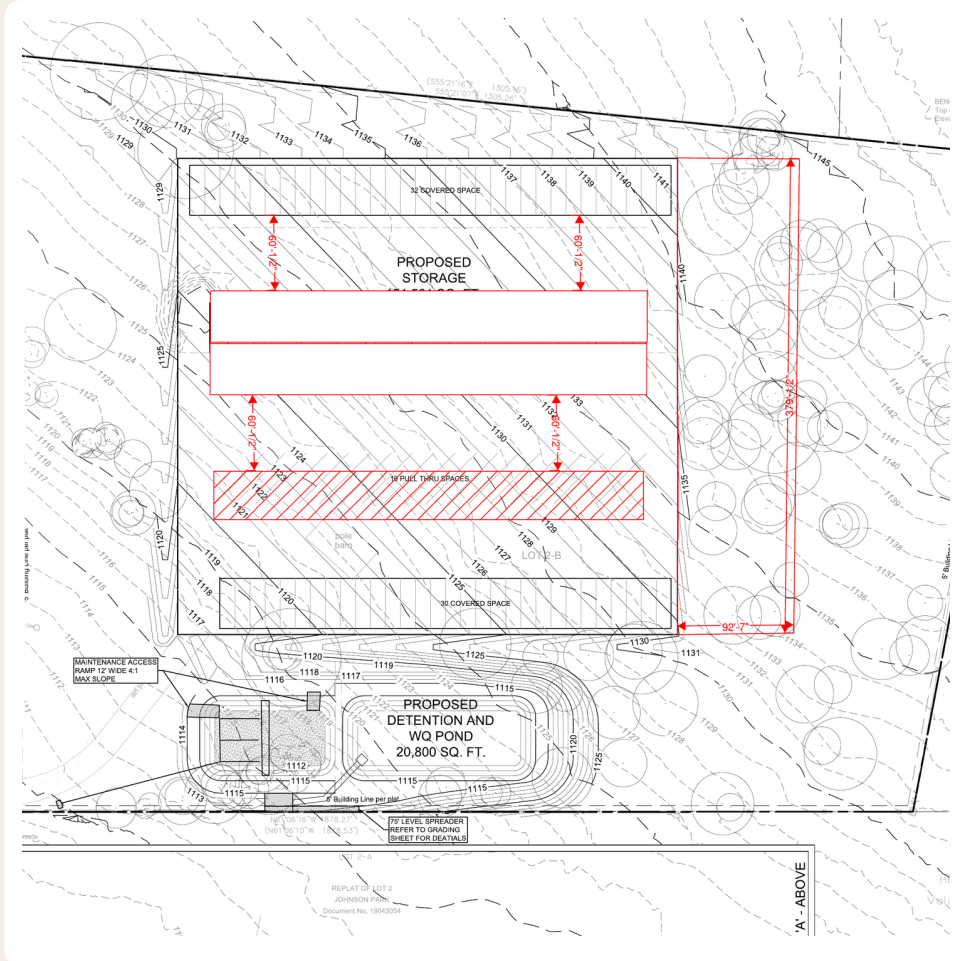
- 19 pull-through stalls (60 ft) • 63 covered (40 ft) • 59 covered (35 ft)
- Impervious cover 3.48 AC on the 10.10 AC site-plan area (34%)
- Rainwater-harvest credit incorporated in the pending revision



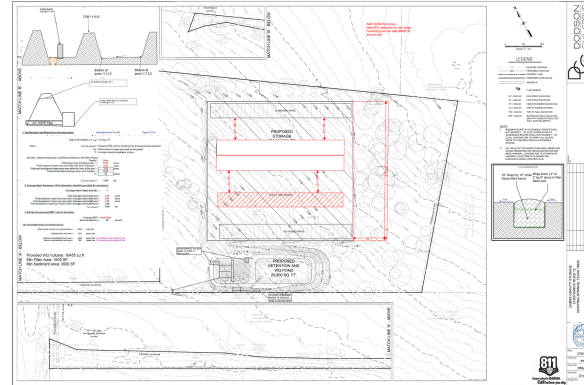
Official approval on file

City of Dripping Springs approval letter for SD2024-016, signed by the Planning Director, dated March 7, 2025 — provided in the data room with the full engineering set. Buyer to verify current revision status with the City. Alternative configurations within the approved footprint are supportable.

The engineering is done — grading plan, sheet 10 of 11



Storage layout detail — covered rows, pull-through aisle, and building lines on Lot 2-B.



Grading Plan, sheet 10 of 11 — Dodson Civil Group (TBPE Firm #20870), Feb 2025. Full set in data room; reduced, not to scale as printed.

