

# DEVELOPMENT OPPORTUNITY • DRIPPING SPRINGS

5200 Bell Springs Rd • Dripping Springs, TX



COMPASS

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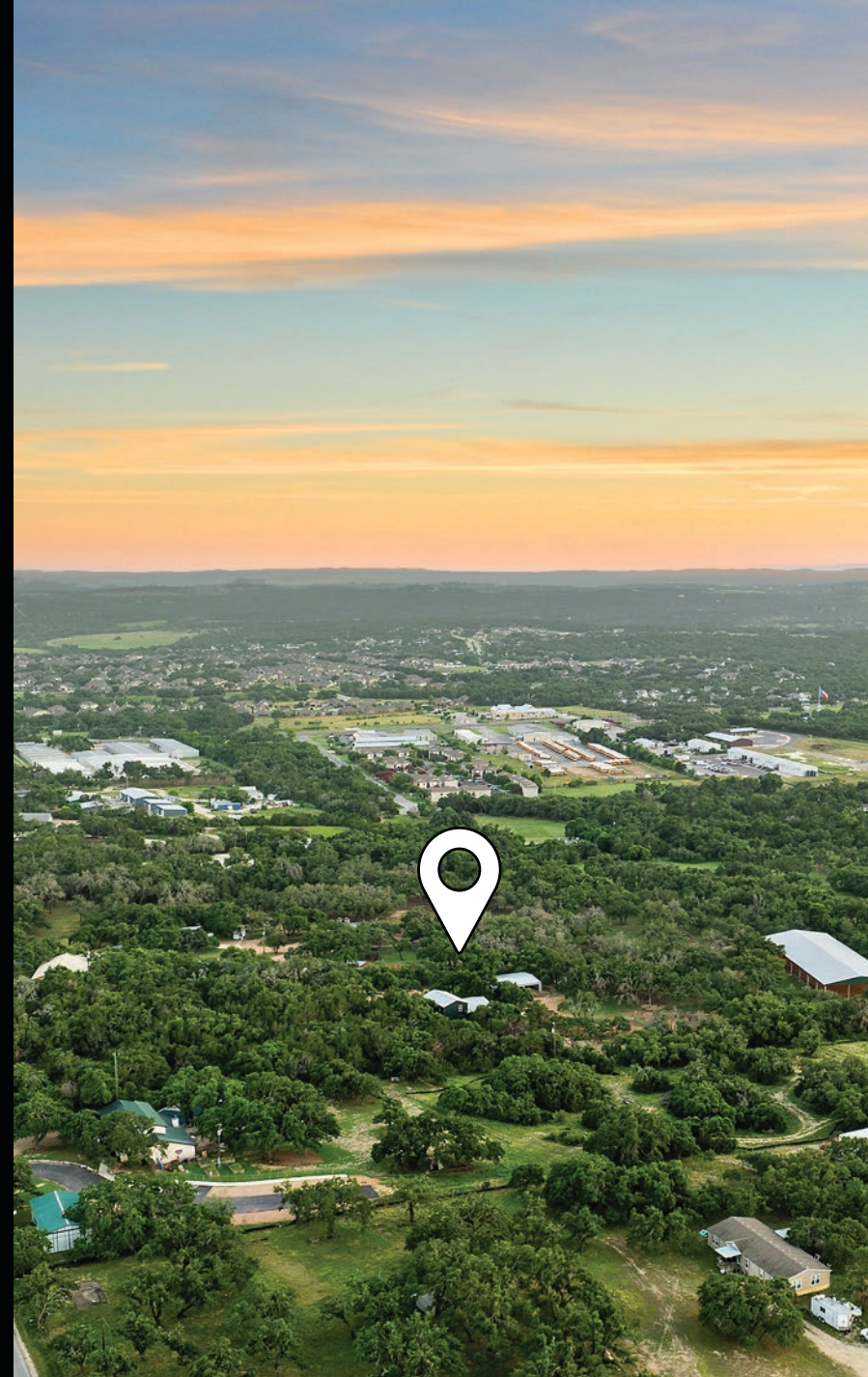
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# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from All American Realty Group and should not be made available to any other person or entity without the written consent of All American Realty Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable, however, All American Realty Group has not verified, and will not verify, the information contained herein, nor has All American Realty Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

By receipt of this memorandum, you agree that this Offering Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Offering Memorandum you agree to release All American Realty Group and hold them harmless.



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# EXECUTIVE SUMMARY

5200 Bell Springs Rd • Dripping Springs, TX 78620

This property presents a unique opportunity to acquire a prime 50± acre land parcel strategically located in Dripping Springs, Texas. Nestled amidst renowned wineries distilleries, venues and outdoor recreation, the property benefits from the allure of the Hill Country lifestyle while enjoying the convenience of city amenities. Situated within the Dripping Springs city limits, the land has access to essential infrastructure, including city water, making it development-ready.

