

# 0.83 AC Development Site Near Hwy 290

2730 E Hwy 290, Dripping Springs, TX 78620

**FOR SALE**



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# Executive Summary

The 0.83-acre site at 2730 E Hwy 290 offers prime raw land with flat topography and versatile GR zoning, ideal for a wide range of commercial uses. Strategically positioned beside a signalized intersection, the property benefits from excellent visibility and accessibility along Hwy 290, just outside Dripping Springs. With a high traffic count of 37,674 vehicles per day, this location presents a strong opportunity for development in a rapidly growing corridor.

The site's proximity to established residential communities and ongoing commercial growth enhances its long-term investment appeal. GR zoning allows for a mix of retail, office, and service-oriented uses, offering flexibility for developers and end-users alike. Its location along one of the area's busiest thoroughfares ensures sustained exposure and customer reach.

Water is handled by City of Dripping Springs, Wastewater is a Septic System shared with the adjacent hotel and Pedernales Electric Cooperative for Electricity.

# Listing Details

Sale Price: \$495,000

Property Type: Development

Size: 0.83 AC

Available: Immediately

Zoning: GR

City: Dripping Springs

PID: #R131547

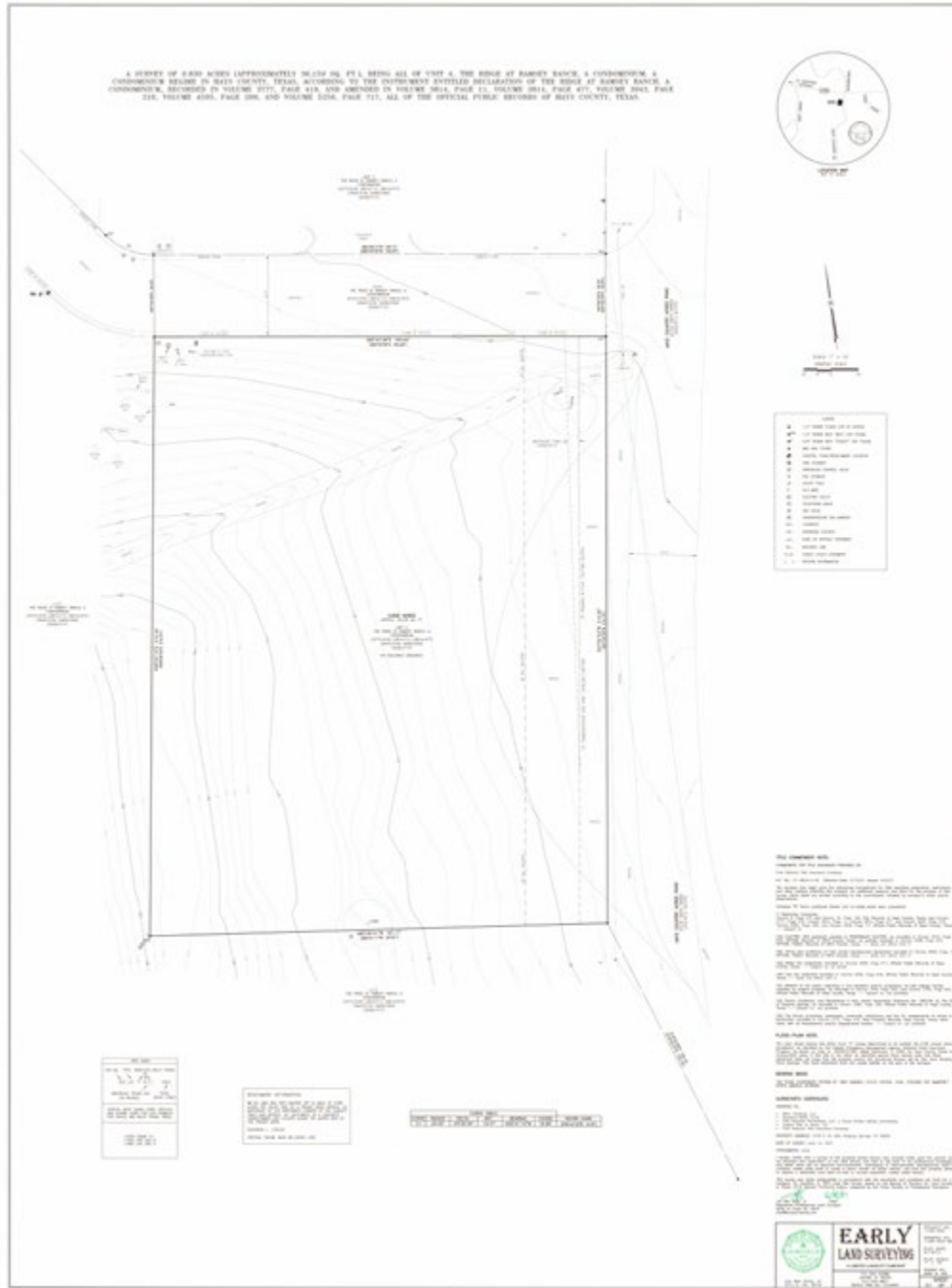
## Highlights

- 0.83 AC - Flat Topo
- Premier Hill Country Submarkets of Bee Cave, Spicewood, and Dripping Springs
- Proposed site plan available
- Unobstructed North-facing views

# Master Plan Community: Headwaters

This site is located directly across from Headwater Master planned community. Headwaters is a 1,000-acre master-planned community just off Hwy 290 in Dripping Springs, Texas, featuring approximately 1,000 single-family homes at full buildout. Developed by Freehold Communities, it offers a range of homes from top builders like Toll Brothers, David Weekley, and Taylor Morrison, with floor plans from 1,900 to over 3,500 square feet on 50- to 80-foot lots. Prices start in the mid-\$500,000s and can exceed \$1 million. Residents enjoy resort-style amenities, including a split-level pool, fitness center, and over eight miles of trails, all within the highly rated Dripping Springs ISD.











