GROUND LEASE

DRIPPING SPRINGS PAD SITE
±0.73 ACRES



2600 E US 290, Dripping Springs, TX 78620

CIP

Lee Ellison, ALC lee@cipaustin.com

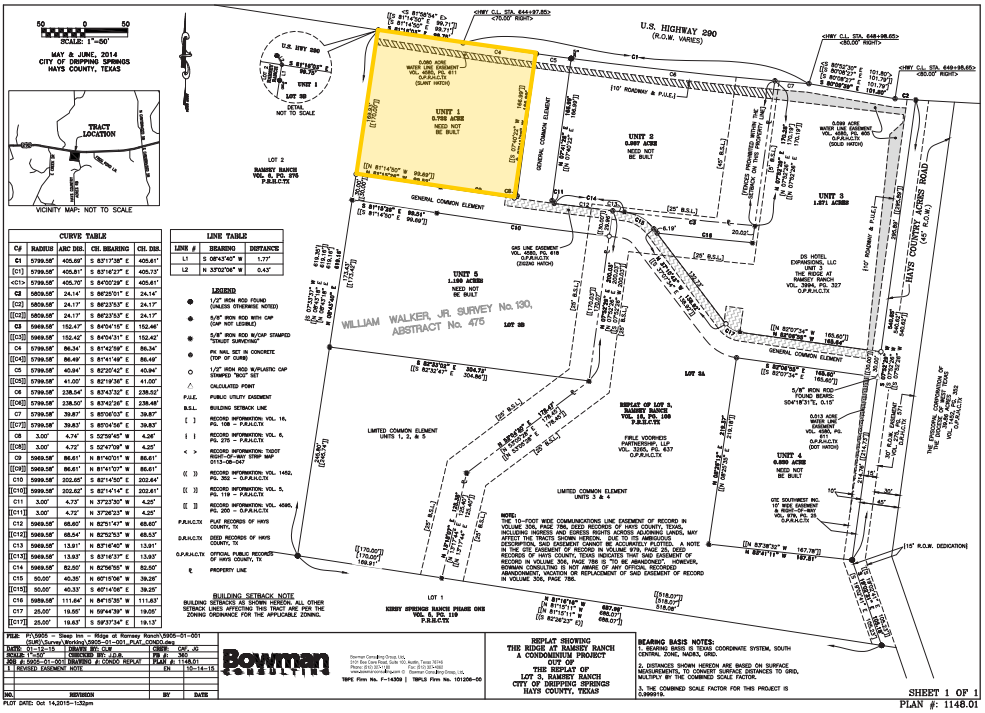
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GROUND LEASE

SUMMARY

2600 E US 290, DRIPPING SPRINGS, TX 78620





Location: Intersection of E 290 & Headwaters Blvd
Dripping Springs, TX 78620

View on Google Maps

Hays CAD Parcel ID# R131544

Size: ± 0.73 acres

Frontage: ± 0.120' on E hwy 290

Access: Driveway onto Highway 290 and cross access back to Hays County Acres that allows use of red light at Headwaters Blvd.

Utilities: Water: Existing water line serving the development
Wastewater: Shared OSSF (Septic)

Floodplain: 0% of site is in Floodplain

Lease Rate: Call Broker for pricing

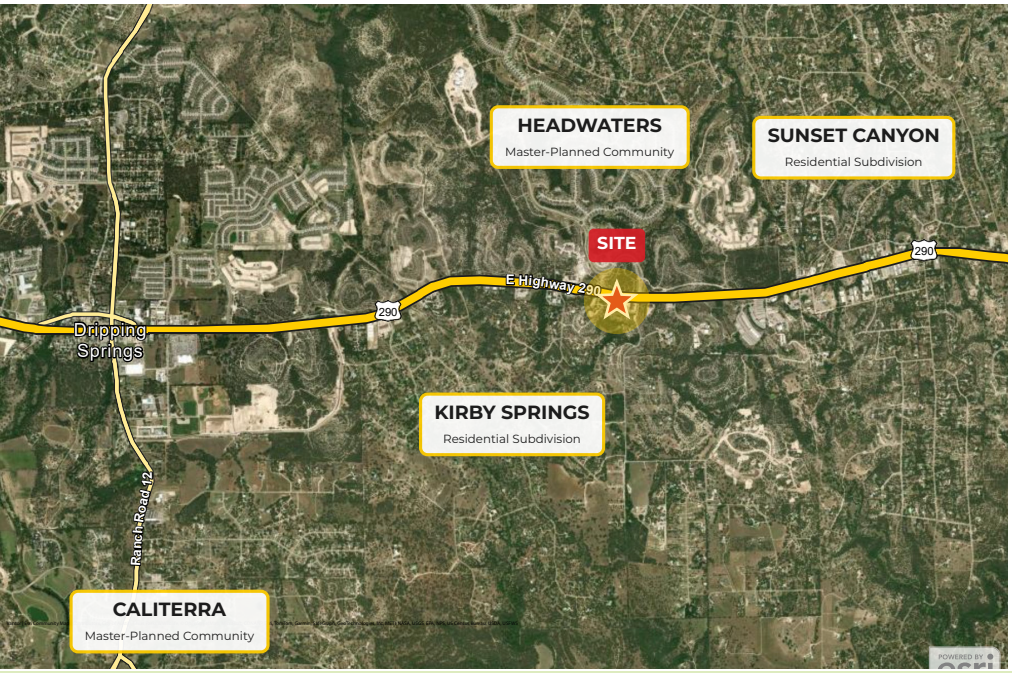
Zoning: GR General Retail
Permitted uses include:

