

LAND FOR SALE

# 17 AC SFR OR SFR DEVELOPMENT SITE

NEAR 150 TRINCHERAS PASS, DRIPPING SPRINGS, TX 78620



FOR SALE

**LOCAL REAL ESTATE GROUP**

1801 S MoPac Expwy #100  
Austin, TX 78746



Each Office Independently Owned and Operated

*PRESENTED BY:*

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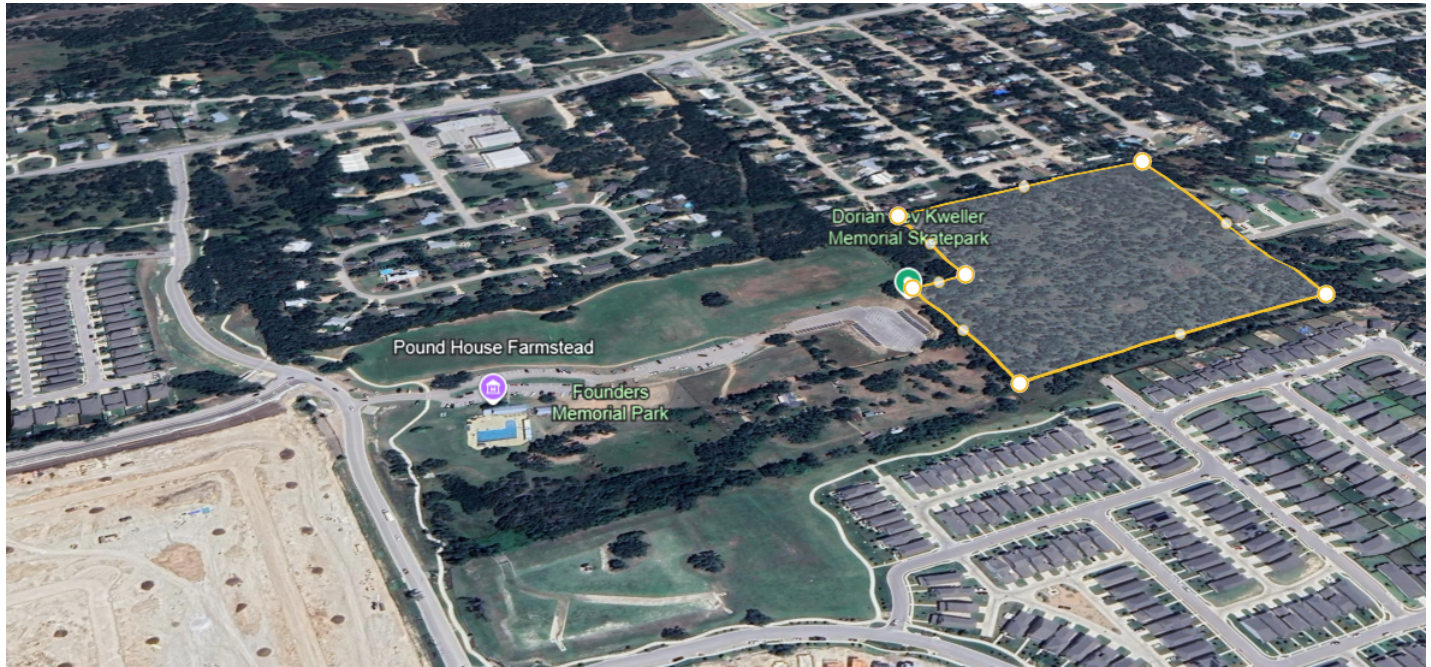
657845, Texas

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# EXECUTIVE SUMMARY

150 TRINCHERAS PASS



## OFFERING SUMMARY

<b>PRICE:</b>	\$3,000,000
<b>LOT SIZE:</b>	17.07 AC
<b>PRICE / ACRE:</b>	\$175,747
<b>ACCESS:</b>	Founders Park and Trincheras Pass
<b>ZONING:</b>	Dripping Springs ETJ
<b>PERMITTED USES:</b>	SFR Lots (1/2-1 AC)
<b>UTILITIES:</b>	Water and Electricity
<b>APN:</b>	R85794

## PROPERTY OVERVIEW

An Exceptional 17 AC tract with several possibilities from owner operators to SFR Lot developments. The tract is located adjacent to Founders Park on the North end and is surrounded by single family homes on the 3 other sides. The offering is located in Dripping Springs ETJ.

