

CENTURY 21

Judge Fite Company



4002 E HIGHWAY 290 HIGHWAY

DRIPPING SPRINGS, TX 78620



\$2,450,000



5,000 sqft

DESCRIPTION

• 1.571 acres in the Dripping Springs ETJ with 35% impervious cover.1 • 5,000 sq.ft. energy-efficient building with combination of offices and open area and is currently used as a coffee shop and office/co-working space. • Can be a wide variety of commercial uses such as a restaurant, retail space, office/co-working space, salon/spa, auto, etc. • Major visibility and accessibility to Hwy 290 between Dripping Springs and the Belterra community. • Parking is ample with at least 28 spaces with the potential for more • On septic and rainwater collection. West Travis Utility water available. • Asking Price: \$2,450,000 • NOTE: The adjacent property at 4004 E Hwy 290 is also available for purchase. Combined with the subject property would provide up to 3.261 acres for development with current combined improvements totaling 13,721 sf

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 4320389

YEAR BUILT: 1997

COUNTY: Hays

TRACT OR SUBDIVIION: Sunset Canyon Sec li-C

LIST DATE: 06/14/2025

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800.451.8055

AREA: HD

SQUARE FEET: 5,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.57

LOT SIZE (SQFT): 68,519

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- Gravel
- OnSite
- ParkingLot
- Private

SIDING:

- NaturalBuilding
- Concrete
- Plaster
- RecycledBioBasedInsulation
- Stucco
- Straw

UTILITIES

HEATING/COOLING:

- Central
- HotWater

UTILITIES:

- AboveGroundUtilities
- CableAvailable
- CableConnected
- ElectricityConnected
- HighSpeedInternetAvailable
- PhoneConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Susannah Davis

PHONE: 512.582.0150

BROKERED BY: Tower Commercial

century21judgefite.com

each office is independently owned and operated