

For Sale: 20 Acres in Dripping Springs



PRIME DEVELOPMENT SITE | 26700 RR 12, DRIPPING SPRINGS, TX



SUBJECT SITE
20 ACRES



GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

LOCAL

DRIPPING SPRINGS

VILLAGE GROVE PKWY

ON MARKET
ALSO FOR SALE
5.61 ACRES

SUBJECT SITE
20 ACRES

RANCH ROAD 12-15-283 VPD (TX DOT)



ROB SHELTON BLVD EXTENSION

HWY 290: 44,302 VPD (TX DOT)

290



**THE DRIPPING SPRINGS
SPORTS & RECREATION PARK**
40 ACRES, 9+ FIELDS

**VILLAGE GROVE
BY TAYLOR MORRISON**
112 ACRES
248 TOWNHOMES
180 SF HOMES

COURTYARD
BY MARRIOTT

LOCAL
- DRIPPING SPRINGS -
206 UNITS

ROD SHELTON BLVD

LONG PINE EXTENSION

VILLAGE GROVE PKWY

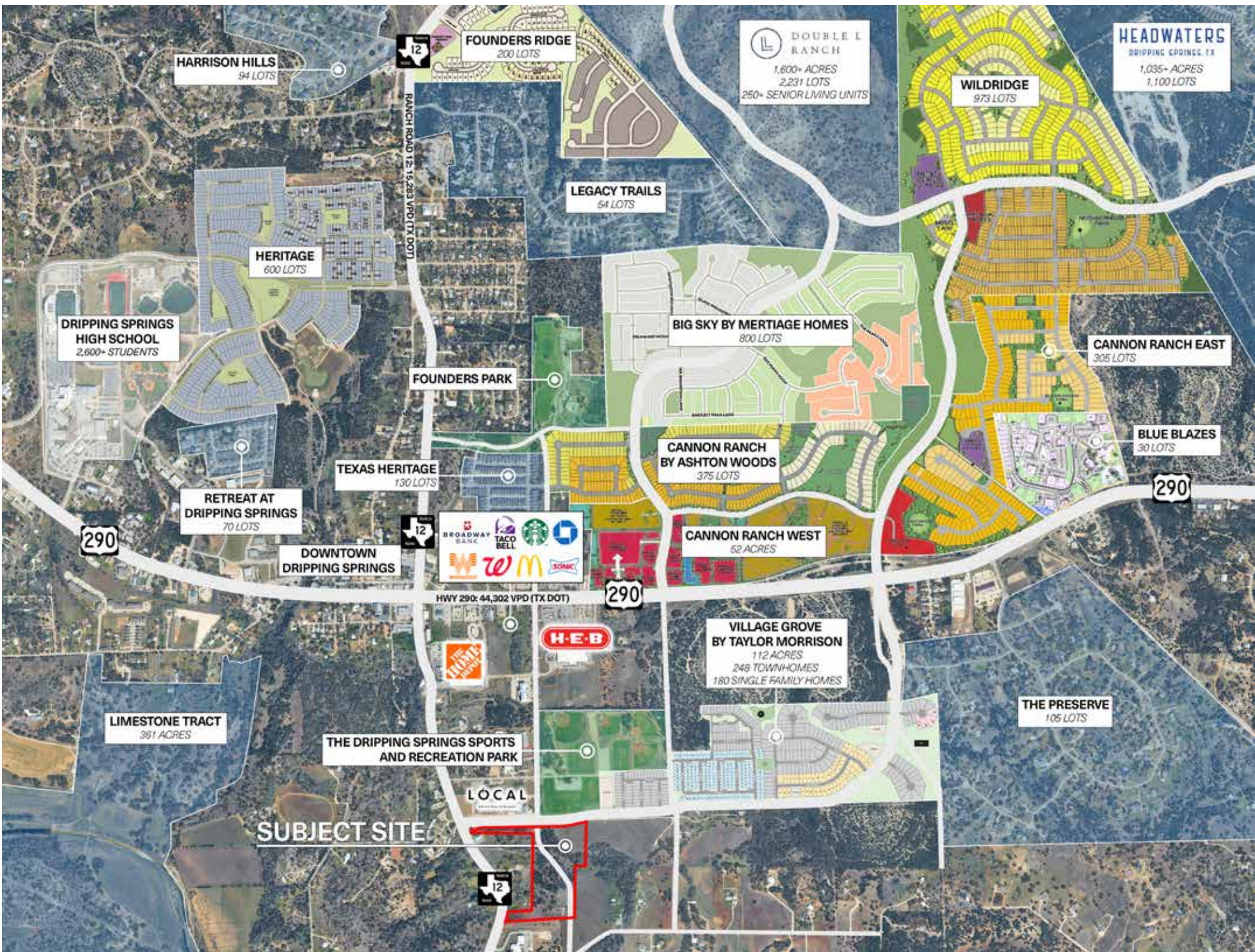


SUBJECT SITE

BUTLER RANCH ROAD

RANCH RD. 12: 12,253 VPD (TX DOT)





