

CENTURY 21[®]

Judge Fite Company



1511 US HWY 290 HIGHWAY

DRIPPING SPRINGS, TX 78620



\$2,750,000



20,000 sqft

DESCRIPTION

On the western edge of Dripping Springs, where the Hill Country horizon opens wide and traffic hums steadily along US Hwy 290, there sits a property with a history of service and a future limited only by imagination. 1511 US Hwy 290 has long been known as the Dripping Springs Car Wash, a hand-wash operation set on 4.22 acres of level, highly usable land. For years, travelers and locals alike pulled in to have their vehicles cared for by hand, but now the land waits patiently for its next chapter. This isn't just acreage; it's an opportunity wrapped in location, flexibility, and potential. With no zoning to restrict ambition, the site invites entrepreneurs, developers, and visionaries to explore their ideas-whether that means continuing the tradition of a hand car wash or transforming the space into a new commercial or residential development. The land is open, flat, and ready, eager for the imprint of what comes next. Utilities are already in place to support possibility. Electricity is provided through Pedernales Coop, and water is available via the Dripping Springs Water Supply Corporation, making the transition from idea to implementation that much smoother. Part of the property, 1.22 acres is a separate lot that includes a mobile home, currently leased as a residential unit and conveying with the sale. On another corner, approximately one acre is leased to a portable building company, it's building displays with commercial activity. These existing income streams offer stability while future plans unfold. At \$2,750,000, 1511 US Hwy 290 isn't simply land for sale; it's a blank canvas waiting for the next owner to write their chapter in the story of Dripping Springs. Whether you dream of building, creating, expanding, or reinventing, this rare not zoned acreage is ready to become whatever you imagine.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 8026434
YEAR BUILT: 1987
COUNTY: Hays
TRACT OR SUBDIVIION: None
LIST DATE: 12/17/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HD
SQUARE FEET: 20,000
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4.22
LOT SIZE (SQFT): 183,823

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Level

SIDING:

- Stone

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- AboveGroundUtilities
- ElectricityConnected
- SewerNotAvailable

LISTED BY: Randy Hutto

ADDITIONAL PROPERTY DETAILS

PHONE: 512.894.0288

BROKERED BY: Randy Hutto, Realtors

century21judgefite.com

each office is independently owned and operated