Planning has stated an interest in supporting 1/2-1AC lots depending on the sewer capacity. Also, an interest for additional fields for sports leagues are a variety of other low impervious cover uses and operators.



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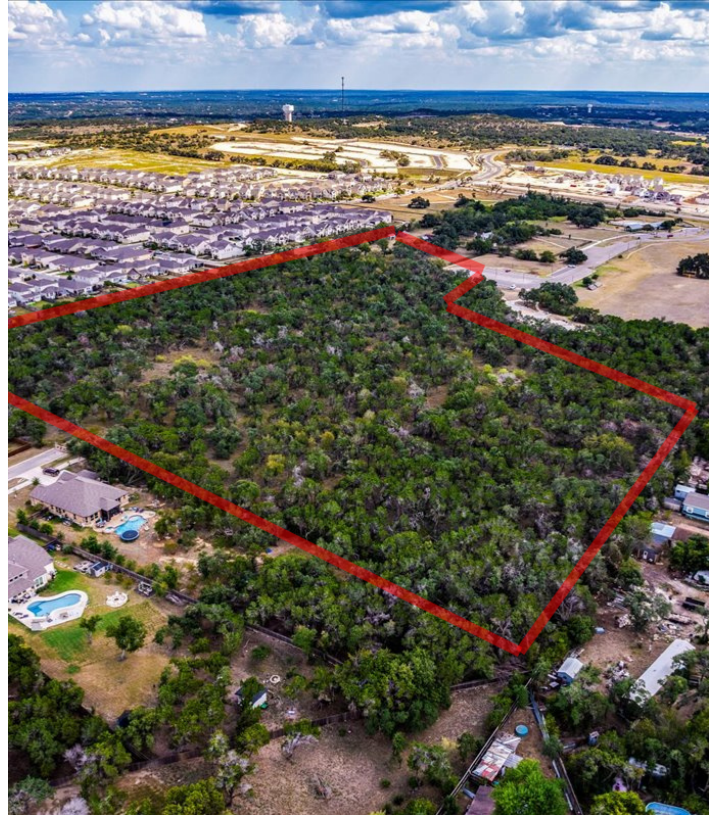
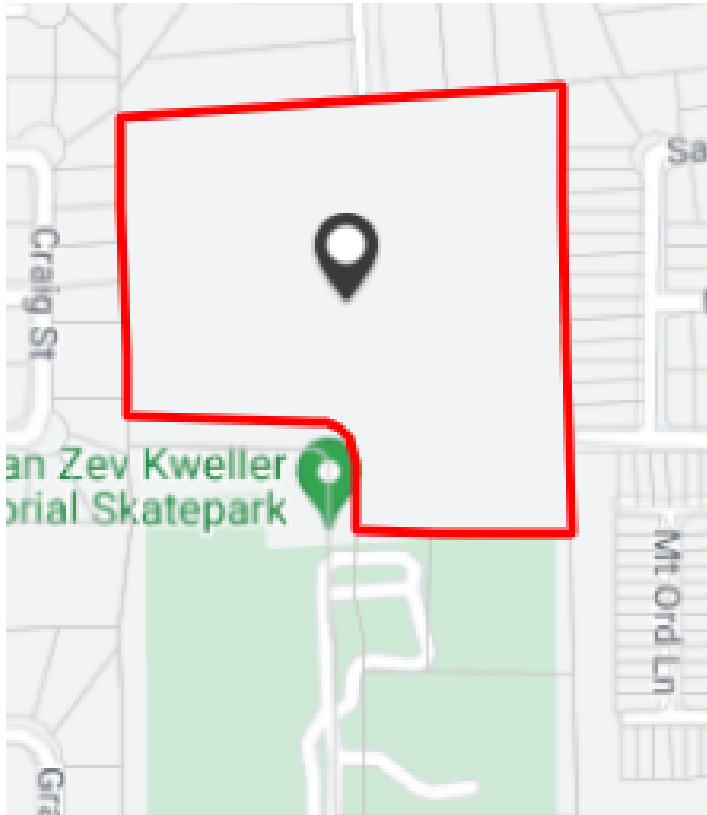
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# PROPERTY PHOTOS

