

# \$2 - 400 W Old Hwy 290, Dripping Springs

MLS® #3503719

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**\$2**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 21.00 Acres

Philip A Smith Survey, Dripping Springs, TX

This facility is perfect for assisted living, memory care, wellness center, rehab, medical, office, or convert to a boutique motel or private school or church campus. Many options, gorgeous facility! 16,006 SF. 17 Patient Rooms (beds), 22 bathrooms (4 have showers), large dining room, commercial kitchen, large fitness room, plus many meeting rooms, waiting rooms, offices, exam rooms, and courtyards. Sits on beautiful acreage with deer and wildlife right in the heart of booming Dripping Springs, on the outskirts of Austin. The lease includes approximately 4 acres of land directly around the buildings, but not the full 22.7 acres of the tract. Additional renewal periods are okay.

Seller would also consider selling the entire property including the facility, house, barn, and 22.7 acres with approximately 2700' of frontage directly across from the DS High School in very central Dripping Springs for \$14,500,000. The new connection of Roger Hanks Parkway from W 290 to RR 12 makes the extensive frontage of this tract extremely attractive for development. Owner/Broker.

Built in 2001

## Essential Information

ListingFeed	abor_vow
MLS® #	3503719
List Price	\$2



Sale Price	\$24
Sale Date	June 15th, 2023
Bathrooms	0.00
Acres	21.00
Year Built	2001
Type	Commercial Lease
Sub-Type	Office
Status	Closed

### **Community Information**

Address	400 W Old Hwy 290
Subdivision	Philip A Smith Survey
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### **Amenities**

Utilities	Electricity Connected, Phone Available
Features	Fitness Center
Parking	Gated, Asphalt
View	Pasture, Trees/Woods

### **Interior**

Interior	Carpet, Laminate, Tile, Vinyl, Linoleum
Heating	Central, Exhaust Fan, Electric, Fireplace(s), Hot Water, Zoned, Separate Meters
Cooling	Central Air

### **Exterior**

Construction	HardiPlank Type, Masonry
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### **Additional Information**

Zoning	CS - Commercial Zoning
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