

\$3,950 - 7080 W Highway 290, Dripping Springs

MLS® #1706960

\$3,950

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.07 Acres

none, Dripping Springs, TX

Built in the mid 40s, this historic mainstay in the Hill Country has been a visual delight to passersby for the last 70+ years. Just east of Ranch Rd. 165 on W. Hwy 290, this unique property is a blank canvas for any business. With original design elements, exposed ceiling beams & concrete walls, the ideas are endless. Imagine repurposing this vintage filling station into a motorcycle shop, a car club, coffee shop, smoke shop, bar, office, catering hall, retail outpost, or private event space. Although nostalgic, the vintage pumps are no longer active & the underground fuel tanks were removed in the early 2000s; ideal for those looking to step outside the box. This location has approximately 150+ ft of prime frontage road on US W. 290, between the crossroads of Dripping springs & the Henly cutoff. Situated in a high-traffic area w/ excellent visibility, this property is a prime location for any business.

Main structure has 2,000 sq ft w/ air-conditioned office, half bath, a 20'x14' covered out bay, w/ 3 roll up gates sitting on .30 acres; back lot has 4 retrofitted containers perfect for an office/retail space: three 20' containers - asking \$1,250/mo each + one 30' container - asking \$1,750/mo; all complete with a mini-split, wood flooring, beautiful windows and hand sink, the larger container also has a private full bath and roof deck. All tenants have access to the powered stage, 5



supplemental restrooms + massive entertaining space.

This eclectic landmark building features classic 1940s era architecture, one vintage gas pump, a working antique air compressor, remote controlled vintage fire truck, 2 retro 1950s (non-working) trucks, Americana nostalgia at its best.

Equipped w/ a 3 phase power system, 30k gallon rainwater collection tank, working commercial well, septic system, well maintained HVAC system + mini splits.

Just 10 minutes from downtown Dripping Springs, 18 minutes to Johnson City & Blanco, and a quick 45 minutes to Austin.

Built in 1940

Essential Information

MLS® #	1706960
Price	\$3,950
Bathrooms	0.00
Acres	1.07
Year Built	1940
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

Community Information

Address	7080 W Highway 290
Area	BL
Subdivision	none
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Sewer Connected, Water Connected, Other
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Parking	Asphalt
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Interior

Interior	Concrete
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Heating	Central
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Exterior

Construction	Concrete, Plaster
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Additional Information

Date Listed	June 27th, 2025
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Days on Website	129
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Days on Market	106
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