

SADDLE SPRINGS

Hwy 290 & Blue Blazes Dr | Dripping Springs, TX



±31.37 ACRES FOR SALE



Mixed-Use Development Opportunity
in High-Growth Dripping Springs, TX

AVISON
YOUNG

OFFERING SUMMARY

High-profile opportunity in one of Texas' most sought-after submarkets

Avison Young is pleased to present the opportunity to acquire ±1.48 to ±31.37 acres of fully permitted, shovel-ready development land with Highway 290 frontage in Dripping Springs, Texas. Located within the City of Dripping Springs ETJ in Hays County, the PDD-zoned Property is divisible and ideally suited for commercial, multifamily, and hotel development.

Positioned along one of the area's primary growth corridor, the Property offers outstanding visibility, accessibility, and flexibility for a variety of project sizes. Surrounded by continued residential and commercial growth and served by Hays CISD, this is a rare opportunity to capitalize on one of the Austin MSA's most sought-after development markets.



Multifamily, Retail & Hospitality

ENTITLED USES

±4.50 - 31.37 Acres

AVAILABLE ACREAGE

\$5M

EXISTING INFRASTRUCTURE VALUE

Fully Entitled

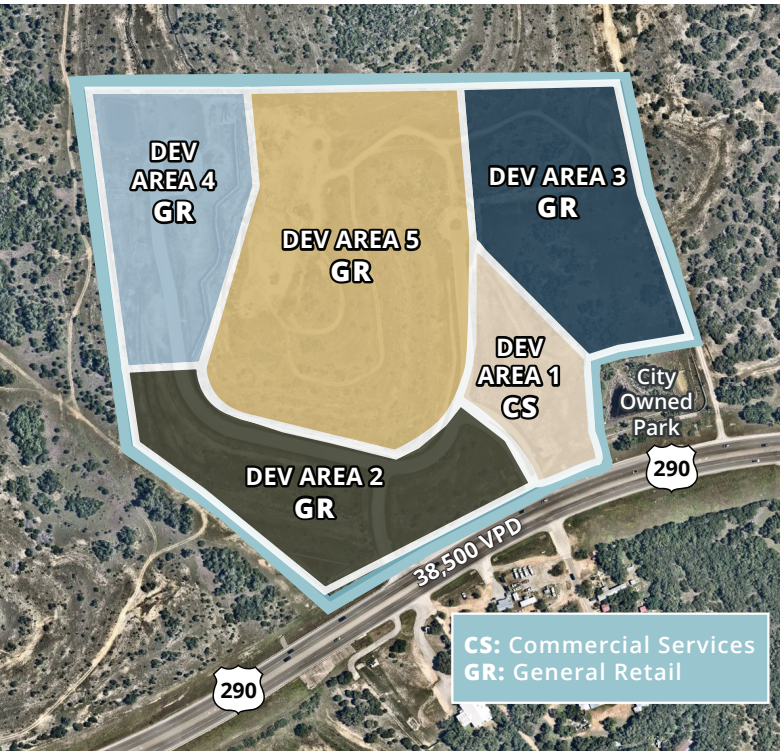
DEVELOPMENT AGREEMENT IN PLACE

[VIEW INTERACTIVE MAP](#)[VIEW DD MATERIALS](#)

THE VISION

Dripping Springs' tremendous growth has created a need for a quality hospitality, retail and medium-density housing. The goal of this mixed-use development is to create a walkable environment that brings together *entertainment, living* and *unprecedented hospitality*.

ZONING + LOCATION



AREA AMENITIES



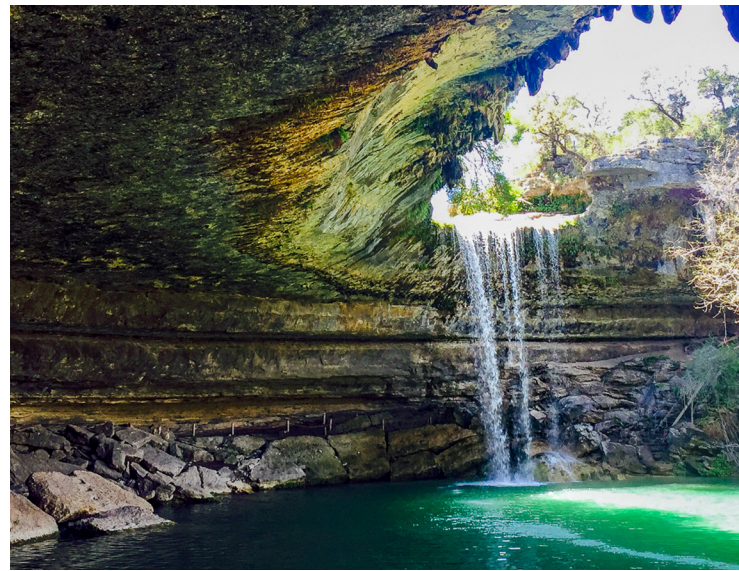
SITE AERIALS



MARKET OVERVIEW

Dripping Springs, TX has emerged as one of the Austin MSA's most sought-after communities, offering a unique blend of Hill Country character, affluent demographics, and exceptional quality of life. Located approximately 25 miles west of Downtown Austin, the city continues to attract residents, businesses, and developers seeking a scenic setting with convenient access to major employment centers throughout Southwest Austin, Bee Cave, and the broader Austin metro.