Rainwater upside, engineered in

The engineer's notes credit rainwater harvesting on ~72,200 SF of canopy roof — supporting roughly 36,000 SF of additional developed area within the water-quality framework.

20,800 SF

DETENTION & WATER-QUALITY POND, DESIGNED

3.48 AC

APPROVED IMPERVIOUS COVER (34% OF PLAN AREA)

141

STALLS — COVERED ROWS + PULL-THROUGH

MARKET CONTEXT

Dripping Springs is compounding

2,231

HOMES PLATTED AT DOUBLE L RANCH,
SURROUNDING THE SITE

~11%/yr

DRIPPING SPRINGS POPULATION GROWTH

38,149

AADT, US 290 AT DRIPPING SPRINGS
(TXDOT 2025)

\$153K

MEDIAN HHI, ZIP 78620 (ACS 2024)

Rooftops first, services second

The RR 12 / US 290 corridor has added master-planned communities faster than commercial services have followed. Double L Ranch (1,657 acres) wraps the subject parcel on multiple sides; Dripping Springs ISD has added roughly 1,500 students over recent years. High-income households with acreage-community deed restrictions are precisely the profile that stores boats and RVs off-site.

Recreation economy at the doorstep

The site sits inside the region's recreation triangle — Lake Travis and Lake Austin 14–17 miles northeast, Hamilton Pool and the Pedernales 8 miles northwest, the Blanco River and Wimberley 17 miles south. Boat ownership in the home ZIP runs at more than twice the Texas average, yet the corridor has no dedicated boat/RV storage facility. Demand is documented, supply is absent, and the entitlement to fix that is already approved on this site.

PRICING

\$995,000 — priced at the market’s proven clearing level

Price per acre vs. corridor benchmarks



Benchmarks: TBA Henly Loop @ US 290, 12.92 AC closed \$1,000,000 on 3/26/2025 (ACTRIS 2144299, unrestricted); automated valuation models (~\$1.22–1.23M on the parcel); Hays CAD 2026 assessed value (~\$1.6M); active listing at 31171 RR 12 (3.1 AC at \$137K/AC). Buyer to verify all comparable data independently.

THE ARITHMETIC	
Asking price	\$995,000
Per deeded acre	\$78,285
Per square foot	\$1.80
Entitlement & engineering	Included

Why the number works

The only size-comparable closed sale on this corridor — 12.92 acres at Henly Loop and US 290 — cleared at \$77.4K per acre in March 2025 as unentitled dirt. This offering is priced at that same per-acre basis with an approved storage entitlement and finished civil engineering included, while small unentitled tracts ask \$137K per acre.

\$995,000	\$78,285	\$1.80	\$7,057
ASKING PRICE	PER DEEDED ACRE	PER SQUARE FOOT	PER ENTITLED STALL (141)

Offer terms

OFFER FORMAT

Asking \$995,000

The property is offered in its entirety — 12.71 acres, fee simple. Offers should state price, earnest money, diligence terms, and proof of funds or financing. All offers will be presented to ownership.

WHAT CONVEYS

Land + entitlement package

Fee-simple title to Johnson Park Lot 2-B together with the SD2024-016 approval and the complete civil engineering package (grading, drainage, and water-quality pond design), to the extent assignable.

DILIGENCE FILE

Data room on request

Approved plan set, permit approval letter, engineering drawings, and available title work are assembled and provided to qualified parties upon execution of confidentiality terms.

\$995,000 ASKING PRICE	12.71 AC OFFERED IN ITS ENTIRETY	Fee Simple INTEREST CONVEYED	Data Room AVAILABLE ON REQUEST
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SCORE Property Group is an Austin-based commercial real estate practice focused on Central Texas land, industrial, and net-lease investments, operating on the Compass platform with \$110M+ in closed volume. Steven Owen is an engineer and MBA who underwrites every listing the way a buyer's capital committee would — the demand data, entitlement record, and pricing benchmarks in this memorandum are sourced and reproducible.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by SCORE Property Group (Compass RE Texas, LLC) solely for prospective purchasers of 31301 Ranch Road 12, Dripping Springs, Texas. Information herein was obtained from sources deemed reliable — including Hays CAD, TPWD registration records, TxDOT counts, City of Dripping Springs permit records, and seller-provided materials — but is not guaranteed. Acreage, entitlement status, utility availability, floodplain status, and all figures are subject to independent verification by the purchaser. Demand estimates are analytical illustrations, not representations of future performance. The property is offered subject to prior sale, price change, or withdrawal without notice. Brokerage services are provided by Compass RE Texas, LLC. Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.



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