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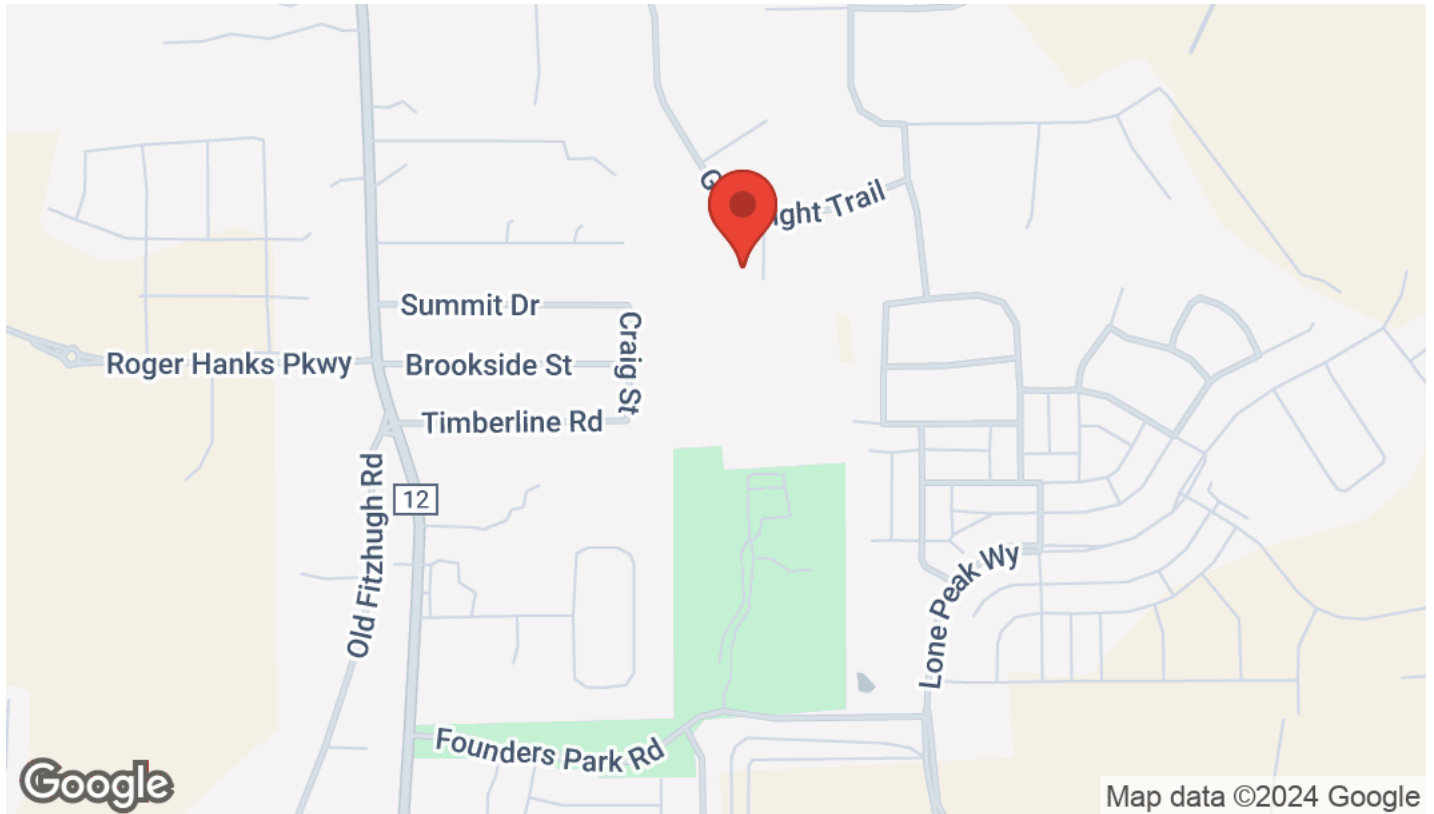
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# LOCATION MAPS

