

\$30,815 - 195 American Way, Dripping Springs

MLS® #1072789

\$30,815

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 5.42 Acres

Caliche Hill Sec 2, Dripping Springs, TX

This move-in ready commercial property combines elevated office design with functional warehouse utility—all fully insulated and climate-controlled for year-round comfort. Offering 7,654 SF of warehouse space and 4,672 SF of finished office, kitchen, and amenity space, it provides the perfect setup for companies seeking both efficiency and style.

The office area is designed to impress with full-glass private offices and conference rooms, open collaborative workspaces, restrooms with showers, and a full kitchen. There's even space for an on-site gym to support workplace wellness. The warehouse is equally impressive, featuring full LED lighting, polished concrete floors, and painted, finished interior walls. Both the office and warehouse are equipped with full HVAC and insulation, and the property offers 24/7 access.

With direct frontage on Hwy 290, offering excellent visibility, ample onsite parking, and 18-wheeler accessibility, this location provides quick connectivity to Austin and the surrounding areas. This one-of-a-kind property is ideal for businesses seeking a clean, modern environment with top-tier amenities and unbeatable accessibility in the heart of Dripping Springs.

Built in 2003

Essential Information



MLS® #	1072789
Price	\$30,815
Bathrooms	0.00
Acres	5.42
Year Built	2003
Type	Commercial Lease
Sub-Type	Office
Status	Active

Water Feature/View

View	TreesWoods
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Community Information

Address	195 American Way
Area	HD
Subdivision	Caliche Hill Sec 2
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Phone Connected
Features	Fitness Center
Parking	None

Interior

Interior	Concrete
Heating	Central, Electric

Exterior

Lot Description	Rolling Slope
Construction	Metal Siding, Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Website	48
Zoning	CS

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