Driven by sustained population growth and continued residential development throughout western Hays County, Dripping Springs has experienced increasing demand for retail, healthcare, hospitality, and commercial services. The area's highly acclaimed school district, strong household incomes, expanding infrastructure, and reputation as the "Gateway to the Texas Hill Country" position the market for continued long-term growth and investment.



11,167
TOTAL POPULATION



\$698,224
AVERAGE HOME VALUE

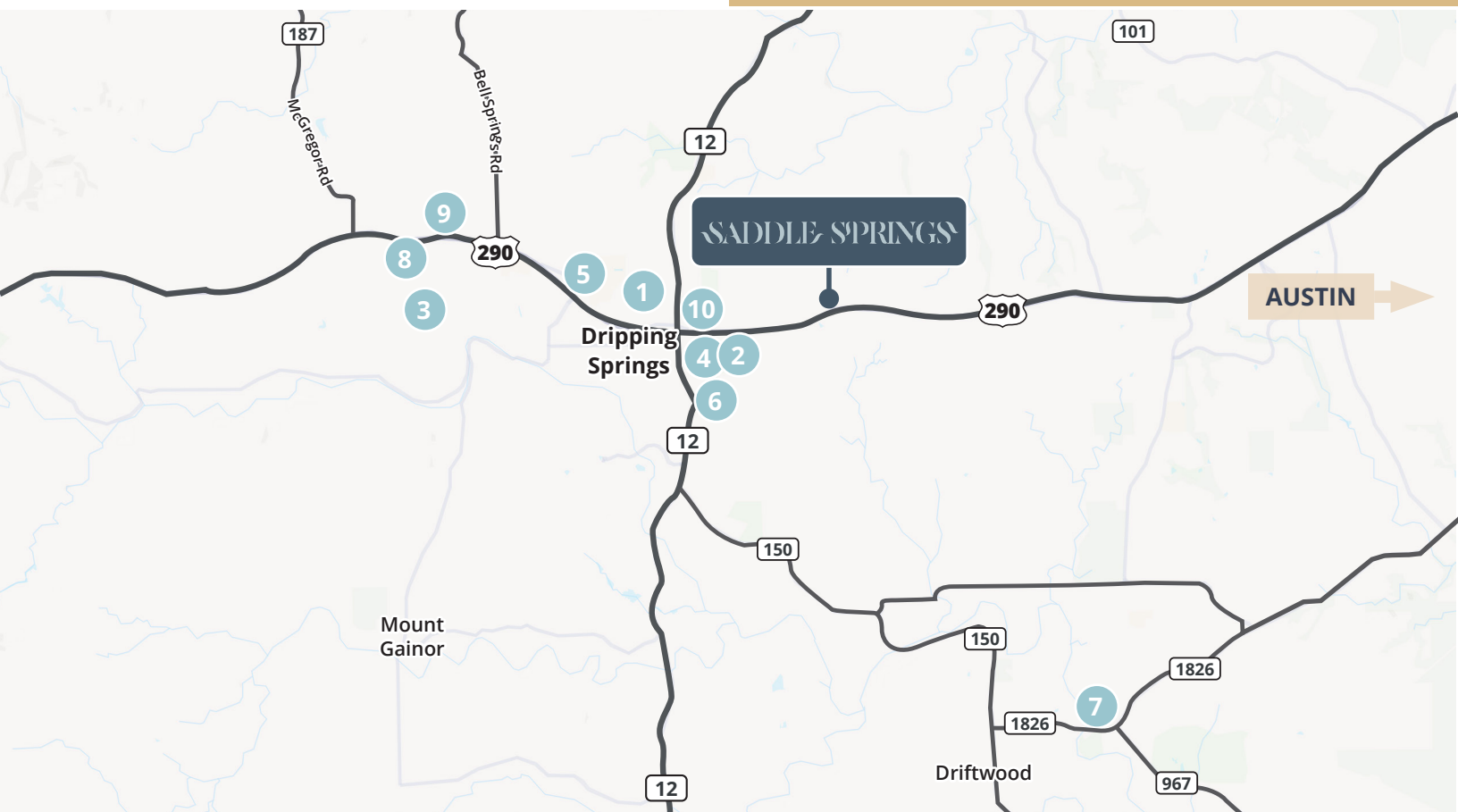


\$151,700
AVERAGE HOUSEHOLD
INCOME

NEARBY EMPLOYERS

Dripping Springs is home to a diverse employment base spanning education, healthcare, construction, retail, and hospitality, supporting a strong and growing local economy. The area's expanding workforce and continued population growth reinforce long-term demand for residential, commercial, and mixed-use development.

