

DRIPPING SPRINGS REALTY



#1 in Country Homes
and Land

78620

Outstanding Location

- 3 Min. to High School
- 8 Min. to Middle & Intermediate Schools
- 12 Min. to Primary School
- 20 Min. to Hospital
- 20 Min. to Oak Hill
- 40 Min. to Downtown Austin
- 25 Min. To Wimberly



Professionally Marketed By
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Specializing in Unique
Southwest Area
Hill Country Property

MLS # 8112498

Paintbrush Ranch - 214 Acres

Hwy 290 & McGregor (187), Dripping Springs, TX 78620



Prime Investment or Development Land

The Ideal "Buy & Hold" for the Investor

While ideal for current development into an exciting market, Paintbrush Ranch is the ideal "buy and hold". Consider a 1031 tax free exchange or secure the property into your IRA. Stocks are volatile and often ephemeral.

Land is real, and even in corrected markets holds its value well. Build a Sunday House on one of the outstanding hill tops, then relax on your porch and enjoy, while watching the value increase while the others do the work. And you only pay \$330 per year in ag exempt taxes in your ring-side seat.

Paintbrush Ranch is only 3.7 miles west of the main intersection of Dripping Springs, at RR12 and 290W, and only minutes to the exemplary Drippings Springs Schools. Rolling terrain with elevations between 1,200 & 1,400 feet afford dramatic views. Cedar has already been removed leaving a variety of outstanding hardwoods, improving views, and clearing the way for the dependable nightly breezes.

This land is at the forefront of the western development of the 290 corridor towards Hwy 281, Johnson City, Blanco and San Antonio, yet downtown Austin is still only 40 minutes away.

Road Frontage along 290W is approximately 2,400 feet and along McGregor Road approximately 2,200 feet. City water has been delivered to the SE corner.

For developers, land use is still a choice with the land being unrestricted in the ETJ of the City of Dripping Springs. City and Hays County Ordinances do apply. The land is currently entitleed with an approved City of Dripping Springs Plat for 172 Single Family Homes. Developers may submit new commercial or residential development plans to the City and County for approval.

**UNRESTRICTED
Ag Exempt Taxes
<\$330 Annually**

P.S.

Paintbrush Ranch is a location that can't be beat. It is truly at the Gateway to the Texas Hill Country.

\$2,140,000

MLS 8112498



www.drippingspringsrealty.com

At the Town Clock • 290 & RR 12