

FOR SALE

Dripping Springs

505 Old Fitzhugh Rd, Dripping Springs, TX 78620

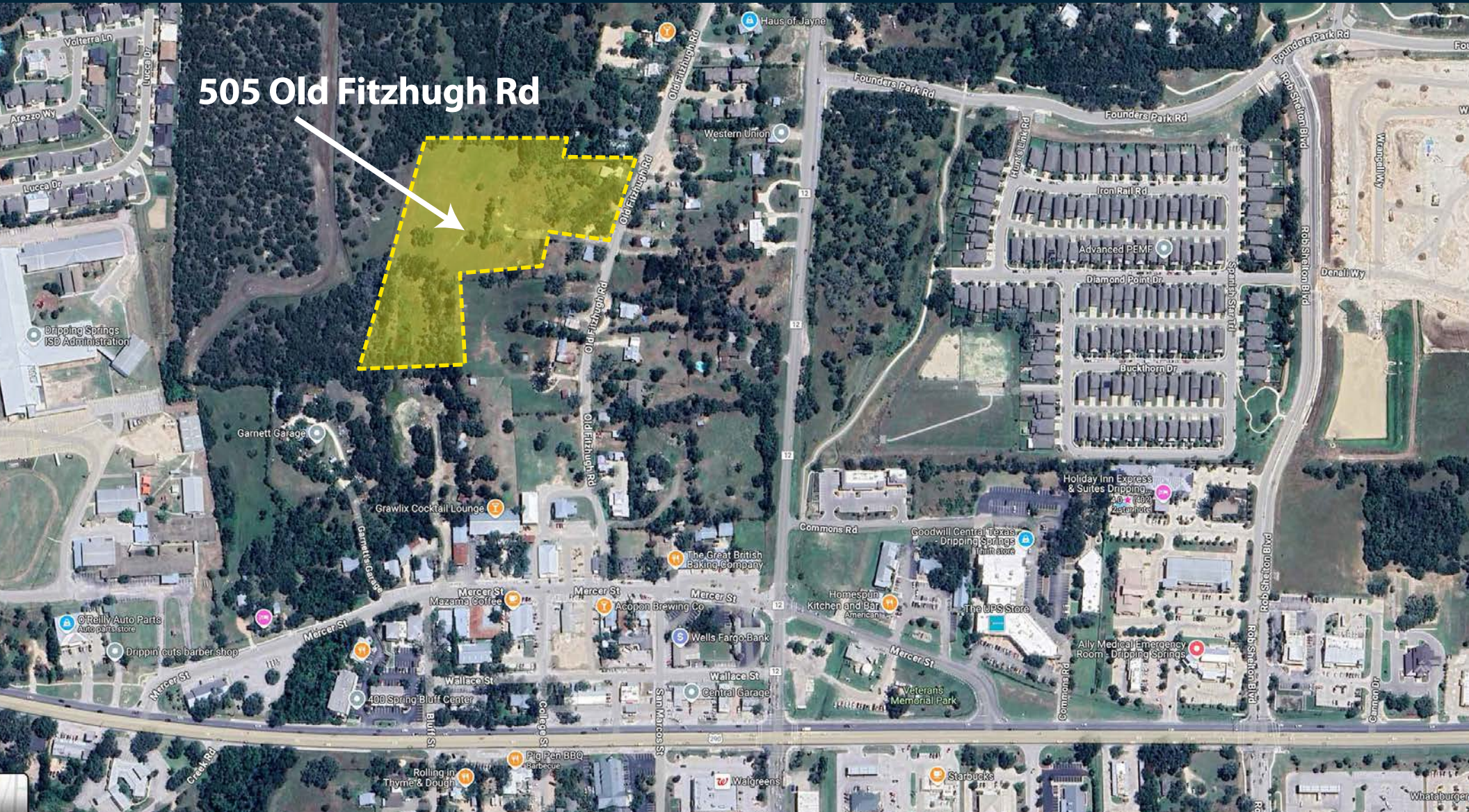


COMPASS

Offering Memorandum

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505 Old Fitzhugh Rd

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DRIPPING SPRINGS

TEXAS



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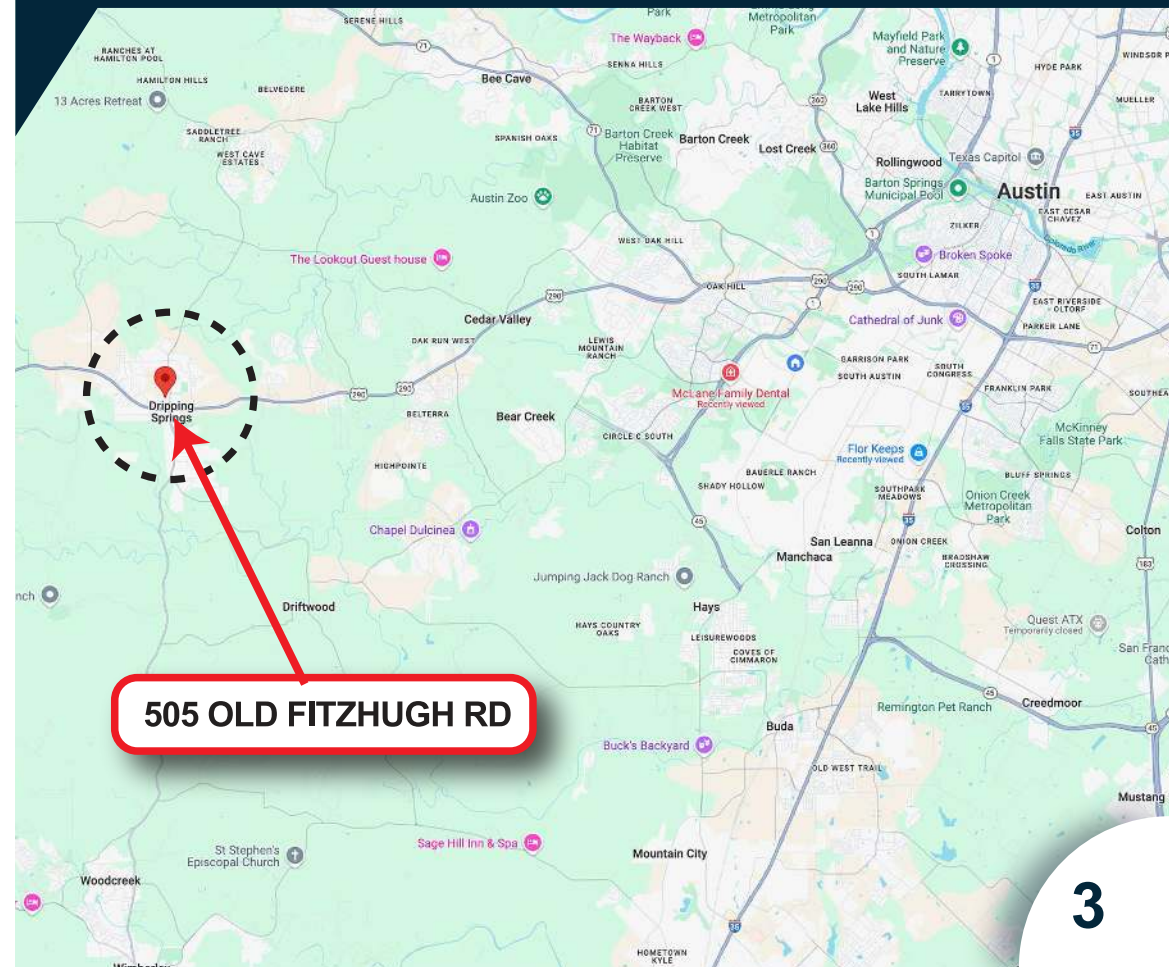
EXECUTIVE SUMMARY

SCORE Property Group is pleased to present 505 Old Fitzhugh. This prime acreage property is located in the Historic Mercer Street District in Downtown Dripping Springs. This 7.38 acre property includes a 1,620 SF retail/office building. Positioned to benefit from significant highway infrastructure properties, massive residential growth, and substantial downtown vitalization projects, this is a phenomenal opportunity for a range of different development opportunities including commercial, multi-family residential, entertainment, and more.

