

CENTURY 21[®]

Judge Fite Company



TBD TBD TROUTWEIN ROAD SW

AUSTIN, TX 78737



\$1,950,000



1 acres

DESCRIPTION

Prime 2.95± Acre Commercial Site – U.S. Highway 290, Dripping Springs Corridor
Property Overview: Exceptional opportunity for commercial, retail, or light industrial development along the rapidly expanding U.S. 290 corridor. Located within the Dripping Springs ETJ, this tract offers outstanding visibility, utilities in place, and direct highway access — ideal for a wide range of commercial uses. Key Highlights: • Total Size: 2.95 acres • Entitlements: Approved for three buildings o BLDG 1 = 8,250 SF o BLDG 2 = 8,400 SF o BLDG 3 = 3,375 SF • Utilities: o 12" WTCPUA water line in place with LUEs reserved o Wastewater permit approved by TCEQ o 3-phase power available • Access & Frontage: o Entry from Trautwein Road • Zoning: Dripping Springs ETJ • Traffic Counts: Currently 47,816 vehicles per day, projected to exceed 152,000 vehicles per day by 2040 per TXDOT (following completion of the Oak Hill Parkway project in 2026). Investment Highlights: Situated in one of Central Texas' fastest-growing commercial corridors, this site is fully equipped with key infrastructure and entitlements in place. Excellent visibility and traffic exposure make it ideal for retail, flex industrial, or mixed-use development. Now is the time to invest in the Dripping Springs growth path.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 4814794

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION: n/a

LIST DATE: 10/10/2025

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800.451.8055

AREA: HD

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.95

LOT SIZE (SQFT): 128,502

EXTERIOR FEATURES

LOT DESCRIPTION:

- GentleSloping

UTILITIES

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Randy Covey

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BROKERED BY: Friedman Real Estate, Inc.