

\$1,950,000 - 22601 Ranch Road 12, Dripping Springs

MLS® #9857876

\$1,950,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 7.16 Acres

Jn Hallford Surv Abs #551, Dripping Springs,
TX

Prime Commercial Opportunity awaits on this expansive 7.1-acre tract, strategically located within the Dripping Springs ETJ. This property, boasting a prominent frontage on Ranch Road 12, is not only Ag Exempt but also fully entitled and permitted for a massive 42,000 sq.ft. of flex commercial space, primed and ready for construction. One 6,256sqft building is already being constructed, will be left as Shell Space stage, finish out is negotiable. Essential utilities are in place, with both well water and power readily available, as well as a recently installed fully engineered septic system to accommodate the entire site plan. The land is meticulously cleared, with the beauty of select majestic oak trees preserved to accentuate its natural charm. Included in this prime offering are fully engineered development/site plans and foundation plans. Seize this unparalleled chance to shape your commercial vision on a prime plot with extensive potential.

Essential Information

MLS® #	9857876
Price	\$1,950,000
Bathrooms	0.00
Acres	7.16
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active



Water Feature/View

View None

Community Information

Address 22601 Ranch Road 12
Area HD
Subdivision Jn Hallford Surv Abs #551
City Dripping Springs
County Hays
State TX
Zip Code 78620

Amenities

Utilities Electricity Available, Water Available
Features None

Exterior

Lot Description See Remarks, Few Trees

School Information

District Dripping Springs ISD
Elementary Walnut Springs
Middle Dripping Springs Middle
High Dripping Springs

Additional Information

Date Listed November 3rd, 2023
Days on Website 374
Days on Market 601

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