PROPERTY SUMMARY

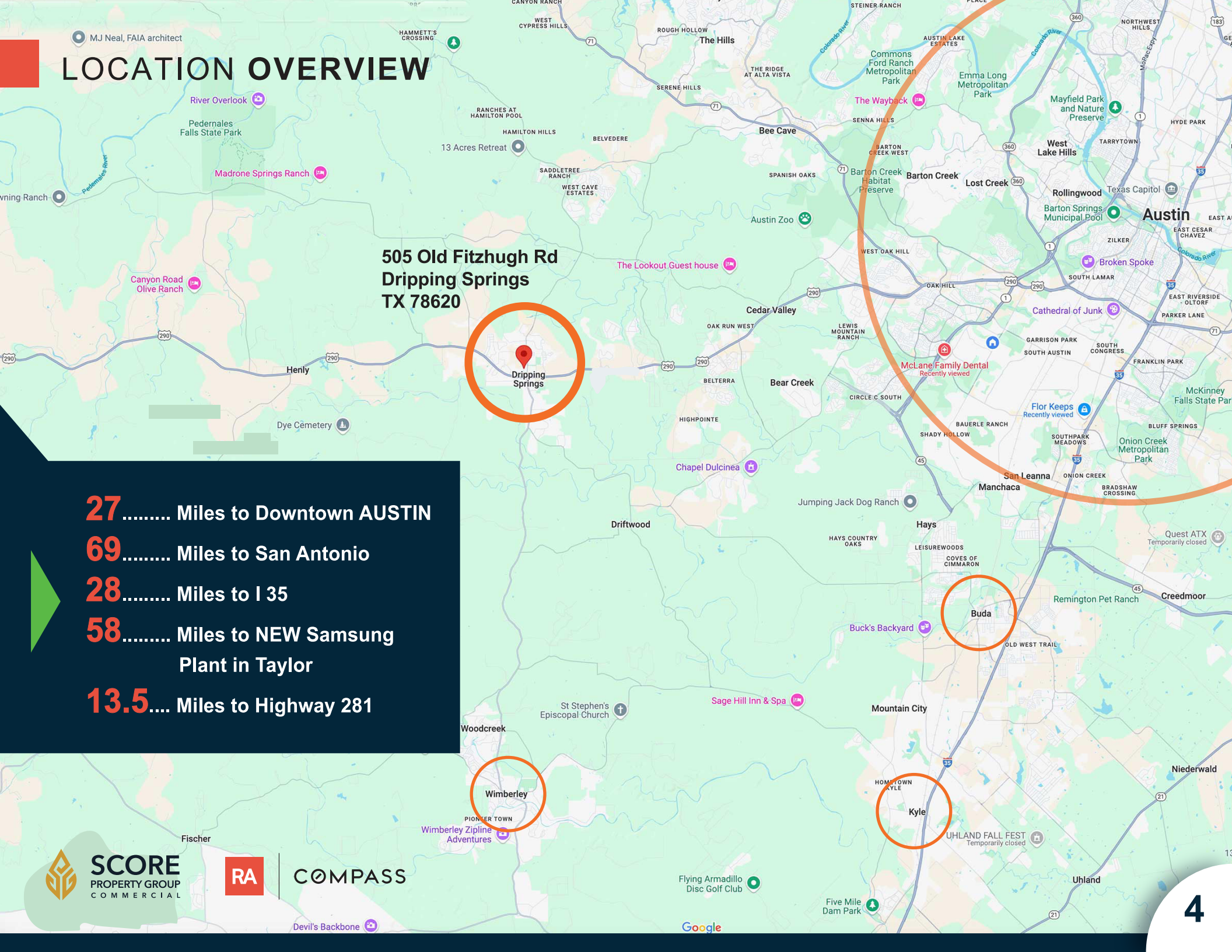
LOCATION:	505 Old Fitzhugh Road
SITE AREA:	7.38 Acres
FRONTAGE:	Mercer Street District
ZONING:	CS-HO
IMPERVIOUS COVER:	-
TRAFFIC:	-
GROWTH RATE:	19.71% (4-years)
AVE HH INCOME (5-Miles):	\$162,731 (5-miles)
UTILITIES:	City Water & Wastewater
FLOODZONE:	-

1. Prime Historic Mercer Street District
2. 7.38 Acres
3. Massive Population Growth Area
4. Major Highway Infrastructure Projects Nearby



