



PROPERTY

FOR SALE

WWW.CMEATX.COM

4955 BELL SPRINGS RD, DRIPPING SPRINGS, TX

17,000 SQ FT WAREHOUSES DRIPPING SPRINGS

78620

7,200 SF WAREHOUSES DRIPPING SPRINGS

4955 BELL SPRINGS RD, DRIPPING SPRINGS, TX 78620

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	7,200 SF
Available SF:	
Lot Size:	0.5 Acres
Number of Units:	1
Price / SF:	-
Year Built:	2020
Zoning:	ETJ

PROPERTY OVERVIEW

Brand new buildings surrounded by wineries and distilleries. High quality structure with stone façade and exceptional architecture. Buildings include their own Parking, Water and Electricity. Some options include Dock High. Buildings are envelope with many possibilities.

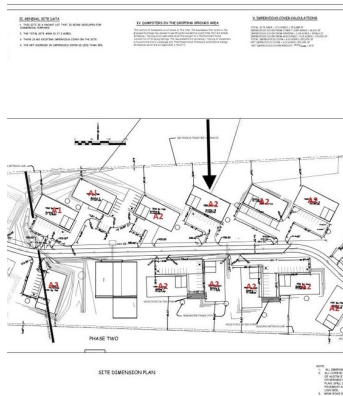
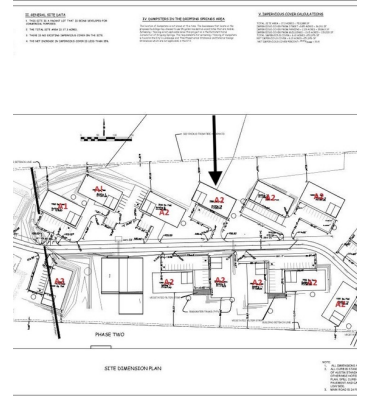
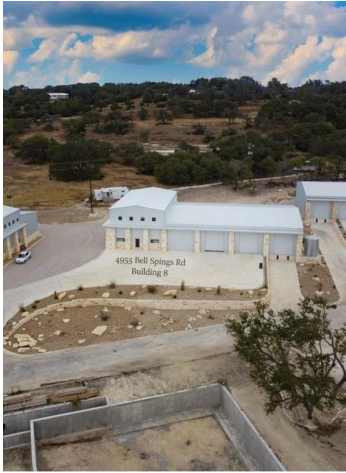
PROPERTY HIGHLIGHTS

- -Amazing Location
- -Great views
- -Stone Facade
- -ETJ
- -Exceptional Architecture
- -Brand New
- -Envelope
- -Dock High Option
- -Great selection of neighboring Tenants

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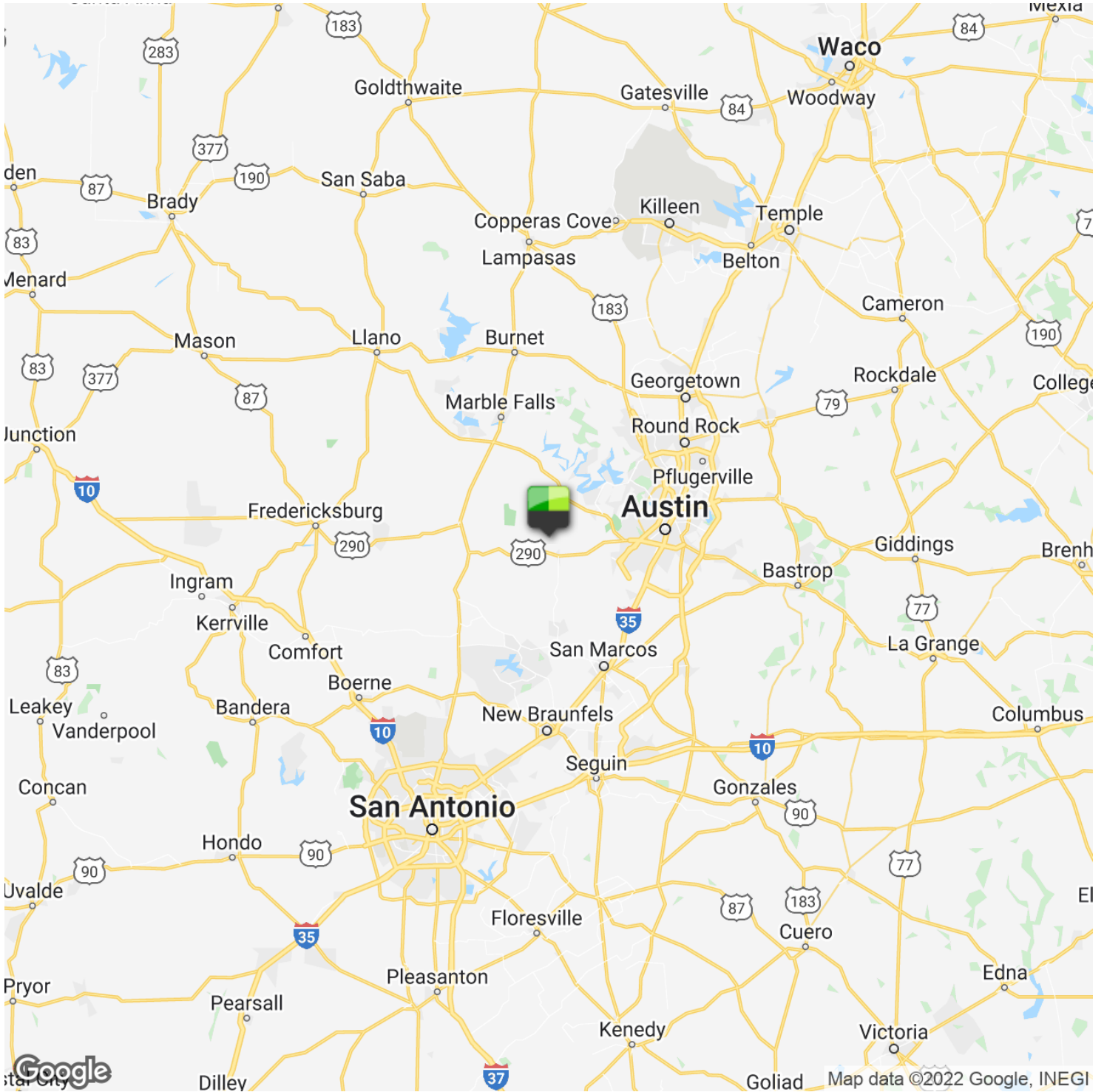
ADDITIONAL PHOTOS



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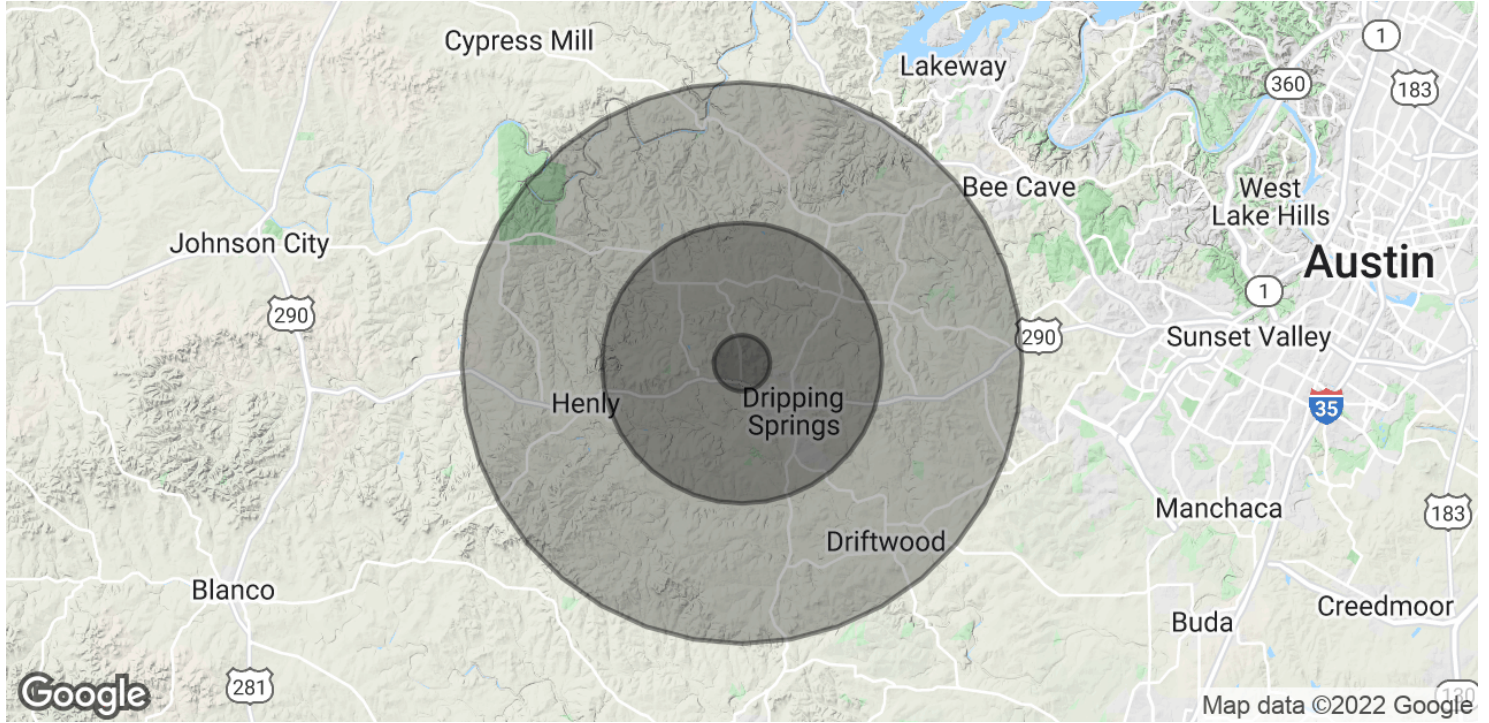
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	236	6,632	26,205
Average age	40.8	40.9	41.6
Average age (Male)	42.7	41.5	41.6
Average age (Female)	39.4	40.3	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	84	2,304	9,287
# of persons per HH	2.8	2.9	2.8
Average HH income	\$93,113	\$102,412	\$106,358
Average house value	\$268,606	\$334,815	\$344,106

* Demographic data derived from 2010 US Census