CONCEPTUAL SITE PLAN



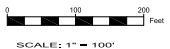
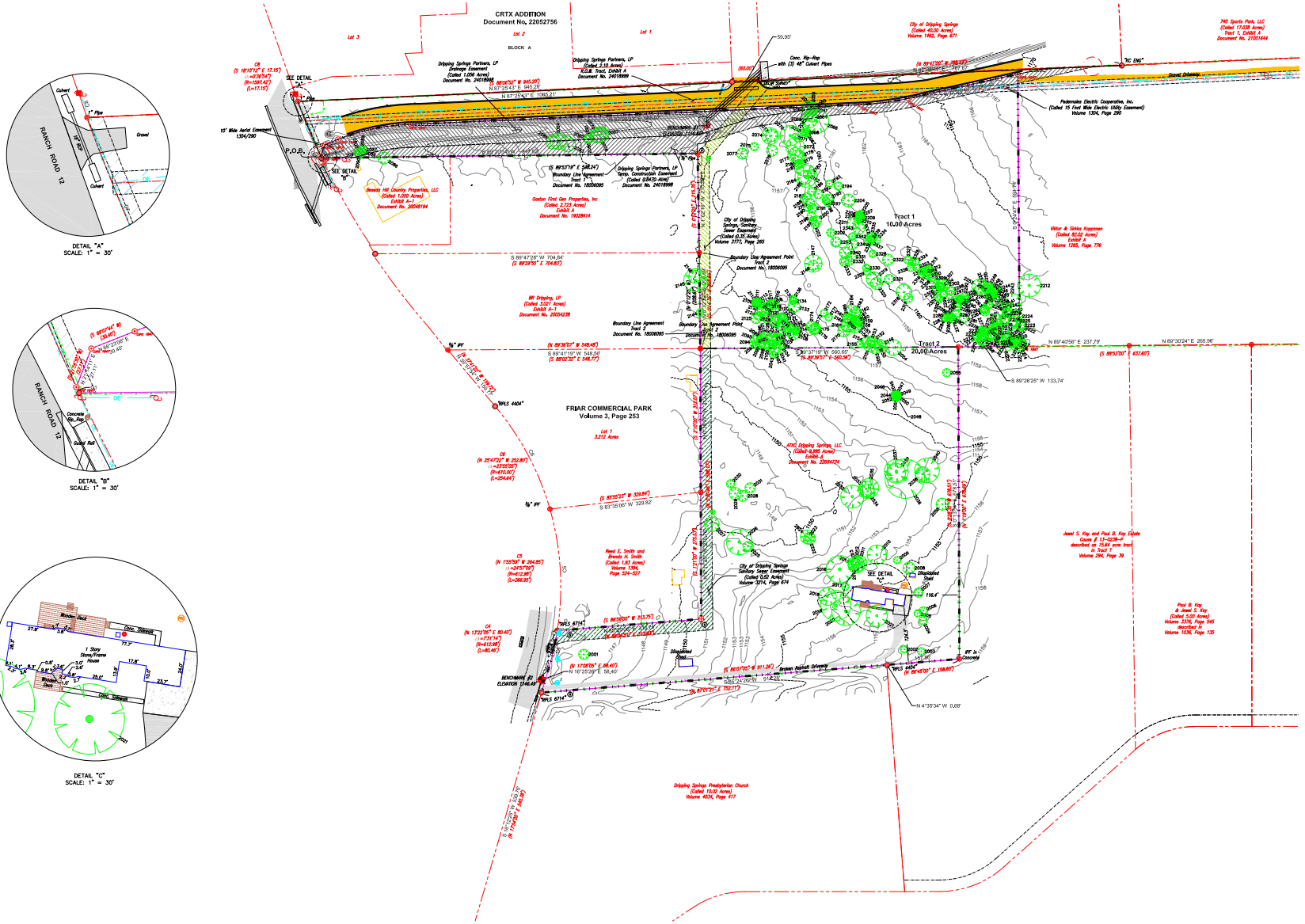
- Legend
- Site Boundary
 - Buildings
 - Plaza
 - Programmed Open space
 - Natural Open space
 - Detention Ponds
 - Existing Protected Trees
 - Trees
 - Shared Use Path
 - Trail
 - Stream
 - Easements



SURVEY

TREE AND TOPOGRAPHIC SURVEY FOR

VIKTOR KOPPONEN AND SRIKKA KOPPONEN
 Tract 1: 10.00 Acres
 out of 82.02 Acres
 Volume 1205, Page 776
 and
 Tract 2: 20.00 Acres
 10.00 Acres out of 82.02 Acre tract
 and
 all of a 9,995 Acre tract
ATXC DRIPPING SPRINGS, LLC.
 Document No. 22034734
 Volume 1205, Page 776
 Situated in the PH110 Smith Survey, Abstract No. 415
 Hays County, Texas
 27104 Ranch Road 12, Dripping Springs