505 OLD FITZHUGH RD

LOCATION OVERVIEW



**505 Old Fitzhugh Rd
Dripping Springs
TX 78620**

27 Miles to Downtown AUSTIN

69 Miles to San Antonio

28 Miles to I 35

58 Miles to NEW Samsung
Plant in Taylor

13.5.... Miles to Highway 281

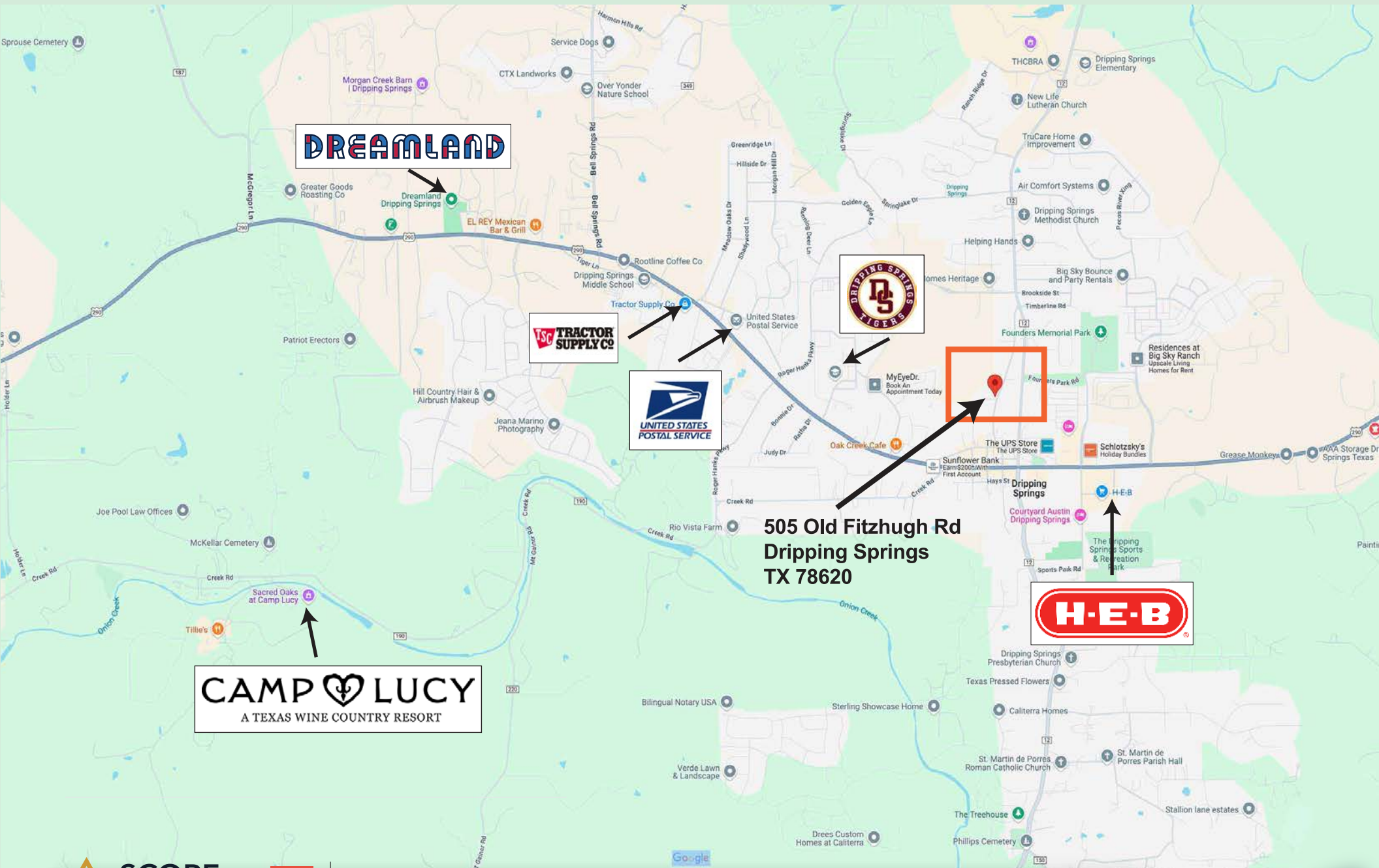


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Google

LOCATION OVERVIEW



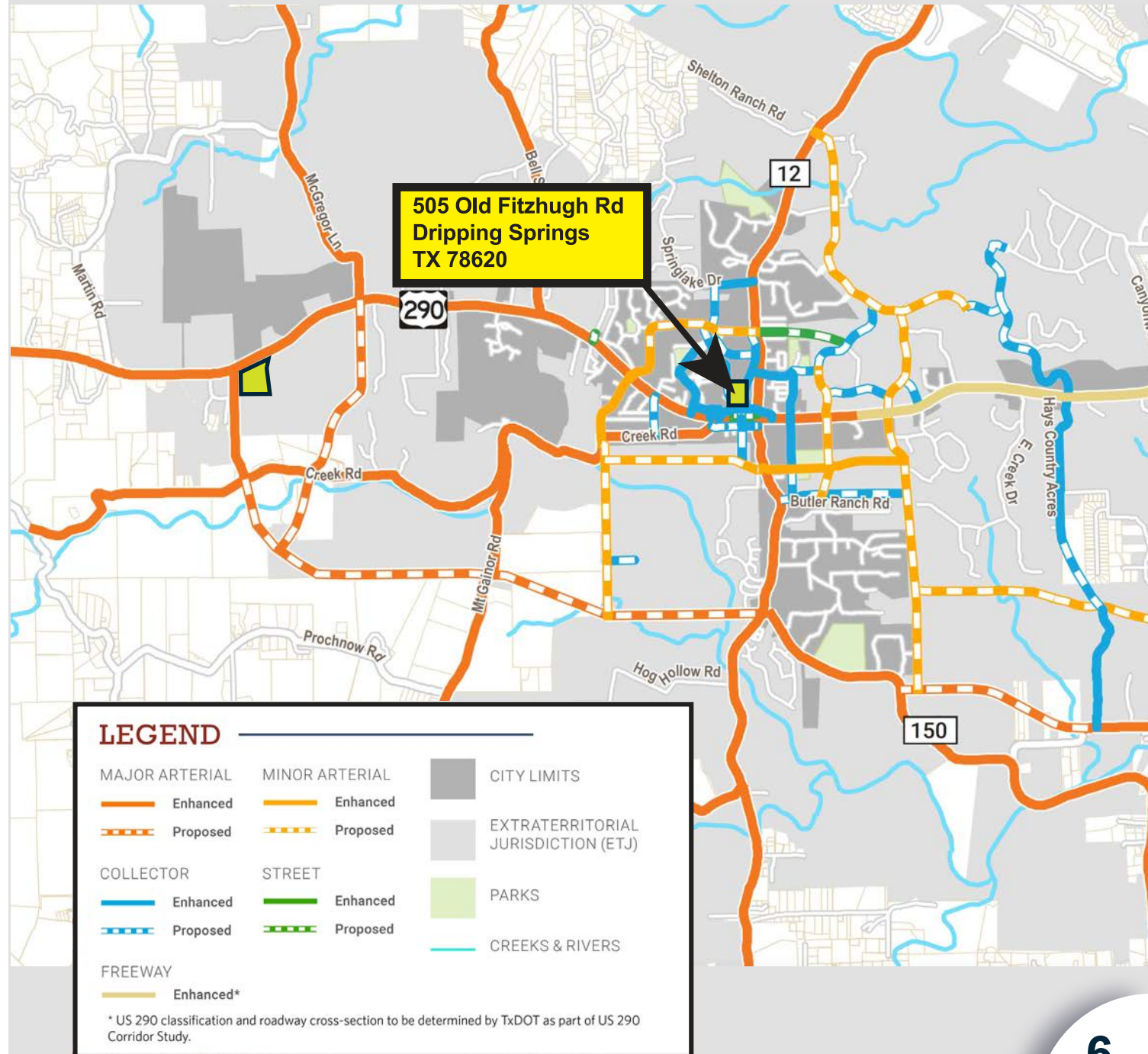
THOROUGHFARE PLAN

The proposed Thoroughfare Plan aims to improve existing thoroughfares, propose additional network connections, and accommodate future automobile, pedestrian, and bicycle demand for the Dripping Springs area. Coordination was required between Dripping Springs, Hays County, and TxDOT to develop a Thoroughfare Plan that aligns with each agency's planning efforts.

ROADWAY NETWORK IMPROVEMENTS

The roadway network in the Thoroughfare Plan promotes network connectivity in the Dripping Springs area to increase mobility and decrease strain on the existing network. The Thoroughfare Plan also identifies cross-sections for each roadway based on its location and character.

Roadways in recreational or commercial areas are designed to encourage safe pedestrian and bicycle activity while still providing mobility and access. Roadways in suburban or rural areas are designed with a focus on throughput while still providing safety measures and multi-modal facilities. Cross-sections were developed with the goal of creating Complete Streets—streets that provide safe and convenient transportation facilities regardless of mode of transport.



