

\$997,500 - 31858 Ranch Road 12 Lot 8, Dripping Springs

MLS® #9860019

\$997,500

0 Bedroom, 0.00 Bathroom,
Commercial on 3.15 Acres

Werth Sub, Dripping Springs, TX

Discover 3.15 acres of commercial land in the rapidly expanding Hays County area, perfectly positioned just outside Dripping Springs and Bee Cave, with easy access to Austin. This rare commercial development opportunity sits directly on the highly trafficked RR12, currently undergoing expansion by TXDOT to accommodate the area's substantial growth. With great visibility for signage and convenient accessibility, this property offers exceptional potential for a wide range of commercial or development ventures. Whether you're looking to establish a business, invest in a well located land hold, or develop for future opportunities, this strategic location in the Hill Country's booming growth corridor ensures lasting value. Seize the chance to secure premium real estate in one of Texas's most sought-after regions. Opportunities like this don't last long – act now to position yourself at the forefront of Hill Country growth!

• High-traffic location with excellent visibility.

• Situated in a rapidly growing area, ideal for businesses.

• Flexible light, noise, and height guidelines – negotiable for your vision.

• Close proximity to Austin, Dripping Springs, and Bee Cave.

Built in 2026



Essential Information

MLS® #	9860019
Price	\$997,500
Bathrooms	0.00
Acres	3.15
Year Built	2026
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	31858 Ranch Road 12 Lot 8
Area	HD
Subdivision	Werth Sub
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, See Remarks, Water Not Available
Parking	None

Interior

Interior	See Remarks
Heating	None

Additional Information

Date Listed	January 21st, 2025
Days on Website	286
Days on Market	192

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