- QSR/Restaurant/Drive-Through
- Storefront Retail
- Bank/Financial Institution
- Urgent Care/Medical Office
- Oil Change Station

GROUND LEASE

SUMMARY

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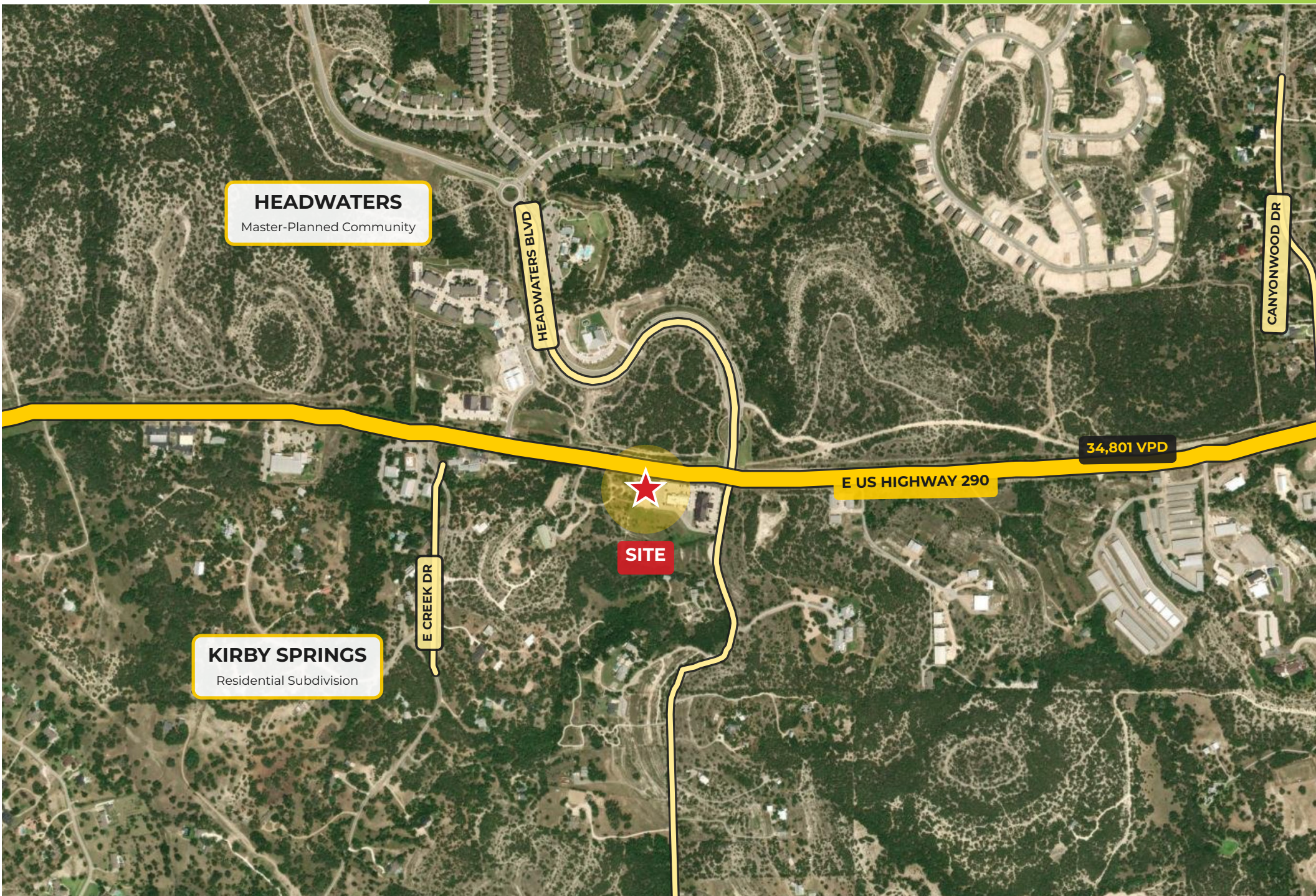
Area Activity: Located at 2600 E US 290 in Dripping Springs, Texas, the ±0.73-acre property is positioned along one of the Austin MSA's fastest-growing corridors, directly across US 290 from Headwaters, one of the area's marquee master-planned communities. The site features approximately ± 120 feet of frontage along US 290, direct access to eastbound US 290, an adjacent signalized intersection connecting Hays County Acres Road and Headwaters Boulevard, and exposure to approximately 34,801 vehicles per day.