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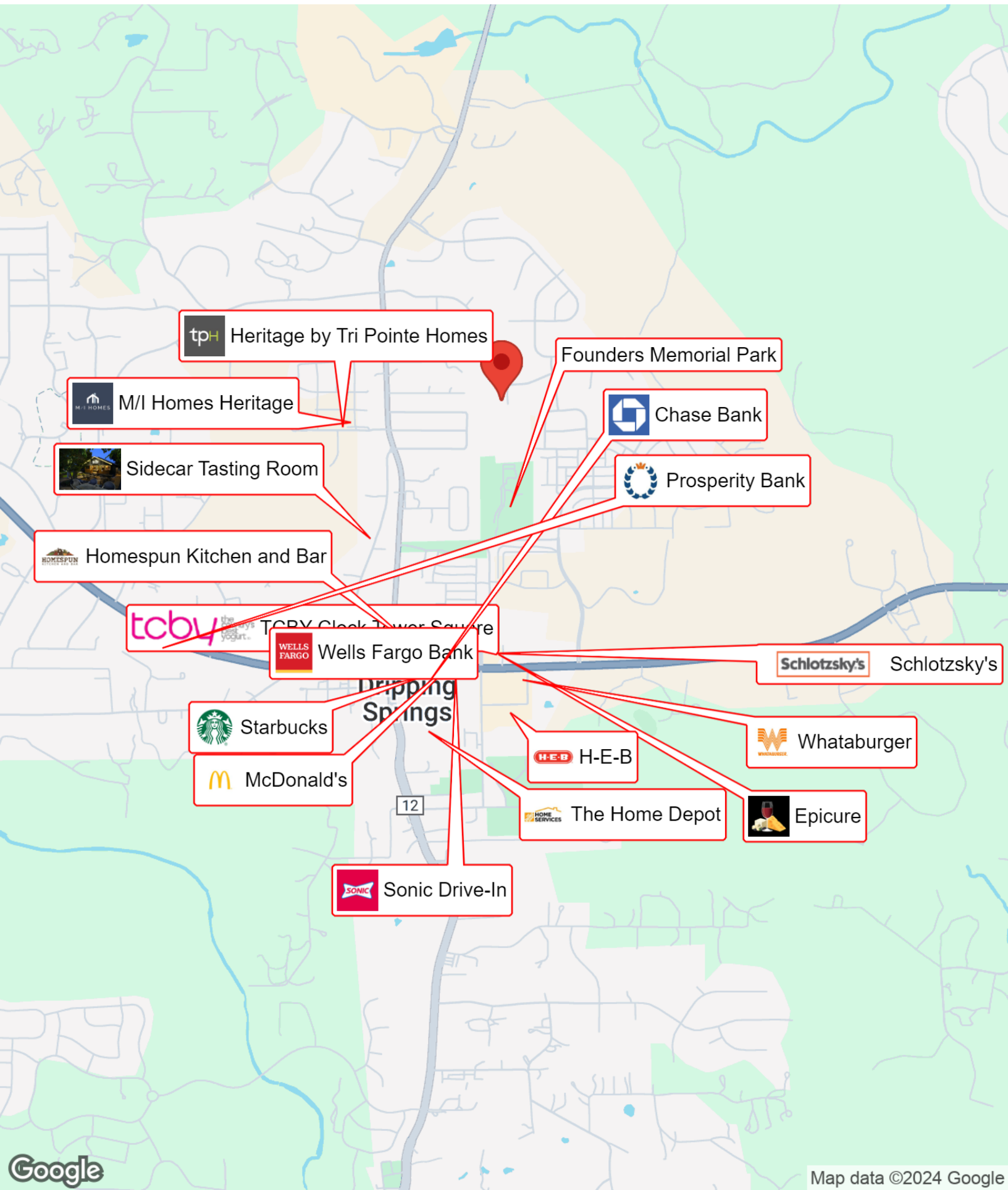
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# BUSINESS MAP


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 Heritage by Tri Pointe Homes

Founders Memorial Park

 M/I Homes Heritage

 Chase Bank


 Sidecar Tasting Room

 Prosperity Bank

 Homespun Kitchen and Bar

 tcbv


 Wells Fargo Bank

 Schlotzsky's

 Starbucks

Dripping Springs

 H-E-B

 Whataburger

 McDonald's

 The Home Depot

 Epicure

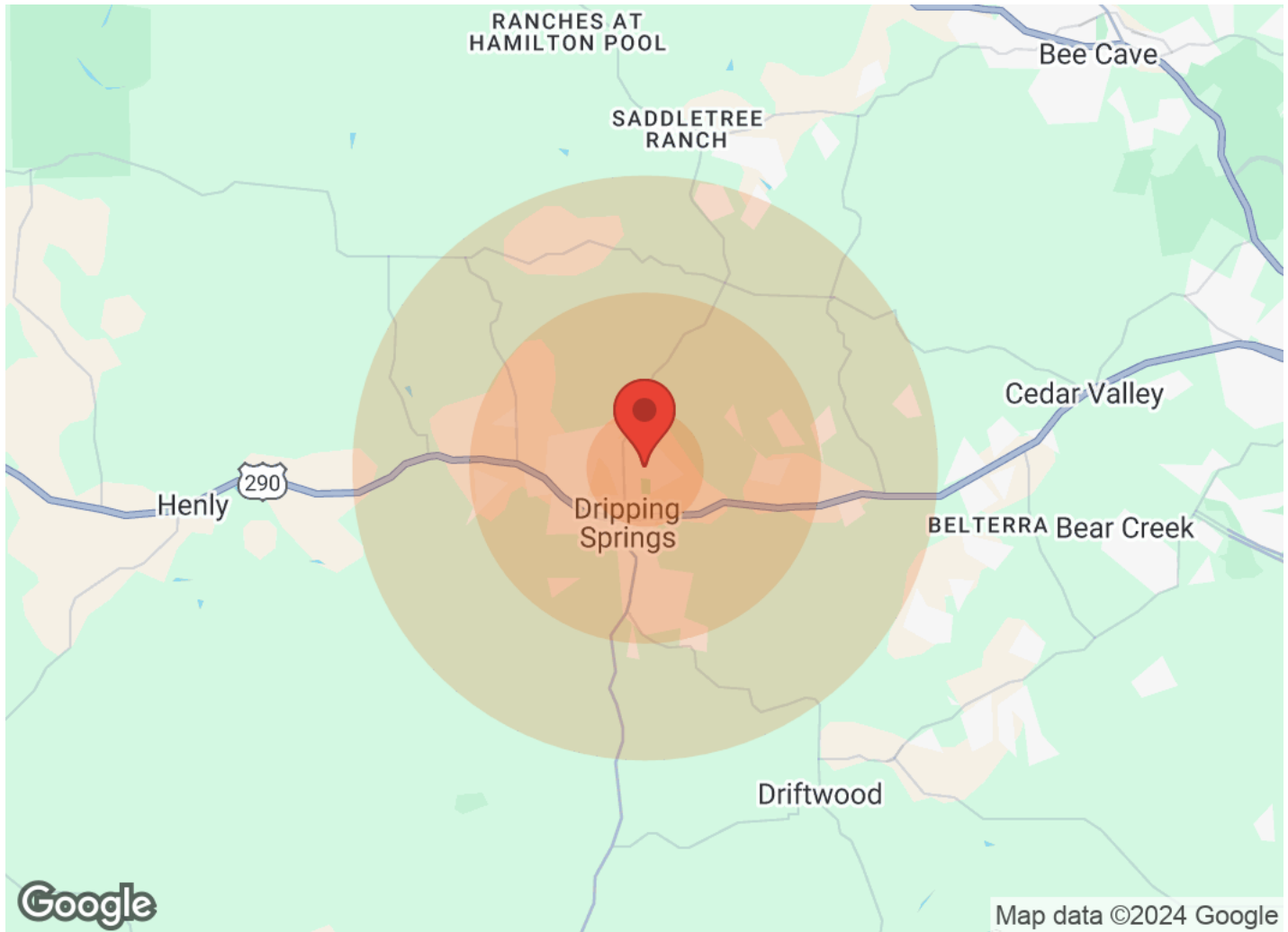
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 Sonic Drive-In