This 50-acre property presents an exceptional opportunity to capitalize on the explosive growth of Dripping Springs, Texas. Positioned as the “Gateway to the Hill Country,” this dynamic town has experienced rapid population growth fueled by its proximity to Austin, stunning natural beauty, and thriving economy. The area’s strong demand for housing, coupled with a robust job market driven by tourism, agriculture, and technology, creates an ideal environment for residential development. With its emphasis on outdoor recreation, wine culture, and a strong sense of community, Dripping Springs offers an unparalleled lifestyle that is highly sought after. This property’s prime location within this thriving market positions it for exceptional development potential. This property capitalizes on this upward trajectory, offering a unique chance to create a distinctive residential community that caters to the demands of today’s discerning buyers.





Price:	14,900,000.00
Property Type:	Land/Residential
Proposed Use:	Development
Zoning:	Full Purpose - Unrestricted
Property Size:	49.96± Acres
Parcel:	R15014, R15015, R15016
Tax:	\$10,613
Frontage:	938' - Bell Springs Rd
Exemptions:	Ag Exempt
Intended Use:	Investment, residential development, senior living, multi-family,
Utilities:	City Water, Electricity, Septic

Dripping Springs, Texas, has emerged as one of the most sought-after locations for residential and commercial development in the state. This rapidly growing city offers an unparalleled combination of natural beauty, strong economic growth, and exceptional quality of life.

This unrestricted 50± acre property, strategically located within the Dripping Springs city limits, presents an extraordinary opportunity for a developer seeking to capitalize on the region's surging demand. With existing city water infrastructure in place, the property is development-ready and can accommodate a variety of concepts, including residential neighborhoods, luxury estate homes on acreage, senior living, and event venues such as wineries, craft breweries or distilleries.

## GROWING POPULATION & DEMAND

As Austin expands, more people are looking to the surrounding areas for housing, making Dripping Springs a prime location for new developments. The area's population has seen significant growth, driven by its appeal to families, professionals, and retirees seeking a balance of rural tranquility and proximity to city amenities.

## PROXIMITY TO AUSTIN

Located just a short drive from Austin, Dripping Springs offers the perfect blend of small-town charm and easy access to the employment opportunities and the vibrant city life of the state capital. With the growing demand for housing near Austin, Dripping Springs is poised to become a key residential hub.

## STRONG ECONOMIC GROWTH

The region has experienced substantial economic growth in recent years, fueled by a thriving technology sector and a growing number of businesses relocating to the area. This economic vitality translates into increased demand for housing.

## INFRASTRUCTURE IMPROVEMENTS

Ongoing investments in transportation, utilities, and other essential infrastructure are supporting the community's growth and enhancing its appeal to developers and home buyers alike.

## NATURAL BEAUTY

Known as the "Gateway to the Hill Country," Dripping Springs boasts stunning natural landscapes, including rolling hills, scenic vistas, abundant wildlife, and pristine natural springs. This picturesque setting creates a desirable living environment for residents.

## VIBRANT COMMUNITY & CULTURAL SCENE:

Dripping Springs is home to a thriving arts community, local wineries, craft breweries, distilleries and a host of annual events and festivals that draw visitors from across the state. The area's rich cultural scene enhances its appeal as a desirable place to live.

## OUTDOOR RECREATION

The area offers abundant opportunities for outdoor recreation, including hiking, biking, swimming, and fishing, appealing to active lifestyles. Nearby attractions include Hamilton Pool Preserve, Pedernales Falls State Park and Milton Reimers Ranch Park.

## TOP-RATED SCHOOLS

Dripping Springs ISD is highly regarded for its excellent educational programs, making it a major draw for families. The demand for homes in areas with high-quality schools continues to rise, ensuring steady interest in residential developments.