Note:
 The bearing books for this survey is the
 State Plane Coordinate System
 NAD83, Texas Central Zone, (4203)
 NAD83 18
 DATUM: NAD83
 CONVERSION: 109°31'37"

LEGEND

- POINT OF BEGINNING**
 1/2" IRON PIN FOUND (STEEL PIN)
 CAPPED IRON PIN SET TOPOST RPLS 1847
 CAPPED IRON PIN FOUND "FOREST RPLS 1847"
 NAIL SET/ANCHOR TOPOST RPLS 1847
 NAIL FOUND/ANCHOR TOPOST RPLS 1847
 NAIL SET
 CAPPED IRON PIN FOUND
 COTTON ON SPINDLE FOUND
 COTTON ON SPINDLE SET
 TADDT TIRE / CONCRETE MARKER
 TADDT TIRE / BRONZE MONUMENT
 TADDT TIRE IN OFF
 FENCE CORNER POST
 SQUARE SIGN/PIV
 POINT SUBMERGED UNDERWATER
PROPERTY MARK
 BENCHMARK MARK: May Not set with Washer 1847
 GAS METER
STORMWATER MANHOLE
 CABLE TV MANHOLE
 FIBER OPTIC MANHOLE
 TELEPHONE MANHOLE
 ELECTRIC MANHOLE
 TELEPHONE POLE
 GUY WIRE
 MANHOLE
 LIGHT STANDARD
 WASTEWATER CLEANOUT
 WASTEWATER MANHOLE
 SEPTIC TANK
 ELECTRIC BOX
 WATER VALVE
 WY WEEPER VALVE
 WATER METER
 WATER WELL
 CHANGING ELECTRIC TRANSFORMATION
 TELEPHONE LINE
 CABLE TV
 FIBER OPTIC CABLE
 WIRE FENCE (approximate location)
 METAL FENCE (approximate location)
 SURVEY/ADJACENT LINES
 BOUNDARY LINES

() Denotes Record Information
 All document references are in Hays County, Texas
 GARRETT's Official Public Records of Hays County, Texas
 GARRETT's Real Records of Hays County, Texas
 D.R.H.C.L. Deed Records of Hays County, Texas

Surveyors Note:
 Benchmark 1: May Nail Set with washer marked Forest
 Surveying RPLS 1847 ELEVATION= 1156.85
 Grid Northing: 1003729.1207
 Grid Easting: 3007578.9507
 Benchmark 2: May Nail Set with washer marked Forest
 Surveying RPLS 1847 ELEVATION= 1146.49
 Grid Northing: 1003647.4607
 Grid Easting: 3007217.9237

I, the undersigned, do hereby certify that this survey was made on the ground of the property legally described herein, under my supervision. This plot is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, encroachments, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as herein stated. This Survey Map and the Survey on which it is based on, is accompanied by Metes and Bounds Descriptions of the subject tracts, attached hereto.
 Survey Date December 9, 2024
 Trees and Topo added May 15, 2025
 William F. Forest, Jr., R.P.L.S. 1847



Forest Surveying & Mapping Company
 1007 Ash Street, Georgetown, Texas
 Phone: (512) 930-9327
 www.forestsurveying.com
 TPLS #1918 NO. 109020000

Surveyors Note:
 This survey has been completed without the benefit of an abstract title. A current title commitment has not been provided to identify additional record encumbrances which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership or title.

| | |
|----------|---------------------------------------|
| Revision | Drawing Date: June 11, 2025 |
| | Field Book/Page: 160/16 |
| | PP: VIKTOPPONEN 2 |
| | Dwg: Viktor Kopponen 20 Acres Tnt.dwg |
| | LD: VK Tree N Topo |
| | Forest Surveying & Mapping Co. © 2025 |

THE DRIPPING SPRINGS
SPORTS & RECREATION PARK
30 ACRES, 5 FIELDS

SUBJECT SITE
20 ACRES

ROB SHELTON BLVD

BUTLER RANCH ROAD

ON MARKET
ALSO FOR SALE
5.61 ACRES

LOCAL
DRIPPING SPRINGS

VILLAGE GROVE PKWY



RANCH ROAD 12: 15,283 VPD (TX DOT)

WIMBERLEY
15 MINS



RANCH ROAD 12: 15,283 VPD (TX DOT)

ON MARKET
ALSO FOR SALE
5.61 ACRES

SUBJECT SITE
20 ACRES

VILLAGE GROVE PKWY



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.

| | | | |
|--------------------------------------------------------------------------------|----------------------|---------------------|----------------|
| Gold Tier Real Estate, LLC | 9009518 | colin@goldtier.net | (512) 674-5727 |
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| _____ Licensed Supervisor of Sales Agent/Associate | _____ License No. | _____ Email | _____ Phone |
| Taylor Golden | 725215 | taylor@goldtier.net | (512) 626-4424 |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date