



NICK BOYD

REAL ESTATE CO

LAND FOR SALE

404 Mercer

Dripping Springs, TX 78620

NICK BOYD

512.213.4177 | nick@nickboydrealco.com

SUMMARY



Sale Price	\$2,600,000
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OFFERING SUMMARY

Lot Size:	3.09 Acres
Zoning:	CS
Electric:	PEC
Water:	Dripping Springs Water Supply Corporation

PROPERTY OVERVIEW

3.09 Commercial Acres located on historic downtown Mercer Street in Dripping Springs. 2,350 sf bldg, 3 stall metal garage with office and small metal bldg. Plenty of large mature oak trees. Zoned CS (Commercial Services), great for office space or retail, warehouse with conditional permit, multi-family not permitted. Examples, wholesale product sales, welding and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses allowed. 70 percent Impervious cover, including main buildings and accessory buildings. Please allow 24 hr notice for showing appointment.

PROPERTY HIGHLIGHTS

- Located in thriving downtown Dripping Springs
- Close to Hwy 290/RR 12 intersection for easy transportation access
- Landscaped with beautiful mature oak trees and open field

ARIEL PHOTOS



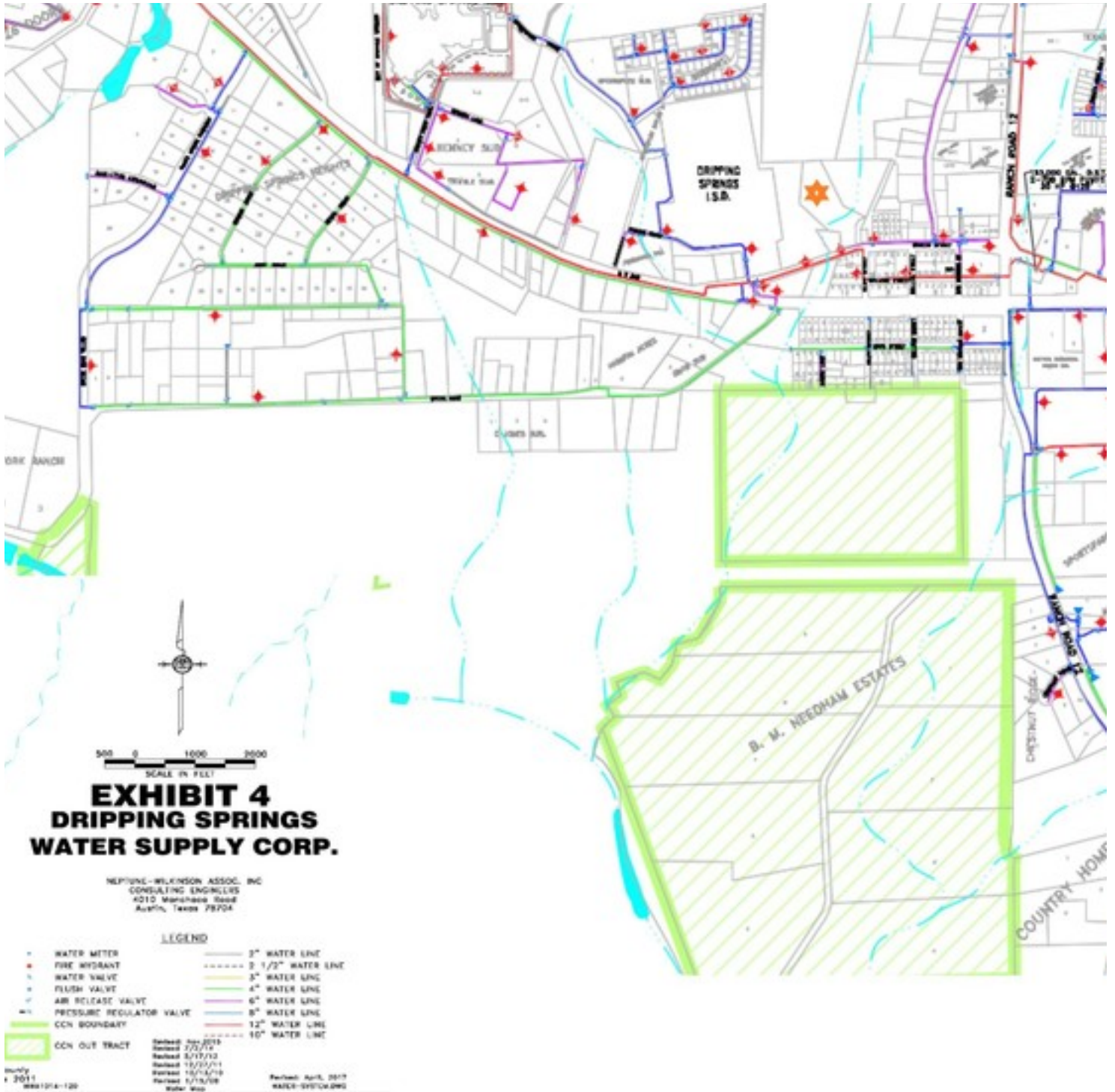
PROPERTY PHOTOS



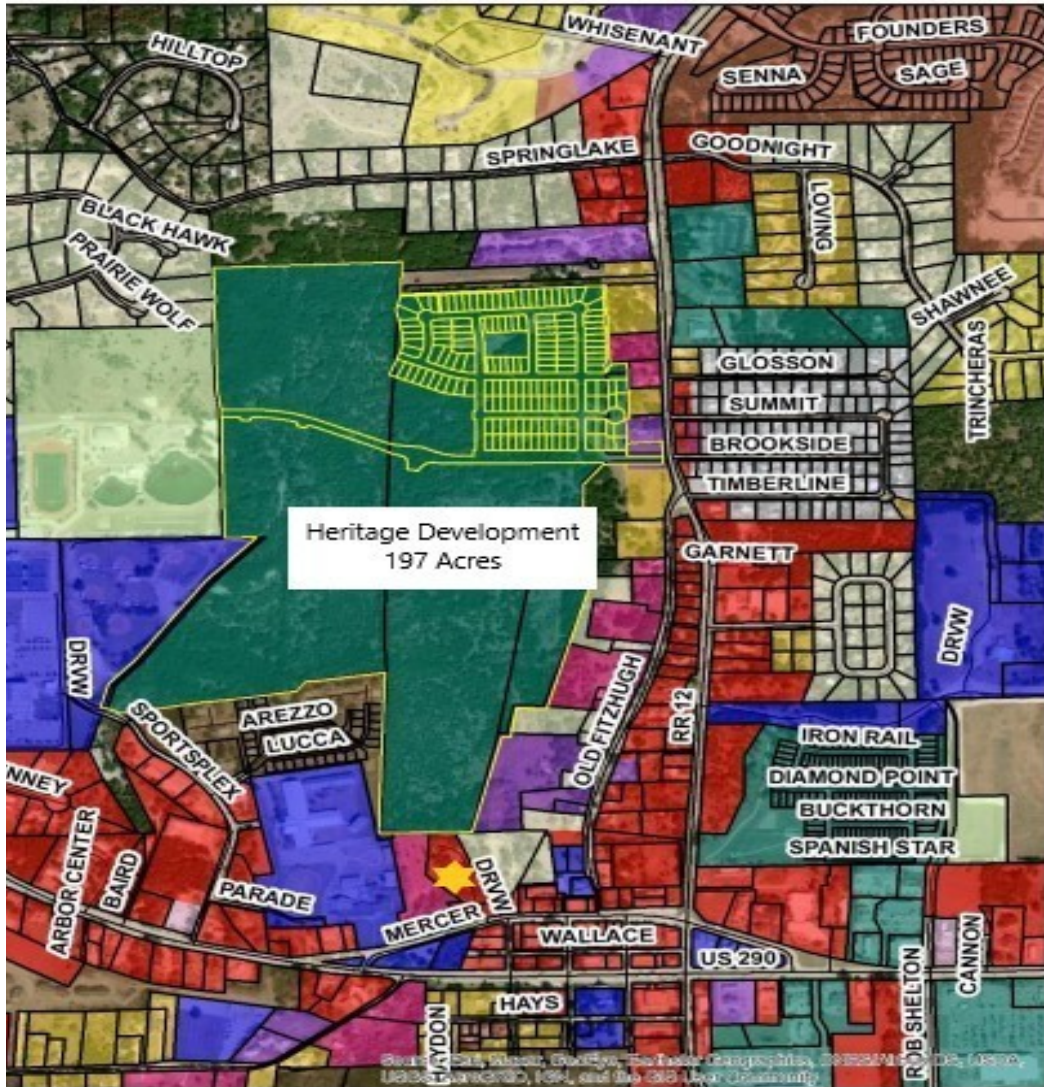
ADDITIONAL PHOTOS



WATER LINES - 6 INCH ALONG PROPERTY LINE - 12 INCH ACROSS THE STREET



FUTURE DEVELOPMENT

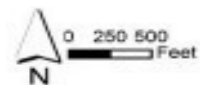


Zoning Map

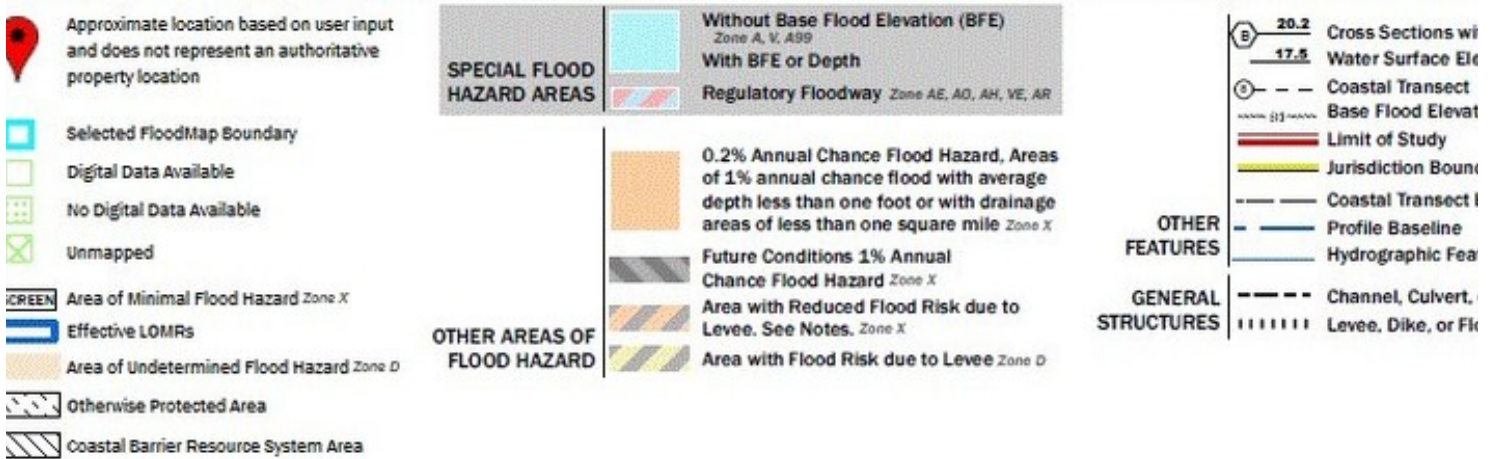
SUB2020-0034
Heritage Phase 1 Final Plat