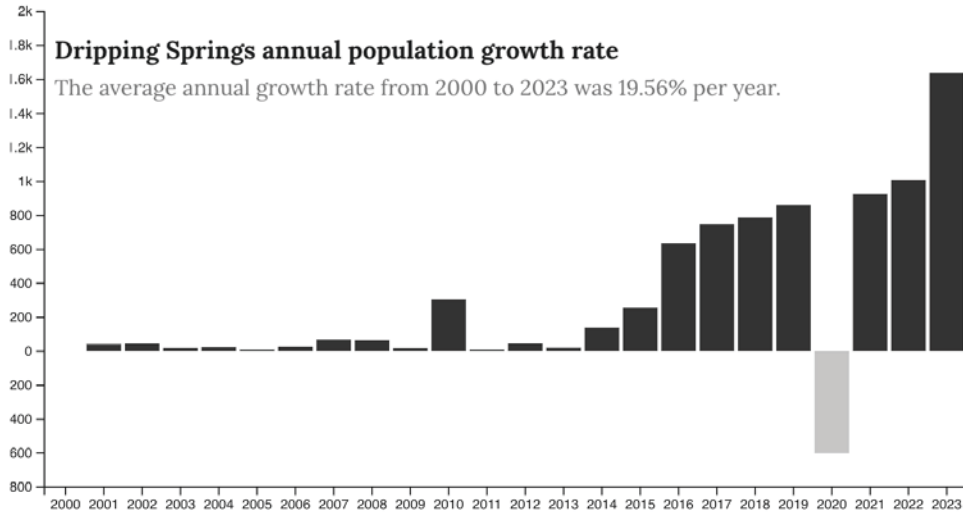
## KEY FACTS

 **9881**  
POPULATION


**36.6** MEDIAN  
AGE

 **2.6**  
AVG.  
HOUSEHOLD  
SIZE

**3,818**  
NUMBER OF  
HOUSEHOLDS



## INCOME

  
**\$144,835**  
Average  
Household

  
**\$104,141**  
Median  
Household

### Dripping Springs Renter vs Owner Occupied by Household Type

Household Type ^	Count	Average Size	Owner	Renter
All	2,044	2.65	55.4	44.6
Female	119	2.94	58.8	41.2
Male	362	2.86	11	89
Married	984	3.45	77	23
Non Family	579	1.09	45.6	54.4

### PROJECTED NEW HOUSING OCCUPANCIES NOV 2023-OCT 2033

**10,637**  
80% of Total  
SINGLE-FAMILY

**1,901**  
14% of Total  
MULTI-FAMILY

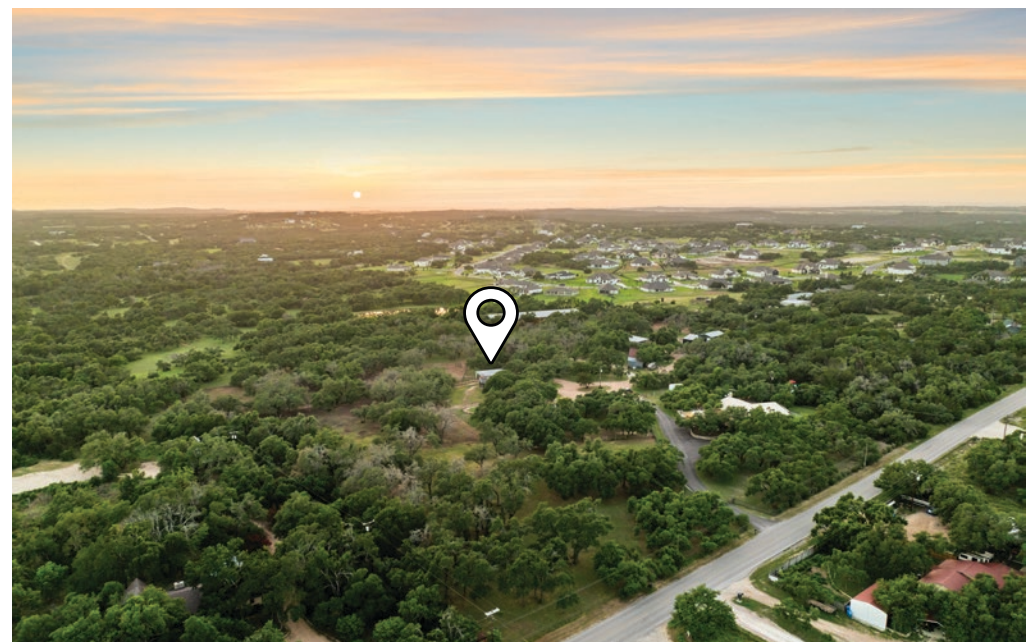
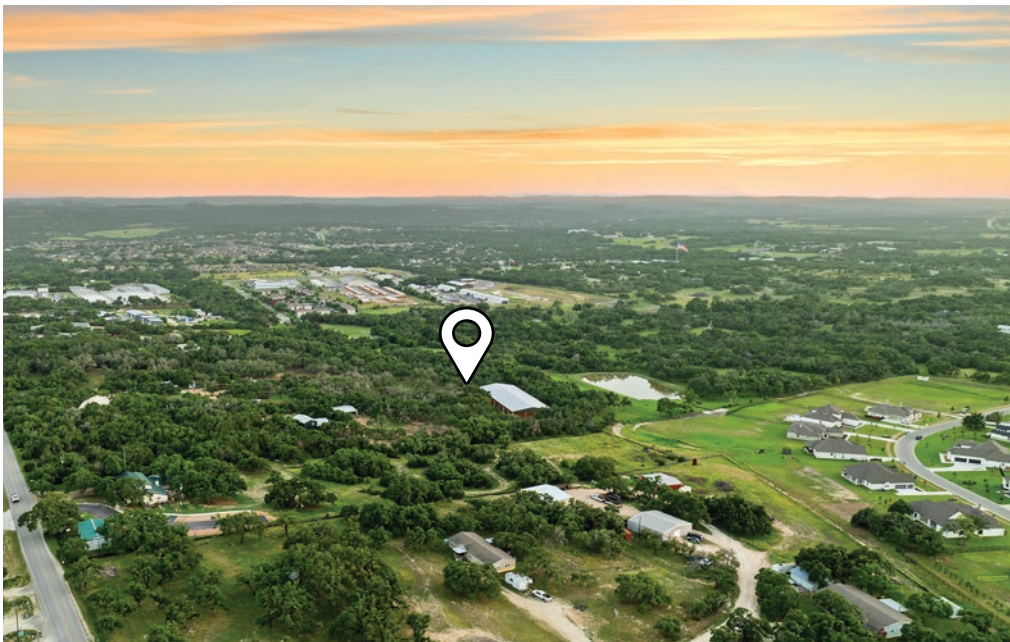
**744**  
6% of Total  
AGE-RESTRICTED

