

FOR SALE - OFFICE/RETAIL SPACE

4002 E Hwy 290

Dripping Springs, Texas 78620

TOWER
commercial
CORPORATE REAL ESTATE ADVISORS



- 1.571 acres in the Dripping Springs ETJ with 35% impervious cover
- 5,000 ft. meticulously hand-crafted, eco-friendly building featuring metal frame and roof, straw bale and stucco walls, concrete floors, 40,000 gallon rainwater harvesting system.
- Ideal uses such as retail, meeting venues, salon/spa, office/co-working, church, medical, veterinary clinic, etc.
- Excellent visibility on 290 at protected traffic light intersection
- Approximately 28 on-site parking spaces
- Onsite septic and rainwater collection. West Travis Utility Water is available. Pico Propane Gas, and PEC
- Asking Price: \$2,450,000 ~~\$2,575,000~~

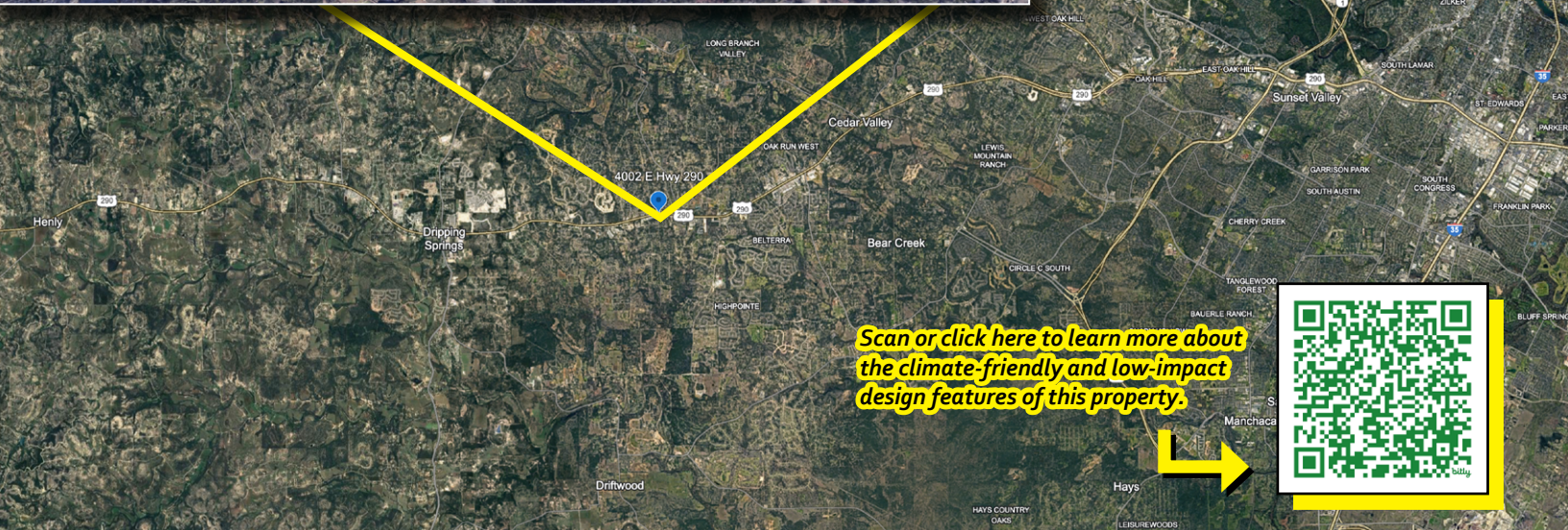
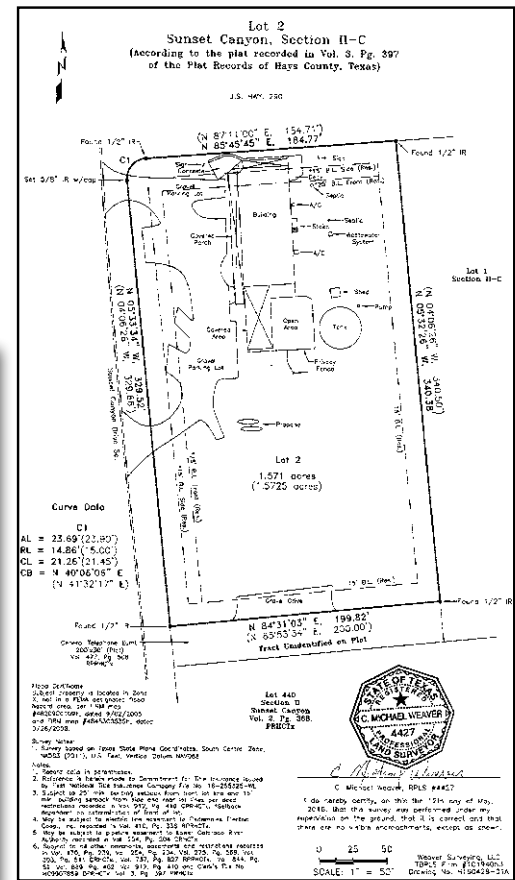
Note: The adjacent property at 4004 E Hwy 290 is also available for purchase. Combined with the subject property would provide up to 3.261 acres for development with current combined improvements totalling 13,721 sq.ft.



CHRIS ODDO (512) 736-5933
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Information contained herein is deemed reliable but not guaranteed and should be independently verified; Broker assumes no responsibility for the accuracy thereof. Offering made subject to errors, omissions, change, sale or withdrawal without notice. Property is offered without regard to race, creed, nationality, disability or gender.



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