

CENTURY 21[®]

Judge Fite Company



3981 & 3983 E HIGHWAY 290

DRIPPING SPRINGS, TX 78620



\$2,500,000



0 sqft

DESCRIPTION

Discover an exceptional 3.9-acre commercial opportunity fronting Highway 290 in one of the fastest-growing corridors in all of Texas. Offering flexibility at every turn, this property consists of two legal lots, allowing buyers the option to purchase half or the entire tract depending on their needs. The seller is currently in the process of removing the property from the ETJ, further enhancing future development potential. As it stands, the site is unrestricted with no zoning, creating a rare blank canvas along this high-visibility stretch of 290. Originally designed for retail or automotive use, the property features a TxDOT-approved curb cut, and plans and entitlements can be transferred to the buyer upon closing—saving both time and development costs. Whether you're looking to build and sell as a package, build and lease out for long-term income, or secure a prime location as an owner-user, this location supports a wide range of commercial strategies. Utilities include water and gas available along Highway 290, with septic needed. The property also backs up to Hidden Hills Drive, offering additional access and layout flexibility. With a prominent, highly visible line of sight, strong traffic counts, and ideal positioning for retail, automotive, convenience store, or flex park development, this tract offers unmatched potential in a booming growth corridor.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 7276836

YEAR BUILT:

COUNTY: Hays

TRACT OR SUBDIVIION: Sunset Canyon Sec 1

LIST DATE: 12/10/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HD

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.9

LOT SIZE (SQFT): 169,884

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

UTILITIES:

- NaturalGasAvailable
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Josh Friedman

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BROKERED BY: Friedman Real Estate, Inc.