**13,320**  
TOTAL PROJECTED  
NEW OCCUPANCIES

**38**  
0.3% of Total  
MANUFACTURED

# PROPERTY PHOTOS

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# CONCEPTUAL RENDERINGS

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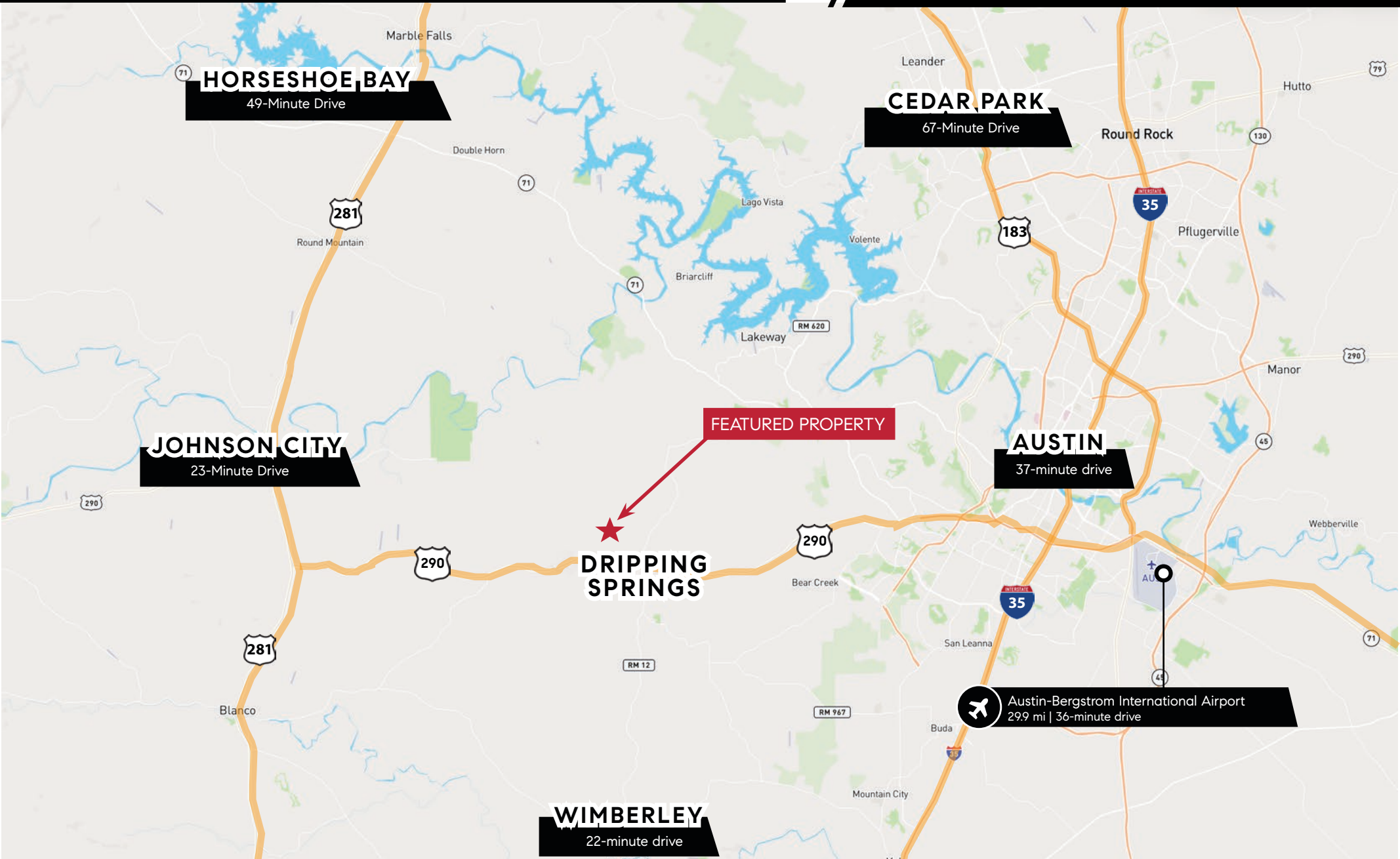
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# REGIONAL MAP