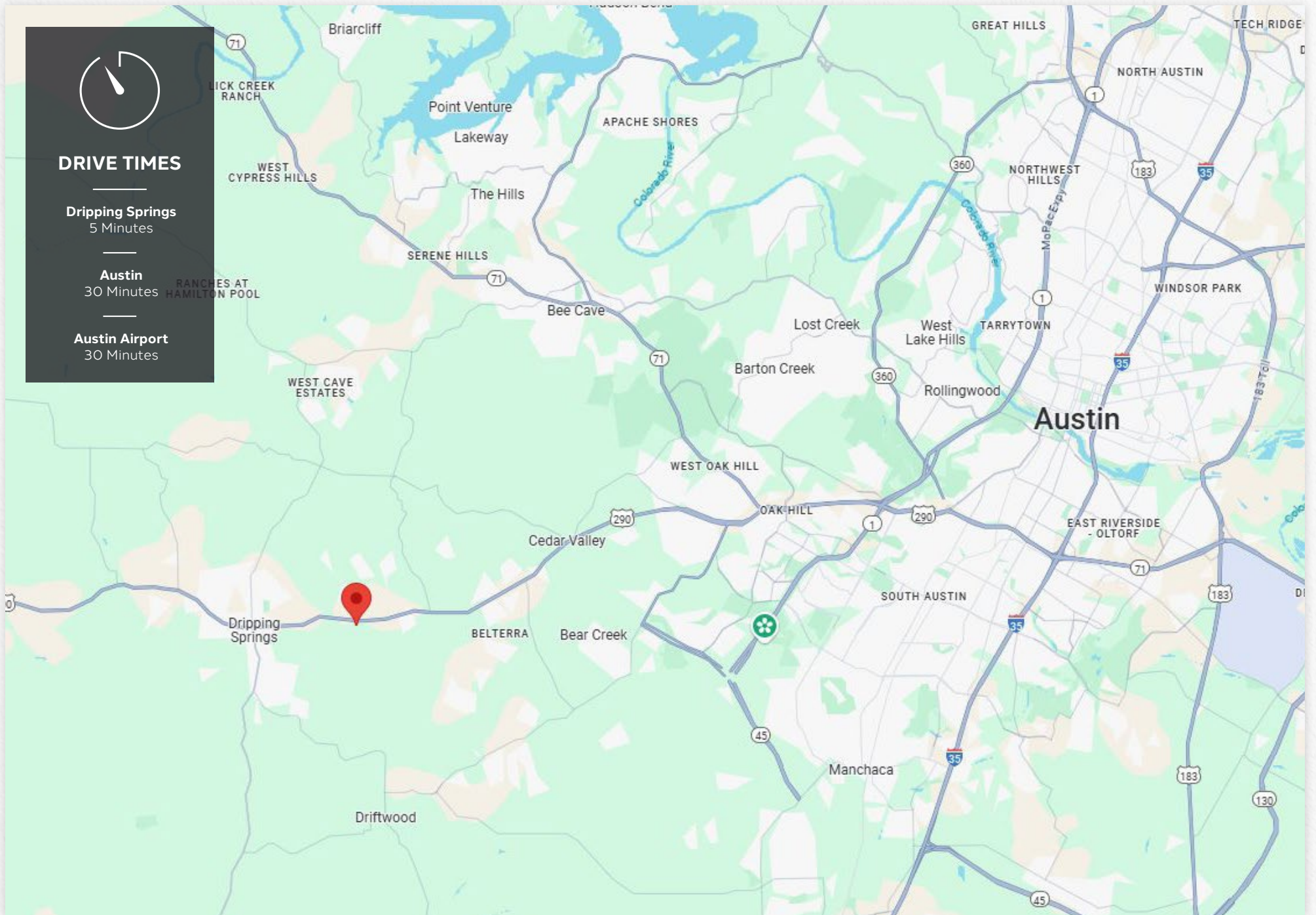


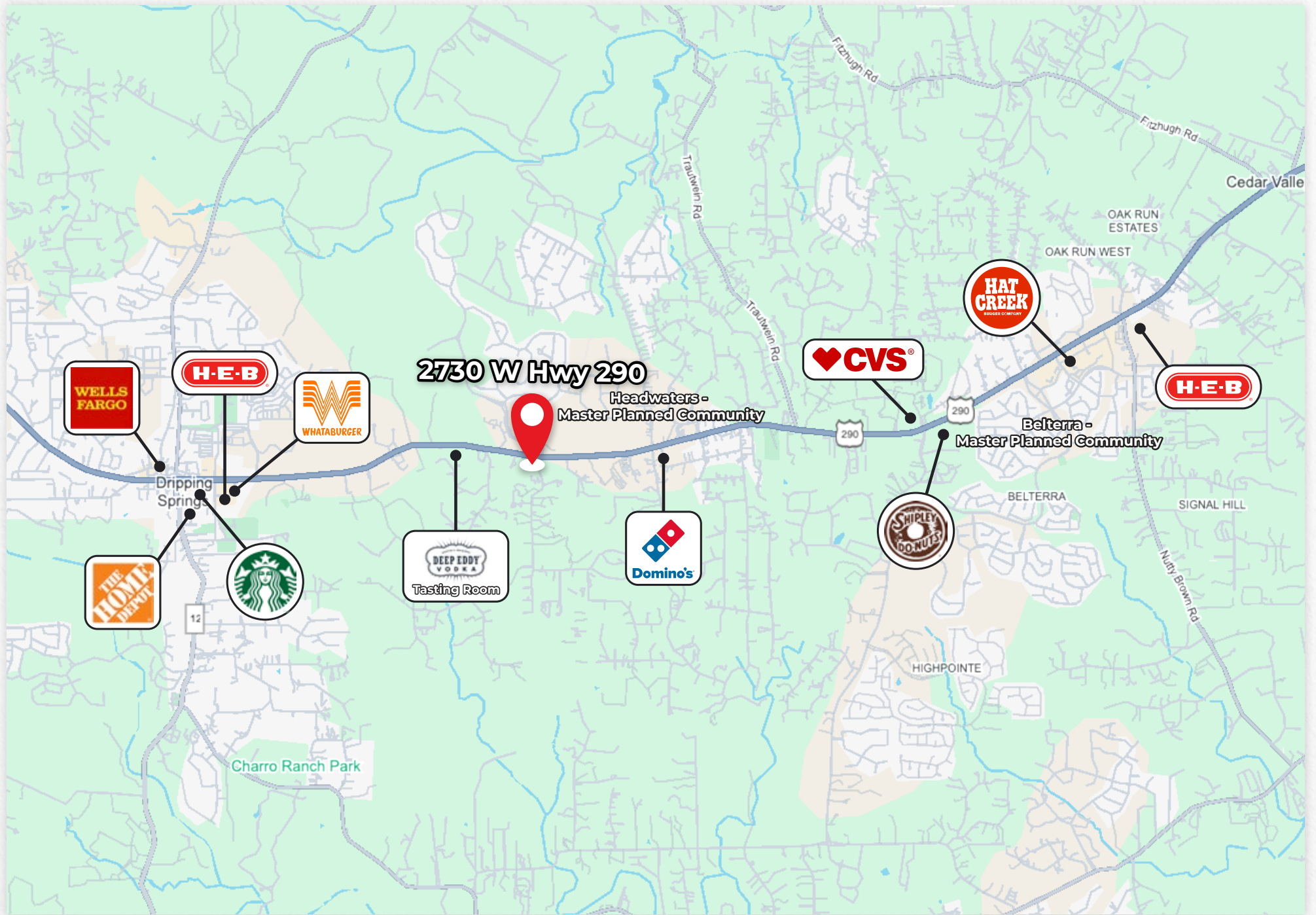
## DRIVE TIMES

Dripping Springs  
5 Minutes

Austin  
30 Minutes

Austin Airport  
30 Minutes





2730 W Hwy 290

Headwaters -  
Master Planned Community

CVS

HAT  
CREEK  
BUSINESS COMMUNITY

H-E-B

Belterra -  
Master Planned Community

BELTERRA

SIGNAL HILL

HIGHPOINTE

Dripping  
Spring



DEEP EDDY  
VODKA  
Tasting Room

Domino's

SHIPLEY  
DONUTS

WELLS  
FARGO

H-E-B

WHATABURGER

THE  
HOME  
DEPOT

12

Charro Ranch Park

# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	2,118	11,806	35,837



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$151,918	\$152,953	\$158,256



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	762	4,221	12,465
<b>Households by Marital Status</b>			
Married	547	3,002	8,945
Married No Children	331	1,749	4,722
Married w/Children	216	1,252	4,223
<b>Education</b>			
Some High School	4.78%	3.78%	2.69%
High School Grad	11.62%	13.31%	13.36%
Some College	19.30%	21.15%	23.67%
Associate Degree	5.62%	6.05%	6.14%
Bachelor Degree	40.15%	37.43%	34.92%
Advanced Degree	18.53%	18.28%	19.22%
<b>Annual Consumer Spending (\$000)</b>			
Apparel	\$1,640	\$9,161	\$28,311
Entertainment	\$5,244	\$29,042	\$87,444
Food & Alcohol	\$8,473	\$46,981	\$141,857
Household	\$6,483	\$35,652	\$108,013
Transportation	\$9,043	\$50,244	\$150,240
Health Care	\$1,723	\$9,463	\$28,084
Education/Day Care	\$2,804	\$15,504	\$47,284

