

FOR SALE | LEASE

DRIPPING SPRINGS | HAYS COUNTY

Restaurant + Production Warehouse
and Tasting Room

Building A

5,274 SF of Restaurant + Smokehouse
600 SF Auxiliary Building
1,000 SF of Additional Storage

Building B

6,000 SF Production Warehouse + Tasting Room
2,400 SF Office (Warehouse 2nd floor)

Lease pricing: Negotiable based on credit / term

Sale pricing: Contact Broker

[Click here for Photos](#)

[Click here for Building + Site Plans](#)

Marc Rankin

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3799 E Highway 290
Dripping Springs, TX 78620

[Click here for Google Maps](#)



Subject Property Limits

Available for
Additional Parking

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Production Warehouse
+ Office + Tasting Room

Smokehouse

Additional Storage

Overflow Parking

Auxiliary (finished)

Restaurant

HWY 290

THE OFFERING

Adventum is pleased to present this 1.96 acre lot comprising a one-story building, warehouse, and a 60-space parking lot. Located in Dripping Springs, Texas, this property faces Highway 290, the main highway that connects Austin, Dripping Springs, and Fredericksburg. The property is ideally suited for a business with its convenient proximity to Downtown Dripping Springs, Wimberly, and Driftwood.

Building A is a restaurant with a custom-built bar, covered patio, and playscape. Building B is a warehouse with an office space that overlooks the beautiful hill country. Between the two buildings is a parking lot accessible from Highway 290 or Hidden Hills Dr. There is ample storage space within both buildings with a detached garage near Building A.

As Dripping Springs continues to grow, so do the developments that surround the property. This property sits among Headwaters and Belterra, two large developments that have led to a substantial growth in business along Highway 290. This location is ideal for a business ready to operate among an established community along with the folks passing through.



Major Highway Access

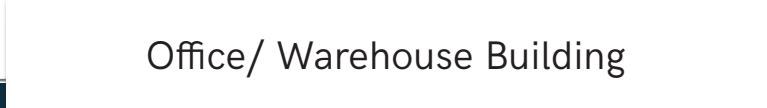
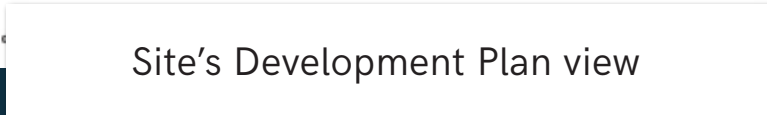


New Residential Developments

PROPERTY OVERVIEW

LOCATION:	3799 W Highway 290 E
SITE AREA:	1.96 Acres on a single lot
PARKING:	47 Spots on site (60 spots available next door)
CONSTRUCTION SIZE:	11,754 Square Feet



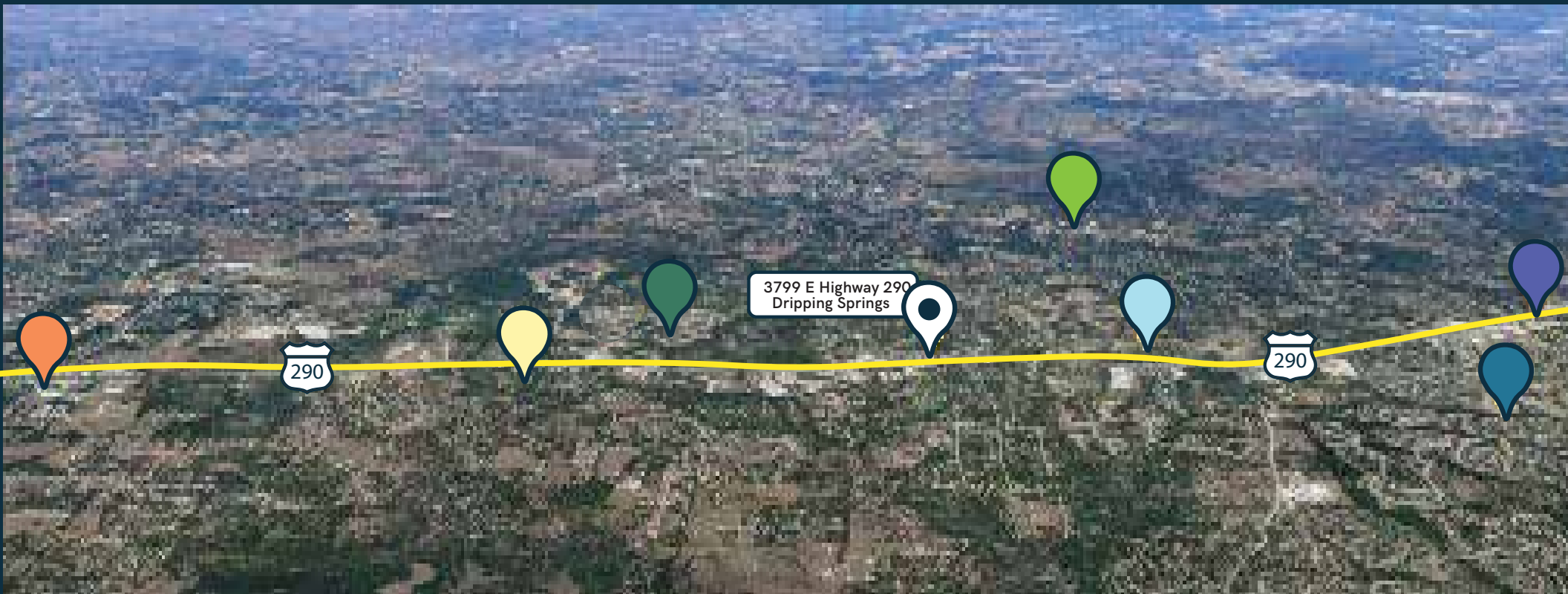


LOCATION OVERVIEW

- 19.6 Miles from Downtown Austin
- 18.5 Miles from Circle C/ South Austin
- 20.9 Miles from Lakeway
- 7.4 Miles from Driftwood
- 14.4 Miles from Wimberley



LOCATION OVERVIEW



3799 E Highway 290
Dripping Springs



Deep Eddy Vodka
Tasting Room



Belterra Village



Polo Club



Fitzhugh Road



Headwaters
Weekley Homes



Downtown Drippings
Springs



New H-E-B

Why Dripping Springs, Hays County?

Dripping Springs is in Hays County and is one of the best places to live in Texas. Living in Dripping Springs offers residents a suburban rural mix feel and most residents own their homes. Many families and young professionals live in Dripping Springs and residents tend to have moderate political views



LISTING

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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