# DEMOGRAPHICS

150 TRINCHERAS PASS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	3,073	6,028	Median	N/A	\$94,269	\$100,300
Female	N/A	2,951	5,514	< \$15,000	N/A	50	110
Total Population	N/A	6,024	11,542	\$15,000-\$24,999	N/A	117	162
				\$25,000-\$34,999	N/A	107	156
				\$35,000-\$49,999	N/A	164	233
				\$50,000-\$74,999	N/A	323	736
				\$75,000-\$99,999	N/A	386	672
				\$100,000-\$149,999	N/A	490	961
				\$150,000-\$199,999	N/A	310	622
				> \$200,000	N/A	187	397
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,184	2,162	Total Units	N/A	2,348	4,370
Ages 15-24	N/A	963	1,843	Occupied	N/A	2,204	4,143
Ages 25-54	N/A	2,147	4,164	Owner Occupied	N/A	1,869	3,641
Ages 55-64	N/A	852	1,702	Renter Occupied	N/A	335	502
Ages 65+	N/A	878	1,671	Vacant	N/A	144	227
Race	1 Mile	3 Miles	5 Miles				
White	N/A	5,533	10,806				
Black	N/A	12	23				
Am In/AK Nat	N/A	16	25				
Hawaiian	N/A	10	14				
Hispanic	N/A	900	1,359				
Multi-Racial	N/A	892	1,278				

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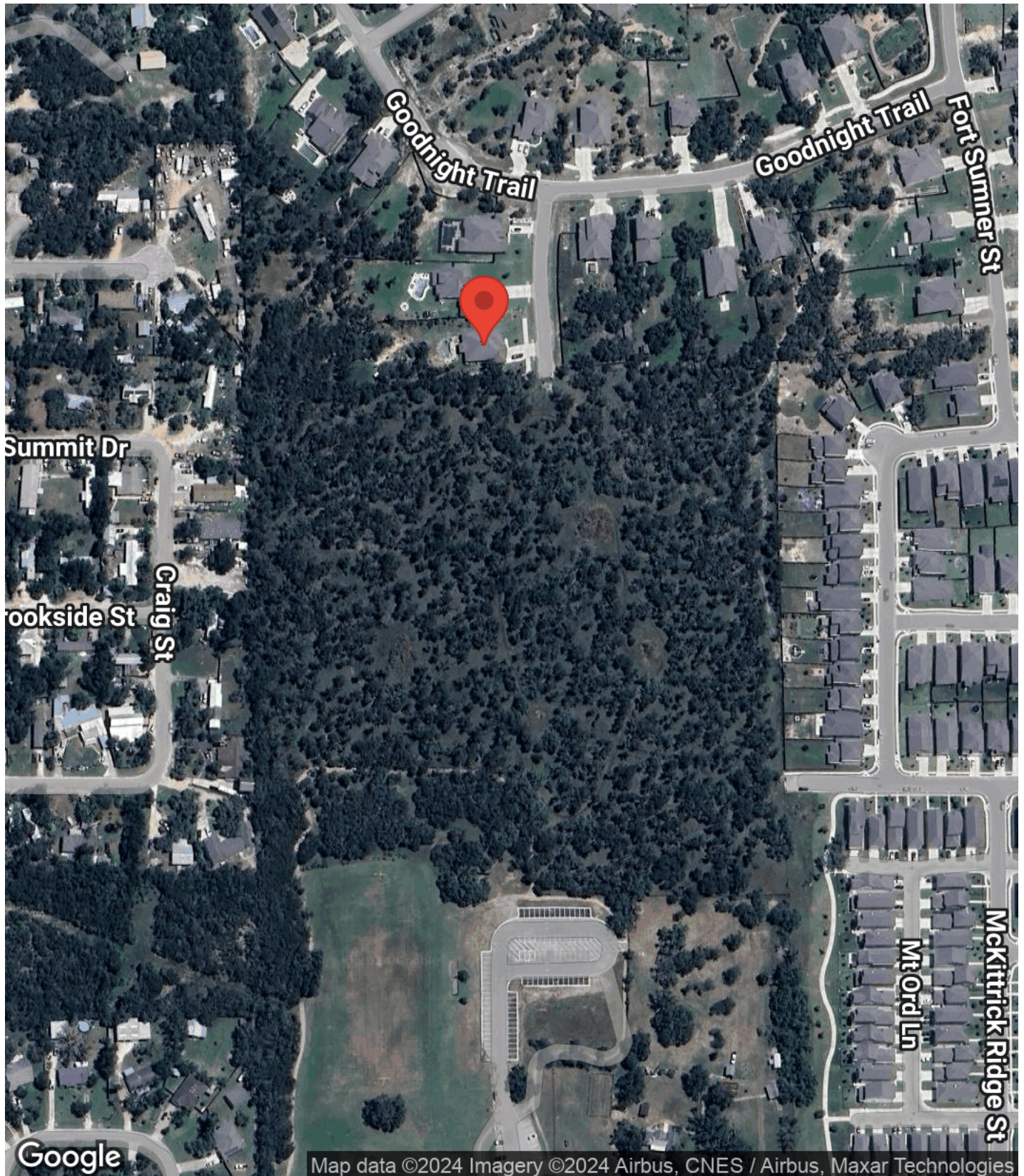
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# AERIAL MAP

