

# 33 Acres For Sale

SWC Sawyer Ranch Rd @ US 290

Dripping Springs,  
Texas 78620



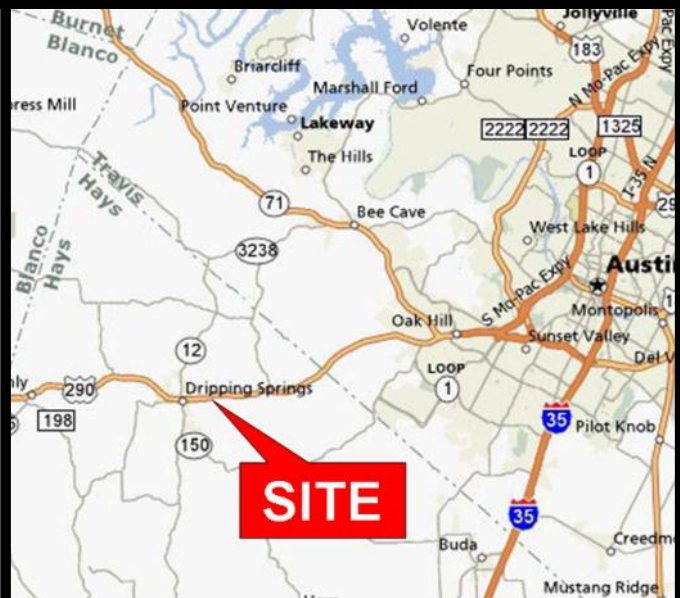
Sawyer Ranch  
33 Acres  
Shopping Center &  
Pad Sites

**For Sale: CALL FOR PRICING**

- SWC Sawyer Ranch Rd and US 290
- 16 miles west of downtown Austin
- 5 miles east of Ranch Road 12
- 1,600 ft. of US 290 frontage
- 900 ft. of Sawyer Ranch Rd frontage

**Demographics:**

2007 est.	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	125	4,770	10,852
Households	43	1,623	3,738
Avg HH Income (per Claritas 9/21/2007)	\$122,958	\$116,180	\$111,630



**SITE**



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# 33 Acres For Lease

**SWC Sawyer Ranch Rd @ US 290**

## **DRIPPING SPRINGS AREA GROWTH**

Some projects that are being planned for the Dripping Springs area:

1. Hidden Springs Ranch: Construction on Phase II, with 52 homes, is starting. Phase I has 48 homes.
2. Arrowhead Ranch: 200 lots. Development agreement approved.
3. Legacy Trails: 100-home subdivision, starting at \$275,000.
4. Headwaters at Barton Creek: 1,000-home master-planned community. Homes from \$180,000 to \$600,000. Preliminary plat approved for first phase.
5. The Preserve: 69 homes starting at \$500,000.
6. Counts Ranch: 104 lots. Not yet approved by planning and zoning.
7. Caliterra: 450-home community. Previously approved plat has expired.
8. Three Oaks Ranch: 24-acre development, with several lots approved.
9. Garnett Subdivision: 189 acres, 89 lots. Preliminary plat approved.
10. Howard Ranch: 125-home development on 243 acres.
11. Spillar Ranch: 130 lots.
12. Rightwater Preserve: 675 homes ranging from \$350,000 to \$500,000.
13. Vistas at Sawyer Ranch: 177 lots on 280 acres.
14. Ledgestone: 350 lots on 194 acres, starting at \$280,000. Development agreement approved.
15. Belterra: 2,000-home master-planned community on 1,600 acres, with homes from \$200,000 to \$900,000.
16. Highpointe: 1,000-home master-planned community on 740 acres.
17. Villa Verde: 9 homes, 8 duplexes and 20 town homes on 107 acres. Project on hold.
18. Reunion Ranch: More than 470 lots on 526 acres.
19. Salt Lick, also known as Driftwood Vineyards or Driftwood: 150 home sites on more than 500 acres, starting at \$800,000.
20. Rim Rock: 675 homes, starting at \$350,000.

*Sources: City of Dripping Springs; Stanberry & Associates*



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