# Market Overview

# DRIPPING SPRINGS

Dripping Springs, often referred to as the “Gateway to the Hill Country,” is experiencing remarkable growth, evolving from a quaint rural town into a vibrant community. Its proximity to Austin, combined with scenic landscapes, top-rated schools, and a strong sense of community, has made it an increasingly desirable place to live and invest. The population has more than doubled since 2020, reaching over 11,000 residents in 2025, with projections indicating continued expansion.

## **Economy**

Dripping Springs boasts a robust local economy, underpinned by a diverse mix of small businesses, tourism, and agriculture. The area is renowned for its wineries, distilleries, and wedding venues, attracting visitors year-round. Additionally, its proximity to Austin provides residents with access to a broader job market while maintaining a serene Hill Country lifestyle. The city’s infrastructure is keeping pace with growth, exemplified by the planned expansion of the H-E-B store to a 150,000-square-foot facility, reflecting confidence in the area’s economic trajectory.

## **Real Estate**

**Residential:** The residential real estate market in Dripping Springs is thriving, with numerous developments underway to meet the growing demand. Projects like Double L (2,408 lots) and Wild Ridge (960 lots) are set to offer a variety of housing options, from single-family homes to rental communities. The area’s appeal is further enhanced by its excellent school district, low crime rates, and family-friendly atmosphere.

**Commercial:** Commercial real estate is also on an upward trajectory, with new restaurants, retail spaces, and medical facilities emerging to cater to the expanding population. Developments along Highway 290, including the Ledgestone development and Belterra Village, are attracting national chains and local businesses alike. These commercial ventures not only enhance the quality of life for residents but also present lucrative opportunities for investors seeking to capitalize on the area’s growth.

# AUSTIN'S 2025 RANKINGS

- #1** FASTEST GROWING MAJOR METRO  
EXPLODINGTOPICS.COM
- #1** BEST PLACE TO START A BUSINESS  
CNBC
- #1** BEST METRO FOR STEM PROFESSIONALS  
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS  
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE  
MONEY.CO.UK
- #6** BEST PERFORMING LARGE CITY IN THE US  
MILKEN INSITUTE
- #2** BEST MARKET FOR REAL ESTATE  
WALLETHUB
- #7** MOST FUN CITY IN THE US  
WALLETHUB
- #1** BEST JOB MARKET(2024)  
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS  
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY  
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO  
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN  
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES  
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.  
SAFEWISE
- 53** WORLDS BEST CITIES  
AUSTINCULTUREMAP

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

### 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):

- Put the interests of the client above all others, including the broker's own interests;
- 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.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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