



10200 HIGHWAY 290 HIGHWAY W
AUSTIN, TX 78736



\$2,200,000



5,429 sqft

DESCRIPTION

Positioned on 2.78 acres with strong frontage along Highway 290, this investment property offers a compelling opportunity for both owner-users and investors seeking growth potential in the path of development between Austin and Dripping Springs. The site features a well-maintained 4,227 SF two-story office building comprised of 11 individual suites, complemented by a 1,152 SF garage structure that has been converted into 3 Office suites and 1 Garage spot for the owner, located at the rear of the property. Currently operating at approximately 70% occupancy, the asset provides immediate cash flow with additional upside through lease-up and future development. The property also benefits from supplementary income generated through an annual sign lease and ground lease. Located outside the city ETJ, the tract allows flexibility for expansion, with ample room to construct additional buildings to maximize returns in this high-demand corridor.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 3032178

YEAR BUILT: 1999

COUNTY: Travis

TRACT OR SUBDIVIION: Scenic Brook Estates Sec 2 Re-

LIST DATE: 03/15/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: W

SQUARE FEET: 5,429

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.78

LOT SIZE (SQFT): 121,096

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Linoleum
- Tile
- Vinyl

EXTERIOR FEATURES

PARKING:

- Common
- Concrete
- GarageFacesFront
- Garage
- GarageDoorOpener
- Gravel
- ParkingLot
- SharedDriveway

SIDING:

- HardiplankType
- Stone

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Propane
- PropaneStove

UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- Propane
- PhoneAvailable
- SewerConnected
- WaterConnected

LISTED BY: Scott Daves

PHONE: 512.894.3488

BROKERED BY: Stanberry REALTORS

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated