

BLUE BLAZES RANCH

±35 ACRE DEVELOPMENT PARCEL FOR SALE
DRIPPING SPRINGS, TX

**AVISON
YOUNG**

BLUEBLAZESRANCHTEXAS.COM

John T. Baird
512.717.3085
john.baird@avisonyoung.com

Michael B. Kennedy
214.269.3142
michael.kennedy@avisonyoung.com

Judge McStay
214.269.3110
judge.mcstay@avisonyoung.com

Sullivan Johnston
512.717.3073
sullivan.johnston@avisonyoung.com

SALES INFORMATION

John T. Baird

512.717.3085

john.baird@avisonyoung.com

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I. PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Blue Blazes Ranch is a fully-permitted, shovel-ready mixed use commercial development site in scenic Dripping Springs, TX. Just minutes from Austin in one of Texas' fastest-growing cities, Blue Blazes Ranch is sure to become a destination for residents of and visitors to the Texas Hill Country.

Nestled among more than 30 existing and future subdivisions, Blue Blazes is anchored by strong economic fundamentals, with population and housing estimates projected to increase by nearly 50 percent by 2023.

PADDED & READY FOR DEVELOPMENT

LOCATION 1601 E Hwy 290
Dripping Springs, TX 78620
Hays County, USA

LAND SIZE 35.02 Acres

ZONING CS-GR

FRONTAGE ±1,056' on Hwy 290

CURRENT ENTITLEMENTS

- Dev Area 1: 2.50 Ac Commercial
- Dev Area 2: 6.12 Ac Commercial/Office
- Dev Area 3: 5.65 Ac Hotel/Commercial
- Dev Area 4: 4.94 Ac Residential/Commercial
- Dev Area 5: 12.12 Ac Educational/Residential



PROPOSED DEVELOPMENT MAP



PROPOSED CONCEPT PLAN



PROPERTY AERIALS





"THE GATEWAY TO THE HILL COUNTRY"

Known as "The Gateway to the Hill Country," Dripping Springs, Texas is one of Central Texas' fastest-growing suburbs. At just 25 minutes, from Downtown Austin, Dripping Springs achieves for its residents metropolitan accessibility with small town charm and country lifestyle.

With one of the top-ranking school districts in the area, Dripping Springs schools offer young families the much-sought after high-quality education for their children.

The median home value in Dripping Springs is \$451,700¹. A plethora of new and planned subdivisions are cropping up in Dripping Springs, with nearly 3,900 lots planned in over 18 subdivisions.

Wineries, distilleries and breweries are becoming a common sight in the Texas Hill Country as demand for craft beverages has risen over the past decade.

Featuring some of the best access to nature and the outdoors, as well as five-star boutique hotels and event venues, Dripping Springs is sure to please adventure-seekers and luxury enthusiasts alike.

¹Zillow.com

LOCATION



DRIVE TIMES

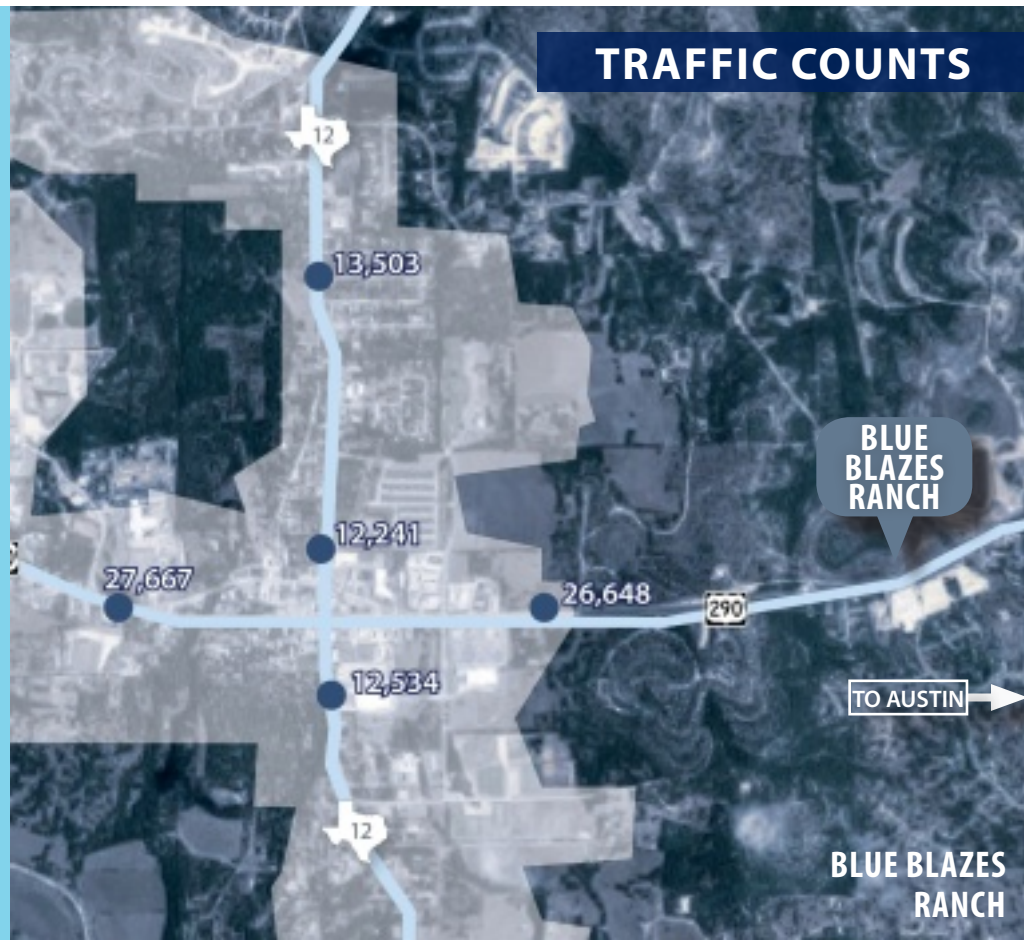
AUSTIN CITY LIMITS.....3 MIN

HILL COUNTRY GALLERIA.....23 MIN

DOWNTOWN AUSTIN.....25 MIN

ABIA.....31 MIN

TRAFFIC COUNTS



SURROUNDING AMENITIES

SCHOOLS

- Dripping Springs High School
- Dripping Springs Elementary
- Walnut Springs Elementary
- Dripping Springs Middle School
- Preparatory School
- Skybridge Academy
- AESA Prep Academy
- Primrose School
- Sycamore Springs Middle School

BANKING

- Bank Of England
- Prosperity Bank
- Wells Fargo
- Chase Bank
- Broadway Bank
- Lone Star Capital Bank
- Texas Regional Bank
- RBCU
- Security State Bank & Trust

ENTERTAINMENT

- Austin Paintball
- Home On the Range
- Camp Lucy
- Mercer Street Dancehall
- Dripping Springs Ranch Park
- Sky Cinemas
- Nutty Brown Amphitheatre
- Hudson's On Mercer

SHOPPING

- Whole Pets Market
- Solstice Outdoors
- Wendee Sawran Petals + Decor
- Commons Shopping Center
- Home Depot
- Sawa Sawa Usa
- Mars Beads
- Flowers & Gifts By Dan Tay's, Inc.
- Revel WILDE
- Springs Provisions
- The Curated Cottage
- Vintage Soul
- The Rural Home
- Dripping Springs Chocolate Co
- Tractor Supply Co.
- My Happy Place
- Carved Stone
- Whiskey Arms

OTHER

- The UPS Store
- USPS
- Dripping Springs Library
- YMCA
- Anytime Fitness

COFFEE

- Summer Moon Coffee
- Mazama Coffee Co
- Austin Java
- Greater Goods Coffee Roasting Co

RESTAURANTS

- 290 West Bar & Grill
- Cedar Valley Eats
- Homespun Kitchen
- Railroad Bar-B-Que
- Spoon + Fork Kitchen
- Alice's Restaurant
- Torch's Tacos
- Epicure
- Creek Road Cafe
- Pieous
- Skull & Cakebones
- Flores Mexican Restaurant
- JuiceLand
- Tacos Nine
- Aroi Thai Cuisine
- Tillie's
- Hat Creek Burger Company
- The Switch BBQ
- Tipping T
- Hays City Store
- The League Kitchen & Tavern
- Rolling In Thyme & Dough
- Hill Country Ranch Pizzeria
- Salt Lick BBQ
- Drippin Donuts
- EL Rey Restaurant Bar N Grill
- Crêpe Crazy

DISTILLERIES/BARS

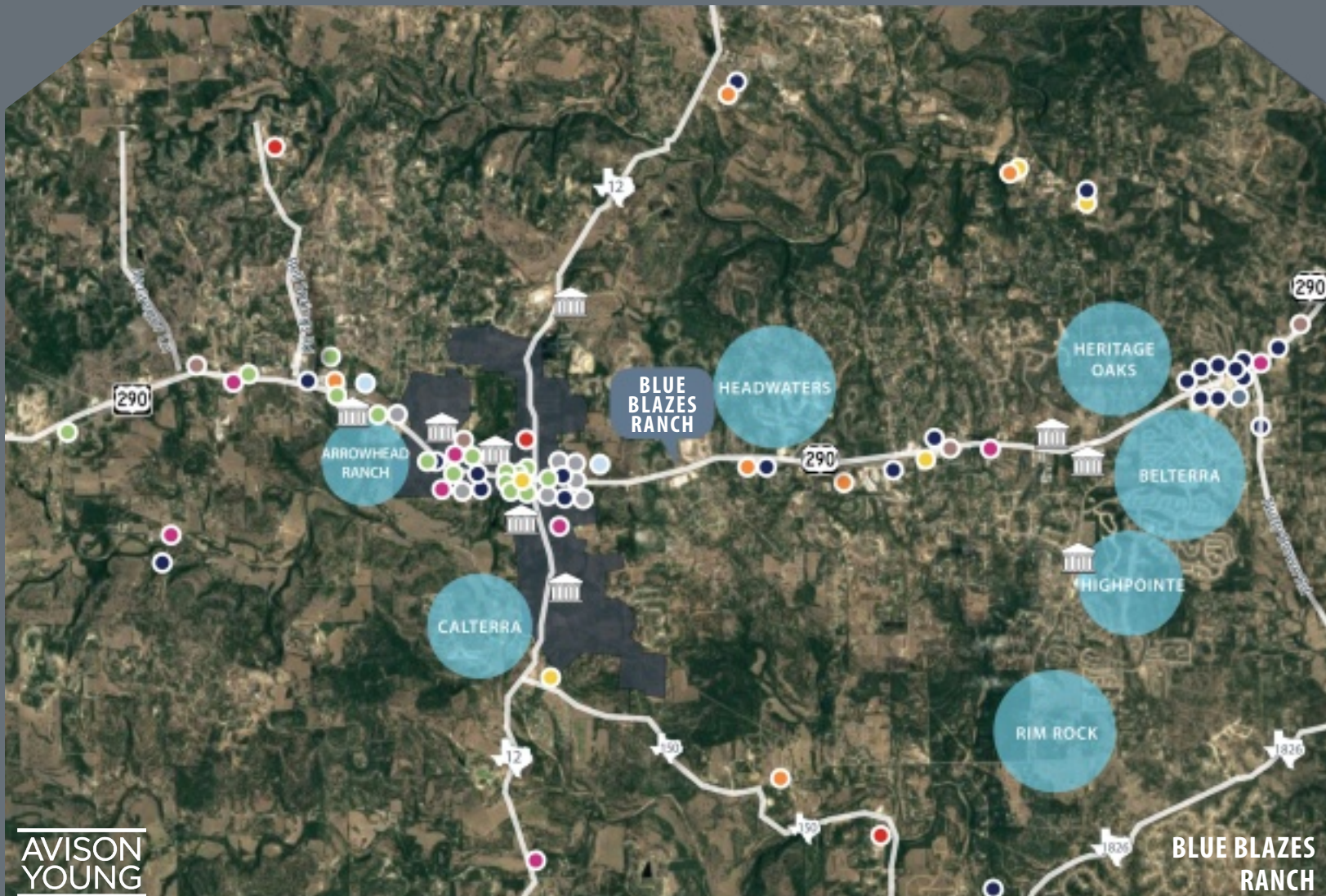
- Treaty Oak Distilling
- Revolution Spirits Distilling Co.
- Deep Eddy Vodka Distillery
- The Barber Shop
- Desert Door Distillery
- Dripping Springs Distilling Company
- Frog Pond Distillery

WINERIES

- Westcave Cellars Winery
- Sidecar Tasting Room
- Bell Springs Winery
- Fall Creek Vineyards
- Stinson's Tasting Room
- Duchman Family Winery
- Driftwood Estate Winery

BREWERIES

- Family Business Beer Company
- Vista Brewing
- Jester King Brewery
- Twisted X Brewing Company
- Acopon Brewing Co.
- Last Stand Brewing Company
- Suds Monkey Brewing Company



RESIDENTIAL DEVELOPMENT



BLUE BLAZES RANCH



PLANNED/UNDER CONSTRUCTION



EXISTING

FUTURE SUBDIVISIONS (PLANNED/UNDER CONSTRUCTION)

- | | | |
|----------------------|---------------------|------------------------|
| Al-Rashid Tract | Esperanza | Legacy Trails, Ph 3 |
| Anarene | Farmstead | Meritage |
| Arrowhead | Founders Ridge | Merritt Hill Country |
| Bella Vista | Garnett Ranch | Parten Ranch |
| Belterra | Gateway 26 Doors | Reunion Ranch |
| Blackstone Vineyard | Harrison Hills | Rim Rock |
| Bunker Ranch | Headwaters | Rutherford Ranch |
| Burba Ranch | Heritage | Saratoga Hills |
| Burrows | Highpointe | Scott Tract |
| Butler Ranch Estates | Hillside Estates | Slaughter Ranch |
| Caliterra | Howard Ranch | Springs @ Barton Creek |
| Cannon Tract | Howard Ranch Garden | The Preserve |
| Carter Ranch | JM Assets | Westwood |
| Cortaro | Key Ranch | Wildwood |
| Cynosure | Laurel Canyon | XV Ranch |
| Driftwood | Ledgestone | |

EXISTING SUBDIVISIONS

- | | |
|----------------------|---------------------------|
| Arrowhead Ranch | Meridian |
| Avana | Overlook Estates |
| Barton Creek Ranch | Preserve At Thomas Spring |
| Belterra | Reunion Ranch |
| Butler Ranch Estates | Ridgeview |
| Caliterra | Rightwater Preserve |
| Creek Of Driftwood | Rim Rock |
| Founder's Ridge | Rutherford West |
| Greyrock Ridge | Saratoga Hills |
| Harrison Hills | Shady Valley |
| Headwaters | Silverado Estates |
| Heritage Oaks | Terra Scena |
| Hidden Springs Ranch | Texas Heritage Village |
| Highpointe | The Preserve |
| Howard Ranch | The Retreat |
| La Ventana West | Vineyard Estates |

DEMOGRAPHIC OVERVIEW

	1 MILE		5 MILE		10 MILE	
	2018	2023	2018	2023	2018	2023
Population	950	1,256	18,503	23,483	64,071	77,761
Households	297	395	6,490	8,238	22,599	27,470
Families	245	324	5,241	6,615	17,860	21,592
AvG HH Size	3.19	3.17	2.84	2.84	2.82	2.82
Owner Occupied Housing Units	253	349	5,554	7,209	19,445	24,002
Renter Occupied Housing Units	44	47	936	1,029	3,154	3,468
Median Age	43.8	45.3	41.8	42.3	41.5	41.9
Households by Income						
<\$15,000	4.0%	3.8%	3.1%	2.7%	3.2%	2.7%
\$15,000 - \$24,999	5.4%	4.8%	4.1%	3.5%	3.5%	3.0%
\$25,000 - \$34,999	3.7%	3.3%	4.9%	4.3%	4.2%	3.7%
\$35,000 - \$49,999	6.4%	6.6%	5.3%	5.0%	5.1%	4.7%
\$50,000 - \$74,999	11.4%	11.4%	11.0%	10.6%	11.2%	10.4%
\$75,000 - \$99,999	10.1%	10.4%	11.2%	10.9%	11.9%	11.5%
\$100,000 - \$149,999	20.2%	20.8%	23.0%	23.4%	23.9%	24.3%
\$150,000 - \$199,999	16.8%	16.7%	16.8%	16.9%	15.9%	15.9%
\$200,000+	21.9%	22.5%	20.6%	22.7%	21.1%	23.8%
Median HH Income	\$117,184	\$118,729	\$117,331	\$122,253	\$117,339	\$123,344
AvG HH Income	\$147,885	\$155,600	\$145,904	\$158,276	\$147,278	\$161,248
Per Capita Income	\$51,992	\$54,738	\$51,011	\$55,301	\$52,731	\$57,757
Population by Age						
0 - 9	10.50%	10.10%	12.80%	12.40%	13.50%	13.10%
10 - 19	15.80%	13.80%	14.60%	13.80%	14.10%	13.60%
20 - 24	4.8%	4.1%	4.4%	3.7%	4.1%	3.6%
25 - 34	9.2%	9.4%	9.5%	10.1%	9.4%	10.0%
35 - 44	11.2%	12.2%	12.6%	13.5%	13.7%	14.1%
45 - 54	16.4%	14.2%	15.2%	13.0%	15.2%	13.5%
55 - 64	17.2%	16.9%	16.3%	15.4%	15.6%	14.5%
65 - 74	10.2%	12.5%	9.9%	11.9%	9.8%	11.5%
75 - 84	3.8%	5.5%	3.5%	5.0%	3.4%	4.8%
85+	0.9%	1.3%	1.1%	1.3%	1.2%	1.3%
Race and Ethnicity						
White Alone	88.0%	86.6%	86.2%	84.8%	86.5%	85.2%
Black Alone	0.8%	1.0%	1.6%	1.8%	1.4%	1.5%
American Indian Alone	0.9%	1.0%	0.7%	0.8%	0.5%	0.6%
Asian Alone	1.4%	1.4%	2.5%	2.7%	4.5%	4.9%
Pacific Islander Alone	0.3%	0.3%	0.2%	0.2%	0.1%	0.2%
Some Other Race Alone	6.1%	7.0%	5.4%	6.0%	3.8%	4.2%
Two or More Races	2.4%	2.7%	3.5%	3.7%	3.2%	3.5%
Hispanic Origin (Any Race)	18.7%	20.9%	17.7%	19.2%	15.5%	16.8%



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

AVISON YOUNG - TEXAS, LLC	606048		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rand Stephens	396258	rand.stephens@avisonyoung.com	713.993.7810
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date