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# AERIAL MAP

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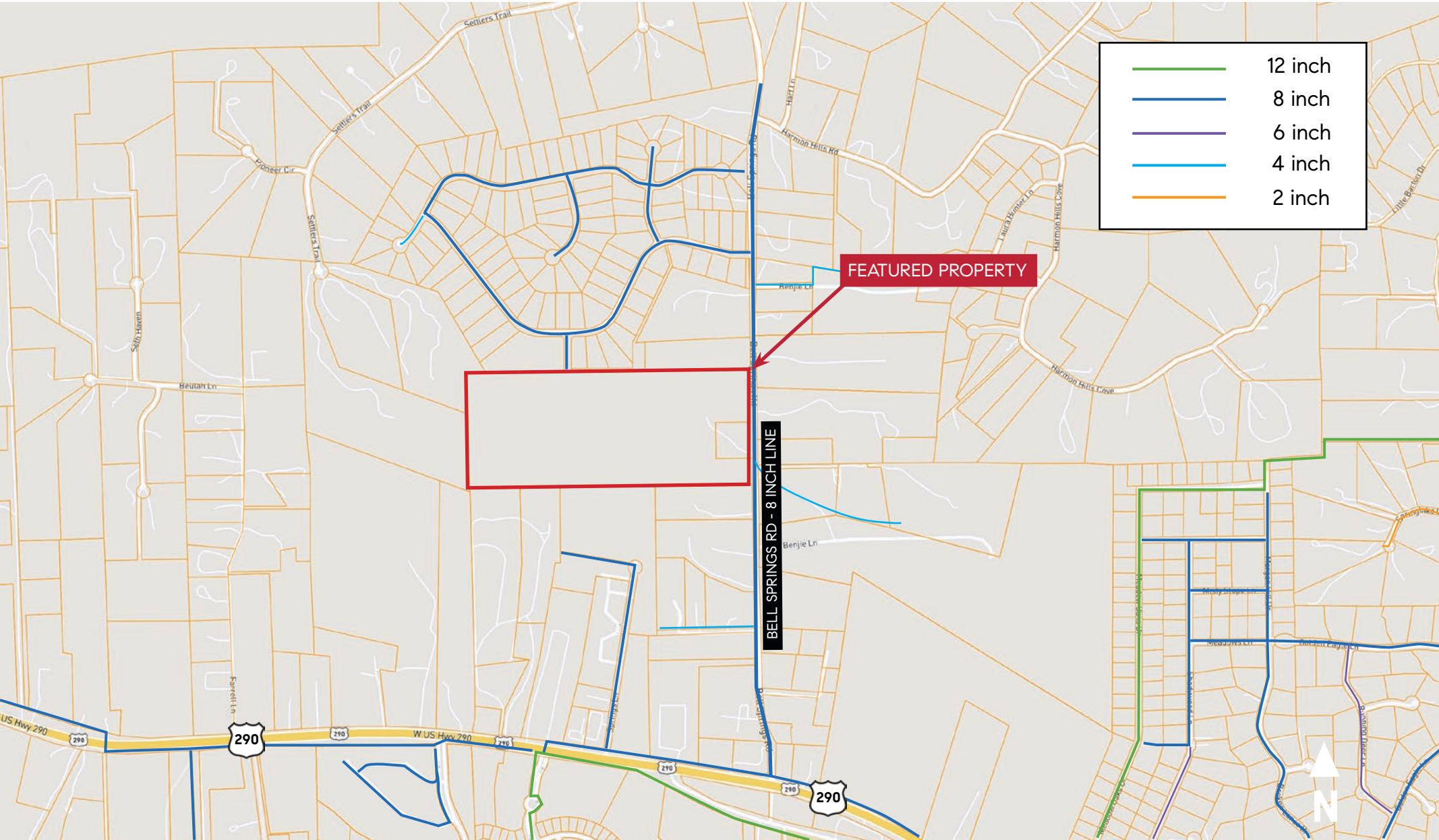
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# AREA STREET MAP