LOCATION OVERVIEW

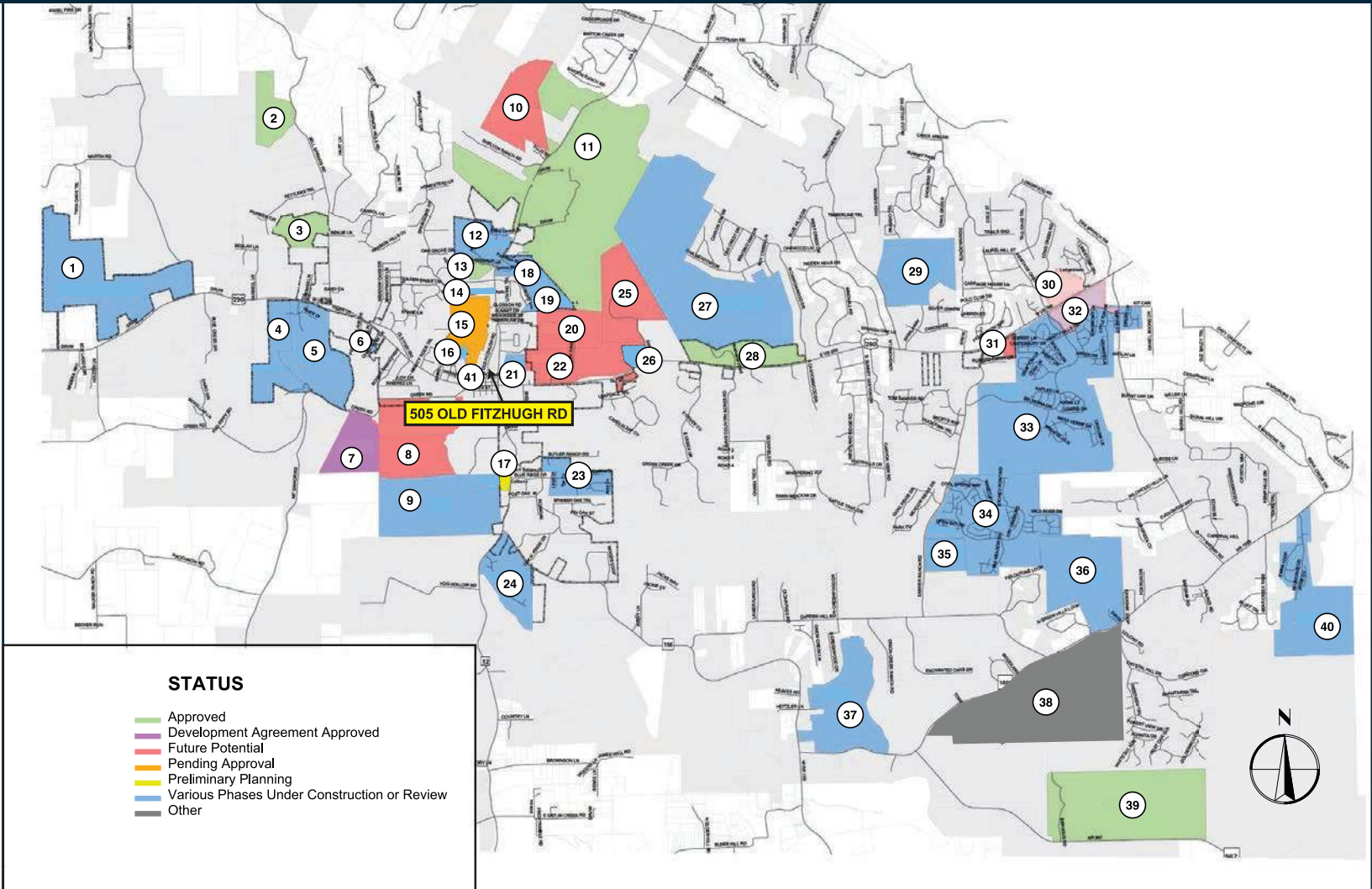
Proposed Development by 2040

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

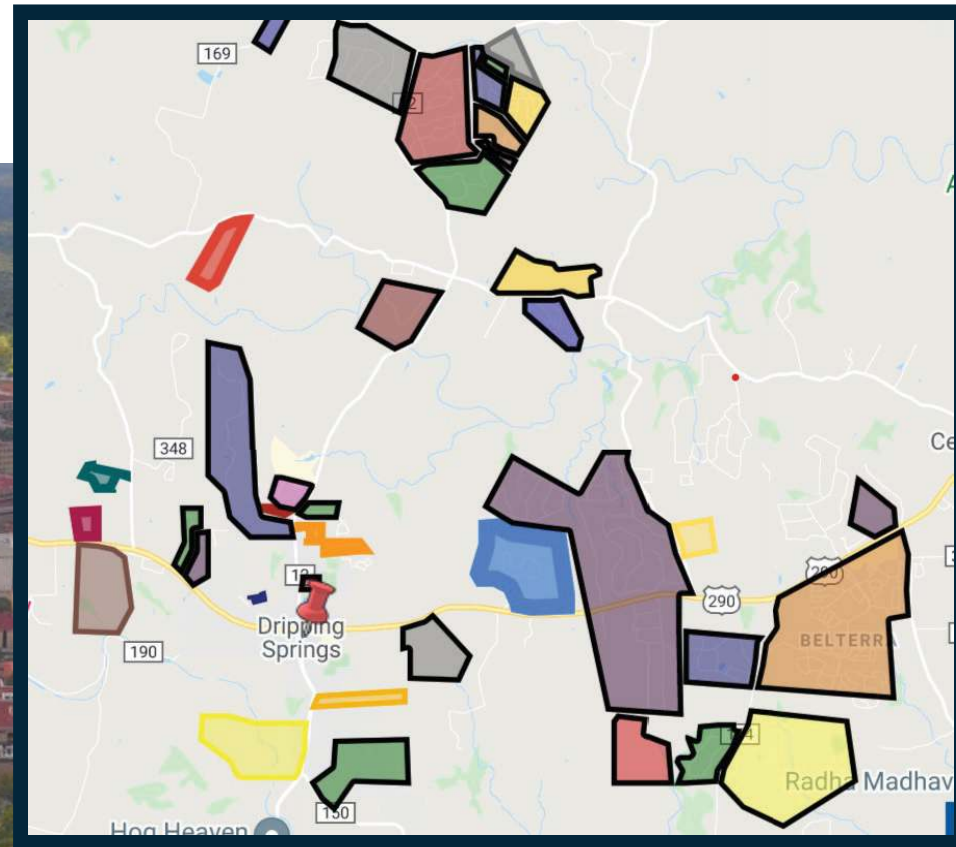


LOCATION OVERVIEW - NEIGHBORHOOD

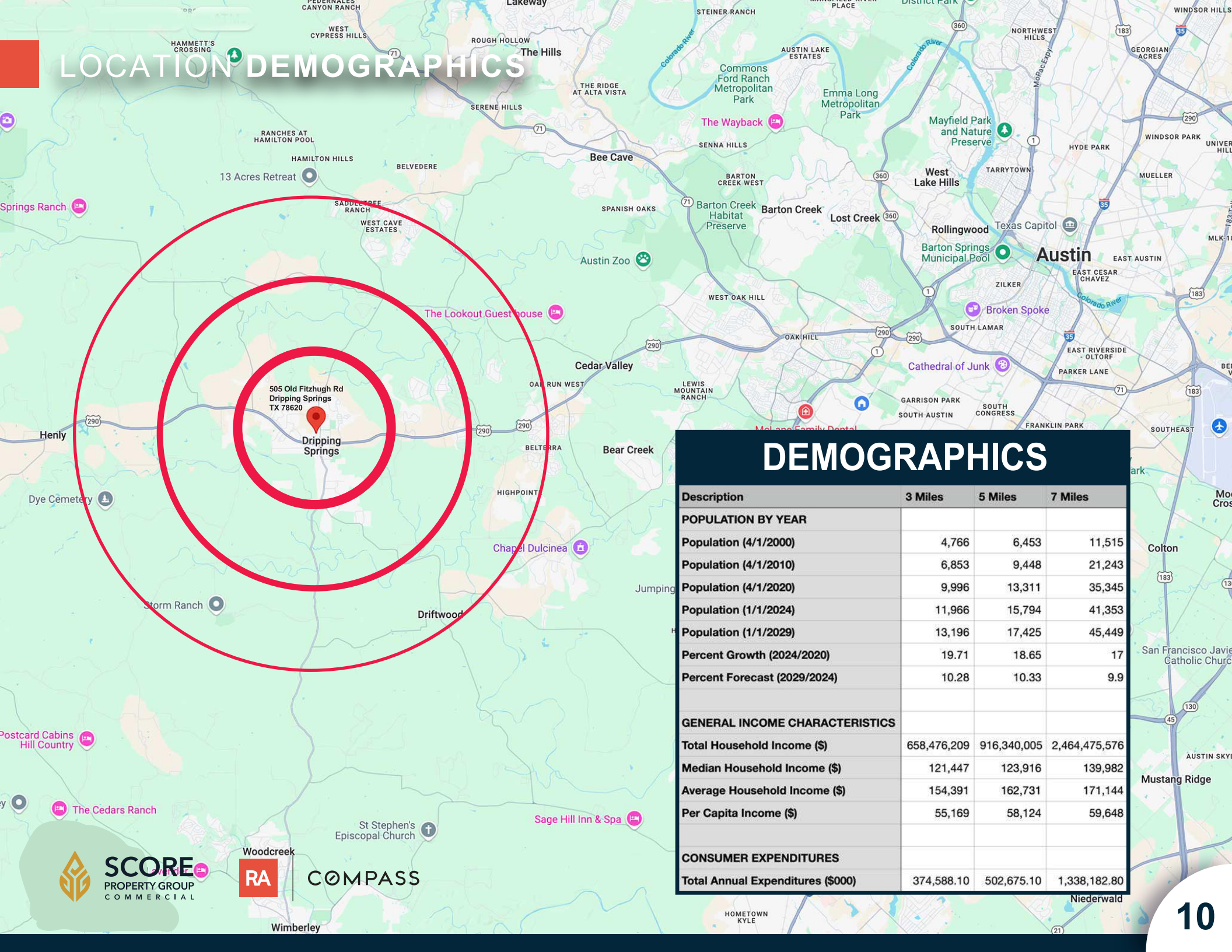
Dripping Springs Neighborhood Development

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



LOCATION DEMOGRAPHICS



505 Old Fitzhugh Rd
Dripping Springs
TX 78620

DEMOGRAPHICS

Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	4,766	6,453	11,515
Population (4/1/2010)	6,853	9,448	21,243
Population (4/1/2020)	9,996	13,311	35,345
Population (1/1/2024)	11,966	15,794	41,353
Population (1/1/2029)	13,196	17,425	45,449
Percent Growth (2024/2020)	19.71	18.65	17
Percent Forecast (2029/2024)	10.28	10.33	9.9
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	658,476,209	916,340,005	2,464,475,576
Median Household Income (\$)	121,447	123,916	139,982
Average Household Income (\$)	154,391	162,731	171,144
Per Capita Income (\$)	55,169	58,124	59,648
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	374,588.10	502,675.10	1,338,182.80



LOCATION DEMOGRAPHICS

AREA OVERVIEW

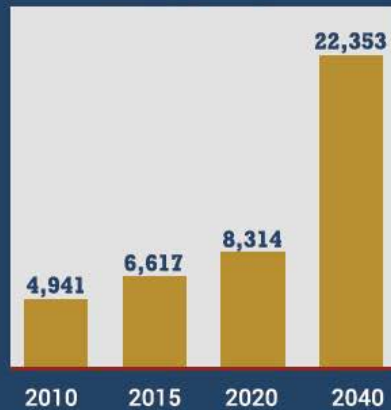
The study area for the Dripping Springs Transportation Master Plan includes the City Limits and its extraterritorial jurisdiction (ETJ).