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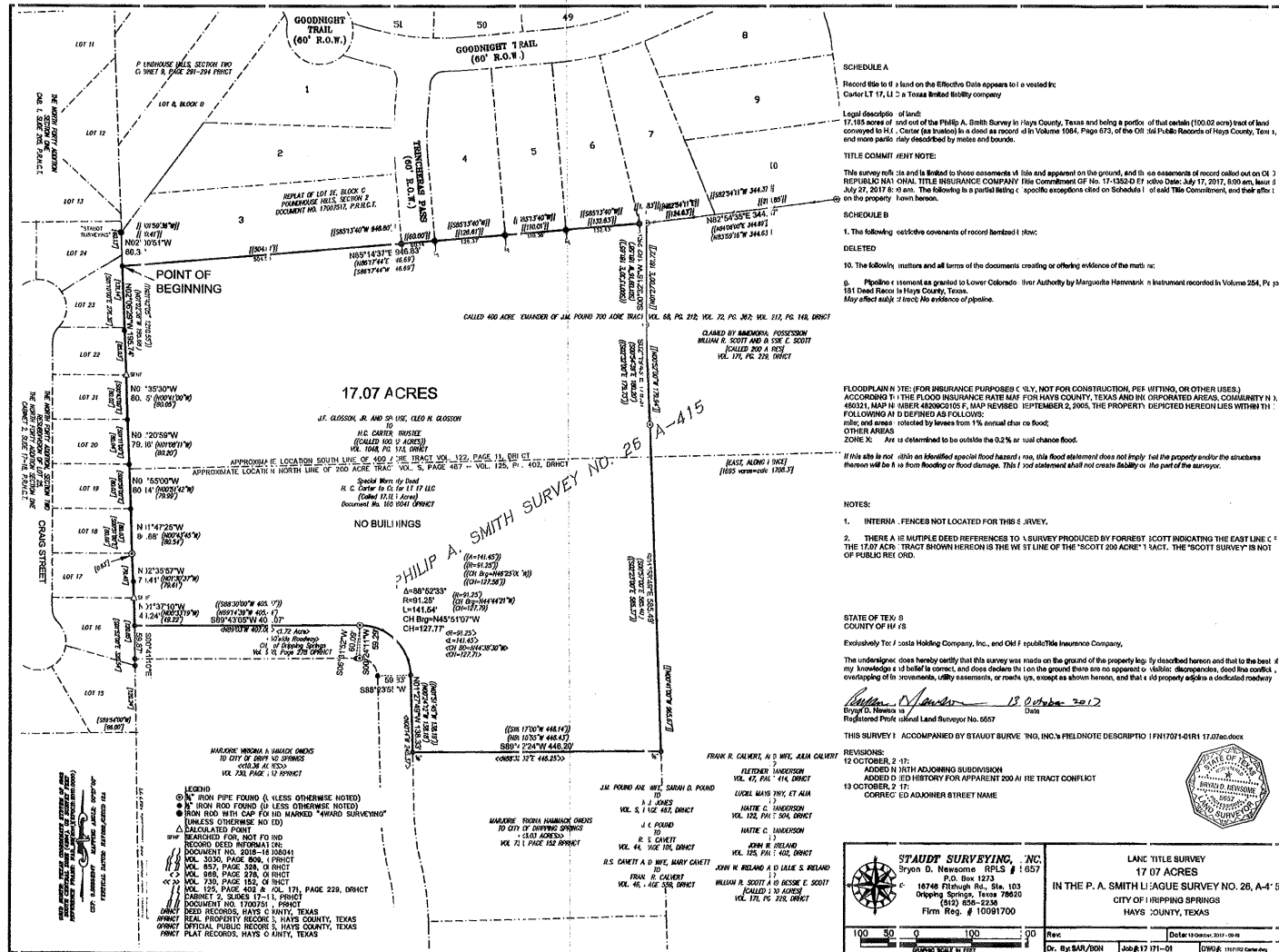
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# SURVEY

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