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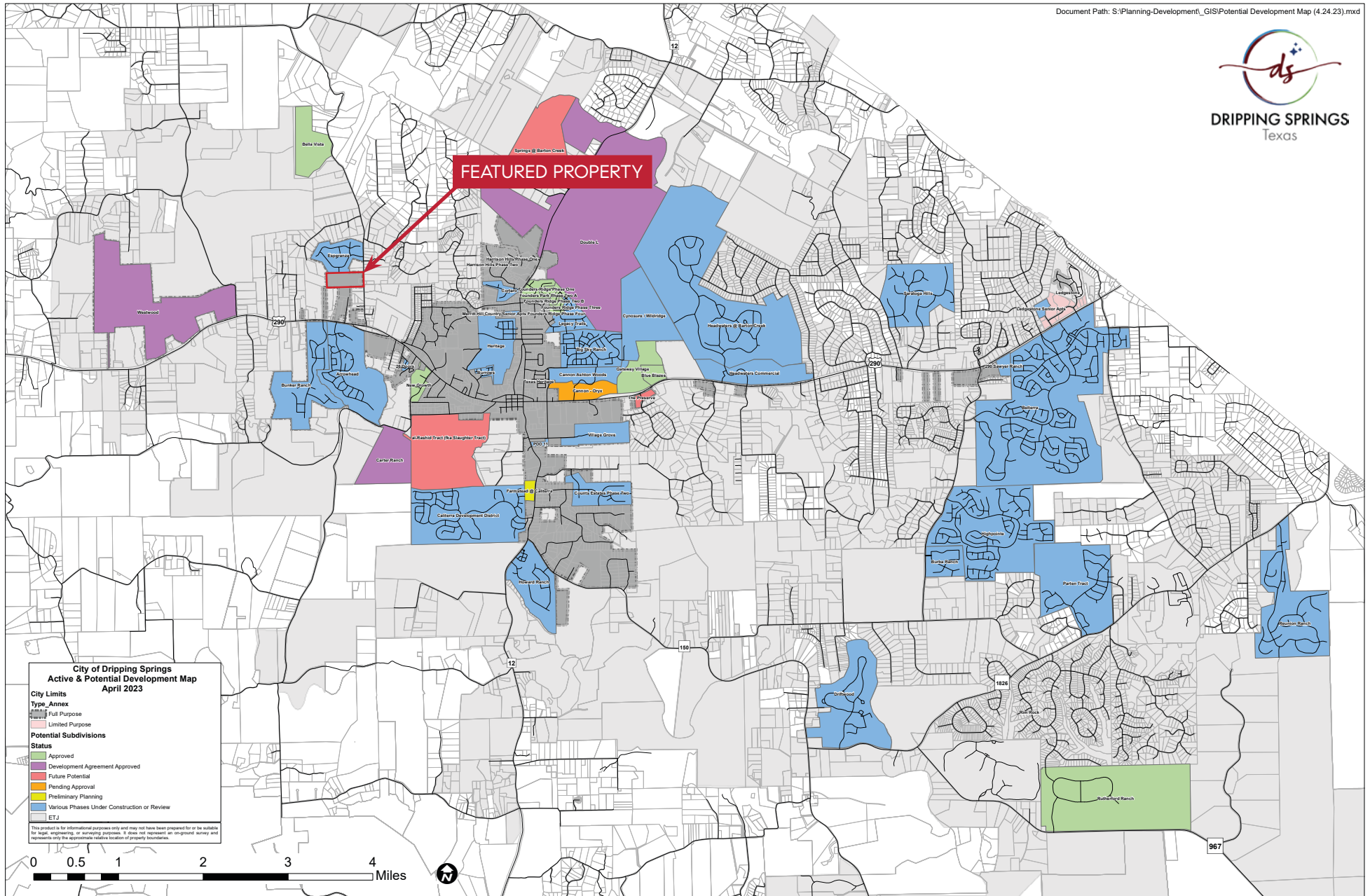