AG
PDD
SF-1
SF-2
SF-4
SF-5
MF
MH
GUI
O
LR
GR
CS

404 Mercer Street



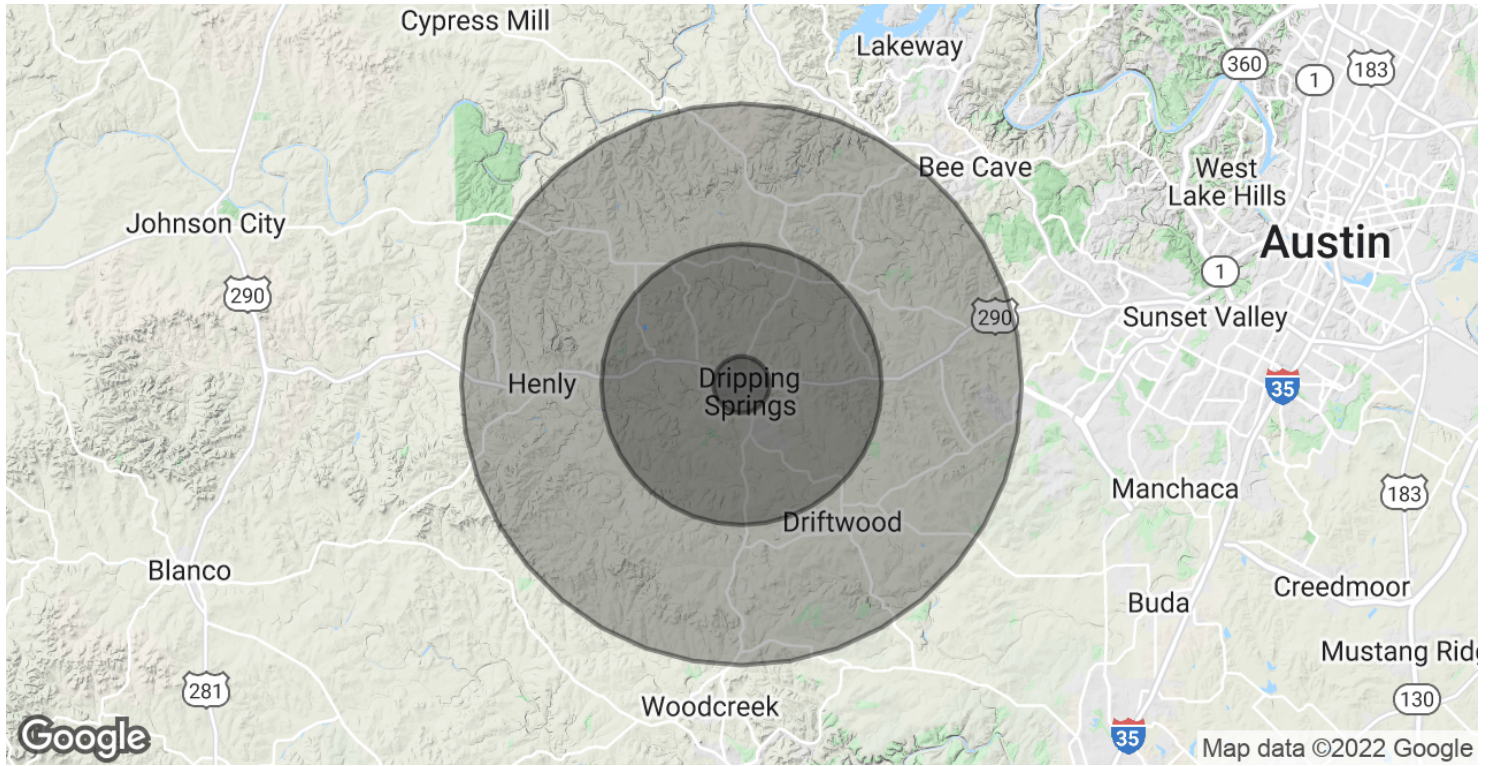
FLOOD PLAIN



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	301	8,004	32,825
Average Age	41.3	41.6	41.6
Average Age (Male)	41.5	42.0	41.6
Average Age (Female)	41.0	41.4	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	102	2,777	11,651
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$109,874	\$111,986	\$108,288
Average House Value	\$345,043	\$354,189	\$340,720

* Demographic data derived from 2010 US Census



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Nick Boyd Real Estate Co.	9009054	Nick@nickboydrealco.com	314-406-0489
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nicholas Robert Boyd	611821	Nick@nickboydrealco.com	314-406-0489
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