	LARGEST EMPLOYERS	EMPLOYEE COUNT	INDUSTRY
1	Dripping Springs ISD	1,000 - 1,500	Public Education
2	H-E-B	200 - 300	Grocery Retail
3	Patriot Erectors	150 - 200	Structural Steel Construction
4	The Home Depot	150 - 200	Home Improvement Retail
5	Baylor Scott & White Clinic	100 - 150	Healthcare
6	The Springs Family YMCA	75 - 100	Recreation / Nonprofit
7	The Salt Lick BBQ	75 - 100	Restaurant & Hospitality
8	Core Health Care	50 - 100	Healthcare
9	Dreamland	50 - 75	Entertainment & Hospitality
10	Ally Medical Emergency Room	40 - 60	Healthcare



DEMOGRAPHICS



POPULATION

	3 MILE	5 MILE	10 MILE
Total population	9,736	24,883	84,872
Median pop. (female)	4,839	12,527	42,779
Median pop. (male)	4,897	12,356	42,093
Median age	43	43	42



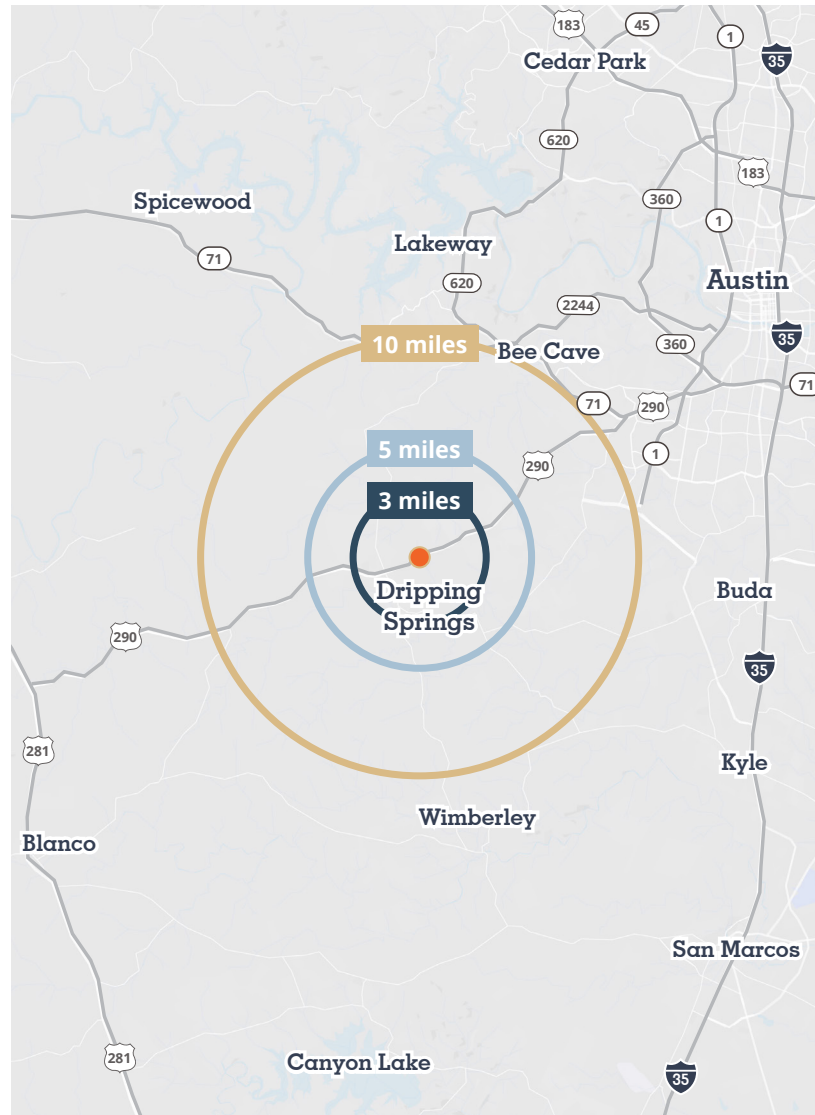
INCOME

	3 MILE	5 MILE	10 MILE
Average income	\$212,279	\$199,635	\$240,202
Median income	\$169,621	\$170,653	\$183,736



HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
Total households	3,697	9,255	30,320
# of persons per HH	3	3	3
Median home value	\$694,556	\$691,686	\$739,390
Median rent	\$1,658	\$1,667	\$1,699



GREATER AUSTIN ATTRACTIONS

The vibrant city of Austin, dubbed the "Live Music Capital of the World," welcomes over 30 million visitors annually.



THE TEXAS CAPITOL



UNIVERSITY OF TEXAS AT AUSTIN CAMPUS



THE DOMAIN



ATX SIGN IN DOWNTOWN AUSTIN



RAINEY STREET DISTRICT



ACL MUSIC FESTIVAL

SADDLE SPRINGS



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