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

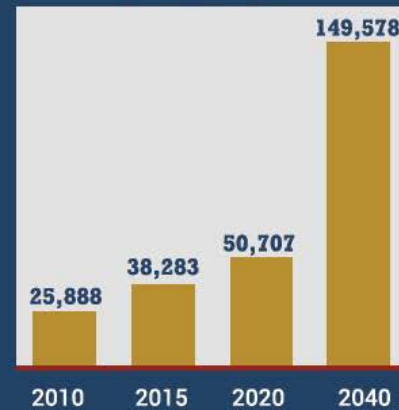
Dripping Springs ETJ



Source: CAMPO 2040 Travel Demand Model

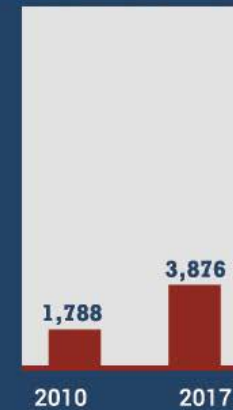
POPULATION GROWTH

Dripping Springs ETJ



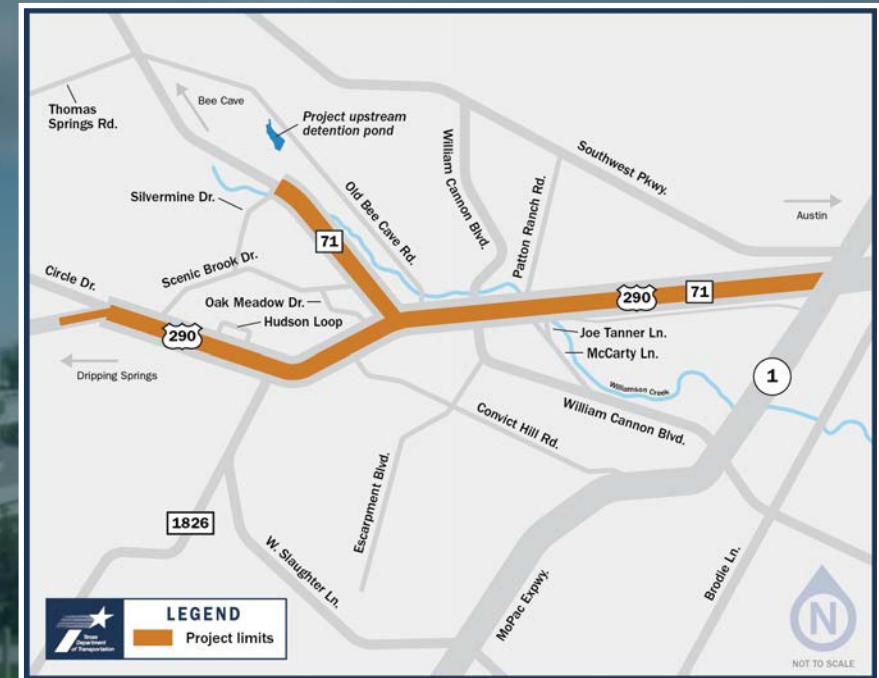
Source: CAMPO 2040 Travel Demand Model

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 subject property 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.

PROPERTY OVERVIEW



SITE PLAN



DRIPPING SPRINGS - Wedding Capital of Texas and Vineyards

Dripping Springs, TX is making a name for itself not just for good Texas wine but for darn good wine that holds a torch to the most famous wine regions in the world. There's over 7 unique and visually stunning wineries scattered throughout the Hill Country town of Dripping Springs where you'll be delighted by not just the wine but by the passion, commitment to the craft and unparalleled hospitality. Gone are the days of travelling to Fredericksburg or even Napa Valley out of necessity for a stellar glass of wine and vistas of rolling vineyards. Now, all you have to do to be transported to a top notch wine region is visit Dripping Springs, TX and the Hill Country wineries where you can discover miles and miles of gorgeous Texas views and a great glass of wine. In addition to local wineries, Dripping Springs has many other amenities including over 571 acres of parkland.



AUSTIN TEXAS

HAYS COUNTY #1
FASTEST GROWING
COUNTY IN THE USA



DOWNTOWN BY THE NUMBERS



15,360
residents



130,841
employees



7,190,393
square feet under
construction



14,313,851
square feet of
planned space



2.7M
annual transit
ridership



150+
public art
installations



10,324
residential units



14,700+
hotel rooms



150
acres of
parkland



15
miles of
downtown
area trails



190
historic
locations



#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)



CONTACT INFORMATION



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