# POTENTIAL DEVELOPMENT

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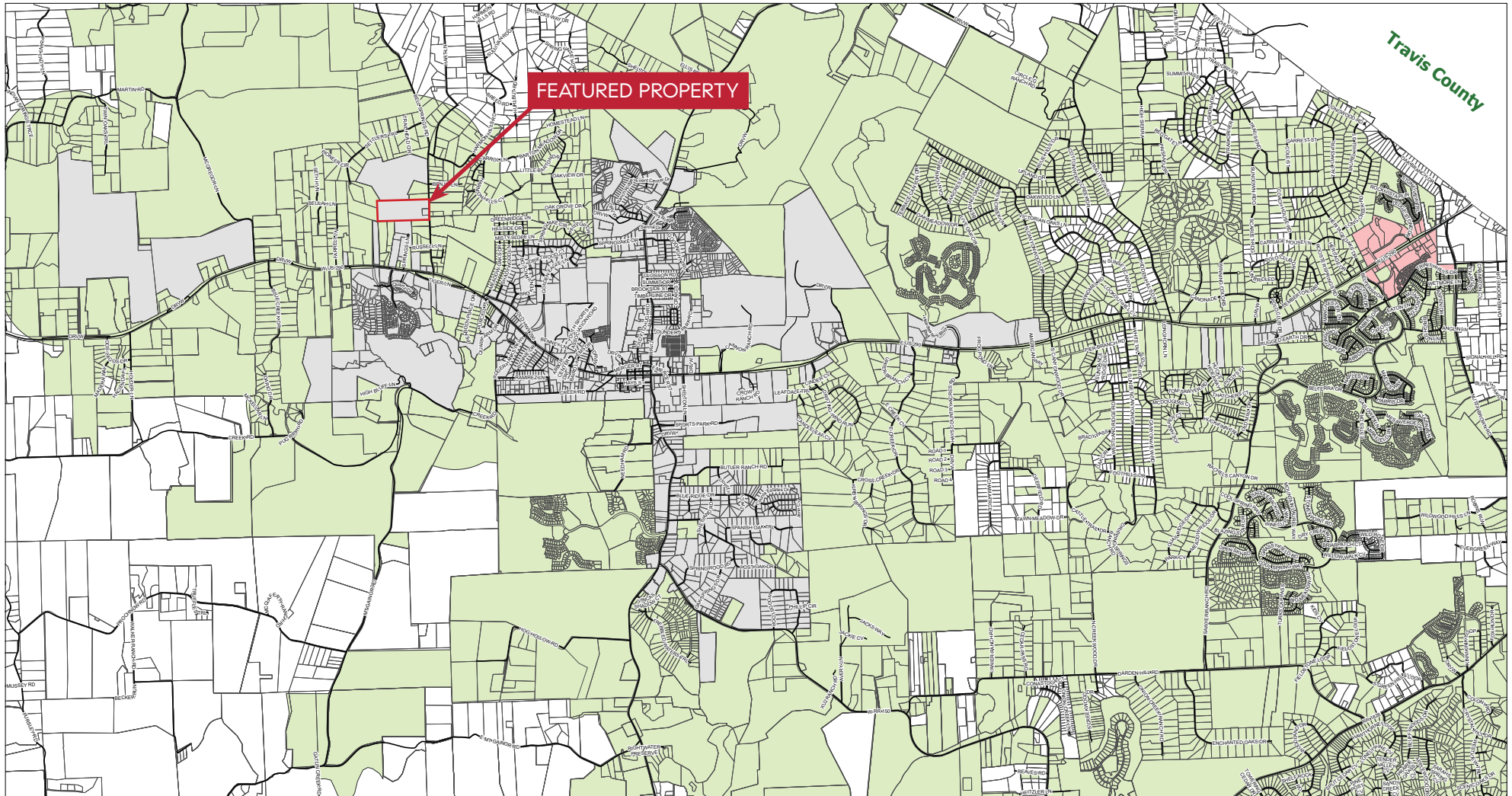
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This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.