The surrounding trade area continues to experience strong residential and commercial growth, with approximately 43,737 residents within a 15-minute drive, projected to exceed 49,000 by 2030, and a median household income of approximately $163,000. With General Retail zoning, on-site water, highway visibility, and signalized access, the property is well positioned for a variety of commercial uses, including QSR and drive-through concepts, oil-change facilities, banks, and other neighborhood-serving retail and service users.

GROUND LEASE

AERIAL MAP

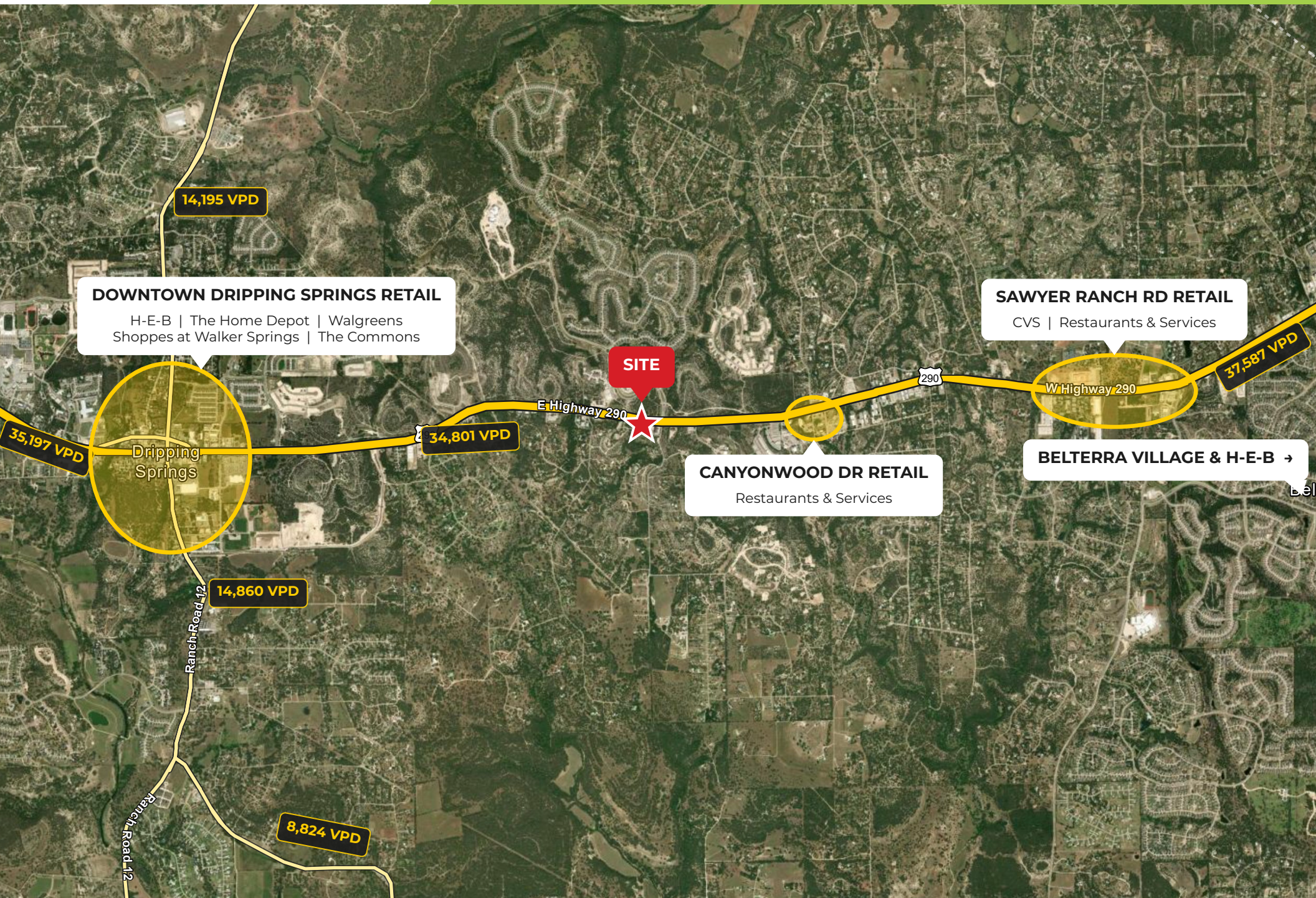
2600 E US 290, DRIPPING SPRINGS, TX 78620



