

For Lease: Dripping Springs Retail Space



1,250 - 2,500 SQFT AVAILABLE W/ DRIVE THRU SPACE | 2400 US HWY 290, DRIPPING SPRINGS, TEXAS





GOLD TIER

EXCLUSIVELY LISTED BY

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1,250 SQFT
POTENTIAL
DRIVE THRU

1,250 SQFT

290
44,302 VPD



GOLD TIER
2400 Plaza

EL REY BAR & GRILL

Home Grown
Farm to Market

FOR LEASE
(512) 674-5727



ACT 3
SCREENPRINTING





DOLLAR GENERAL

SPRINGS LN

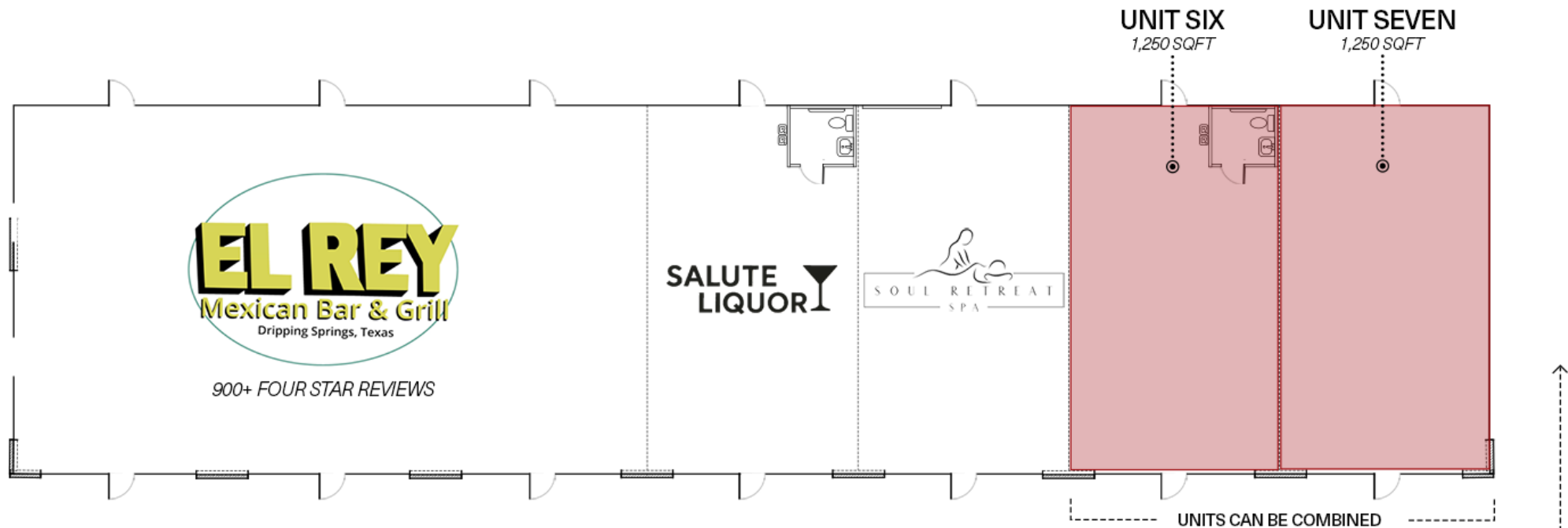
FUTURE
DEVELOPMENT

290

US HWY 290: 44,302 VPD (TX DOT)

AVAILABLE SPACE

BACK



FRONT

NOT TO SCALE

PROPERTY HIGHLIGHTS

ADDRESS: 2400 US HWY 290, Dripping Springs, TX

TRAFFIC COUNT: 44,302 vehicles per day

AVAILABLE SPACE: 1,250 - 2,500 sqft. Spaces can be combined.

- » Unit Six - 1,250 sqft
- » Unit Seven - 1,250 sqft (Available January 2026)

PRICING: \$24/sqft + NNN

REMARKS:

- » Building will undergo renovation in 2025
- » New 16' pylon signage - excellent visibility from Hwy 290
- » Access and visibility from US Hwy 290

DEMOGRAPHICS:

3 Mile

- » Population: 6,301
- » Rooftops: 2,482
- » Median HHI: \$133,382

5 Mile

- » Population: 11,275
- » Rooftops: 4,335
- » Median HHI: \$134,978

10 Mile

- » Population: 48,084
- » Rooftops: 16,454
- » Median HHI: \$163,045





The Springs
APARTMENTS

SUBJECT SITE

DREAMLAND

Dripping Springs
COMMUNITY

290

Valero

TIPTOE NAILS

FUTURE
DEVELOPMENT

US HWY 290: 44,302 VPD (TX DOT)

290

DIPPING SPRINGS
DISTILLING

ALINE
AUTO PARTS

Bell Springs
Family Dentistry

NECTARINE
BUTTER TO BITE

Scout & Honor
CREAMERY

290

DRIPPING SPRINGS
MIDDLE SCHOOL

TSC TRACTOR
SUPPLY CO

WALNUT SPRINGS
ELEMENTARY

ARROWHEAD RANCH
403 LOTS

SUBJECT SITE



HARRISON HILLS
35 LOTS

12
TEXAS

FOUNDERS RIDGE
100 LOTS

LEGACY TRAILS

HERITAGE
BY TRI POINTE HOMES
586 LOTS

12
TEXAS

FOUNDERS
PARK

DOWNTOWN
DRIPPING SPRINGS

Starbucks
Holiday Inn

THE HOME
DEPOT

H-E-B

THE DRIPPING SPRINGS
SPORTS AND RECREATION PARK

12
TEXAS

290

290

290

SUBJECT SITE

The Springs
APARTMENTS

DRIPPING SPRINGS
MIDDLE SCHOOL

FUTURE
DEVELOPMENT

ACTINE
APARTMENTS

BECKMAN'S
RESTAURANT

Scout & Honor
OUTLET

VSC TRACTOR
SUPPLY CO.

DRIPPING SPRINGS
MIDDLE SCHOOL

WALNUT SPRINGS
ELEMENTARY

ARROWHEAD RANCH
403 LOTS

Bell Springs
Family Dentistry

ti
TIPTOE NAILS

Valero

Dripping Springs
MIDDLE SCHOOL

BECKMAN'S
RESTAURANT



Information About Brokerage Services

Texas law requires all real estate license holders 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.

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.

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' written 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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Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date