### Legend

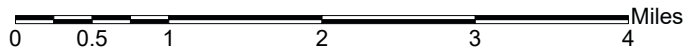
- Streets
- Parcels

### Jurisdictional Boundaries

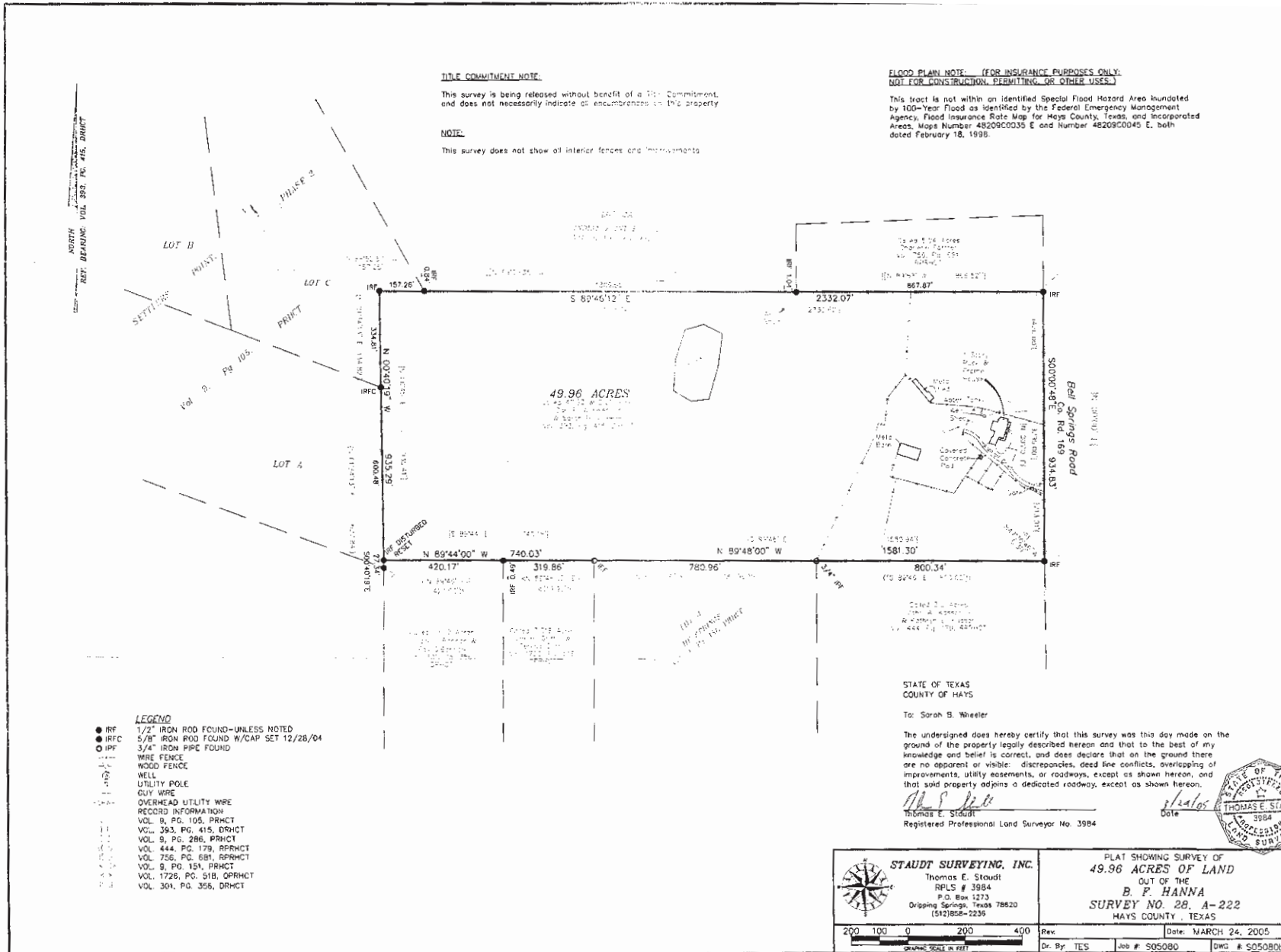
- Full Purpose
- Limited Purpose
- ETJ

## City of Dripping Springs Corporate Limits May 5, 2023

1 In = 2,000 Feet



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## COMMERCIAL REAL ESTATE ACQUISITION & DISPOSITION

- Investment Sales (NNN, Strategic Buyer/Hold, Landbanking, Portfolio Properties)
- Valuation & Advisory - Broker's Opinion of Value, Due Diligence, Comprehensive Sales/Marketing Consultation & Negotiation Strategy
- Financial and Market Analysis
- Healthcare / Medical Office / Dentist Office, Retail Site Selection, Data Centers, Industrial & Logistics, Healthcare, In-line Retail, Stand Alone QRS, Banks, Regional Malls, Self Storage, Vineyards, Warehouse, Manufacturing Site Selections and Relocations
- Hospitality, Bar/Restaurant, Hotel, RV, Mobile Home, Multifamily Investment Acquisition.

## LEASING SERVICES

- Property Marketing and Leasing
- Leasing Advisory: Tenant Representation | Landlord Representation | Tenant Retention Lease Structuring and Auditing
- Tech Campus Identification and Acquisition
- Marketing & Strategic Planning and Site Selection, Relocations, Dispositions and Lease Negotiations
- Land Acquisitions, Consulting and Advisory, Debt, Dispositions, Due Diligence, Equity

## ADVISORY SERVICES

- Net Lease (NNN) Asset Stabilization and Disposition
- Tenant Finish Land Preparation & Construction Management
- 1031 Exchange Facilitation Including DST, Trusts, Opportunity Zone & Tax-Deferred Alternative Investments for Wealth Preservation
- Entitlement, Survey, Zoning and Subdivision
- Environmental Phase I, II, III, & Mitigation





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## ABOUT US

Our team at All American Realty Group has a collective 55 years of experience in the intricacies of luxury home sales, land acquisition, development and ranch management. With our deep rooted knowledge, we possess a keen understanding of the Dripping Springs market, enabling us to accurately assess the land's potential and develop tailored strategies to maximize its value. With a reputation for integrity, professionalism, and exceptional service, we are dedicated to provide guidance throughout each transaction. We deliver premier services and results, exceed expectations, and deliver on lifelong client relationships built upon honesty, integrity, trust, and mutual respect with our clients, associates, and community members to foster mutually-beneficial transactions time after time.



**ALL AMERICAN  
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**COMPASS**

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