GROUND LEASE

AREA MAP

2600 E US 290, DRIPPING SPRINGS, TX 78620

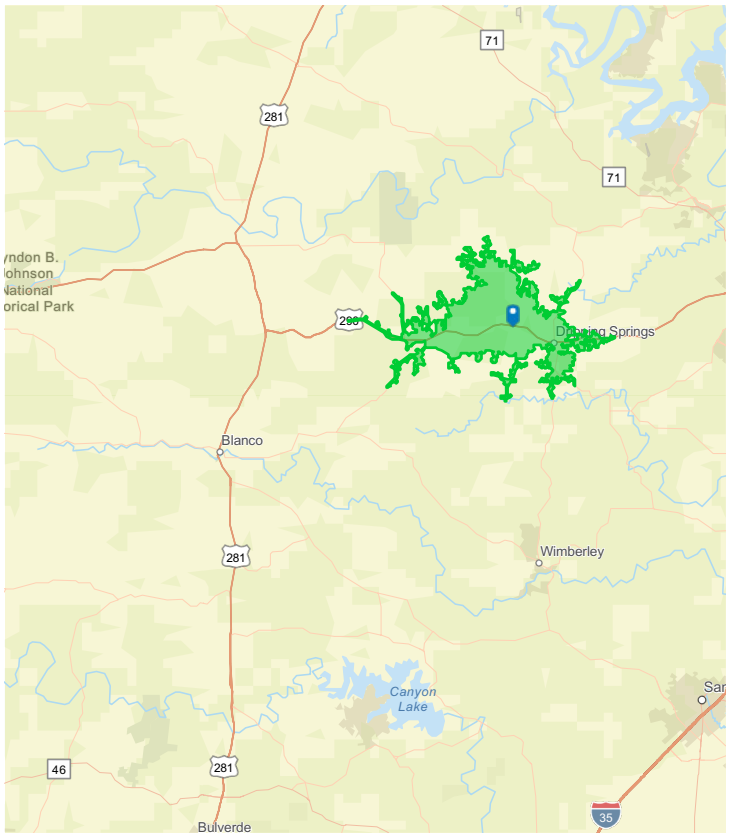


INFOGRAPHICS

2600 E US 290, DRIPPING SPRINGS, TX 78620

DEMOGRAPHIC PROFILE

2600 United States Highway 290 E, Dripping Springs, Texas, 78620
Drive time of 10 minutes



EDUCATION

- 1.2% — No High School Diploma
- 9.7% — High School Graduate
- 17.2% — Some College/ Associate's Degree
- 71.9% — Bachelor's/Grad/ Prof Degree

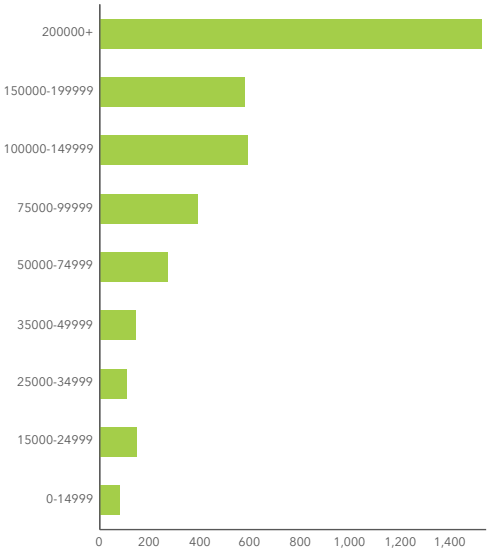
INCOME

- $163,050 — Median Household Income
- $75,891 — Per Capita Income
- $1,452,557 — Median Net Worth

EMPLOYMENT

- 78.8% — White Collar
- 11.5% — Blue Collar
- 9.8% — Services
- 2.1% — Unemployment Rate

HOUSEHOLD INCOME ($)



KEY FACTS

- 10,285 — Population
- 44.3 — Median Age
- 3,828 — Households
- $131,817 — Median Disposable Income

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Source: This infographic contains data provided by Esri (2026, 2031).

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all pares to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Leland Ellison	430895	lee@cipaustin.com	(512) 682-1008
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____