

RETAIL PROPERTY FOR LEASE

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620



BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

OF TEXAS

ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Tiger Center is a 17,000 square foot retail building located on Hwy 290 in Dripping Springs, TX directly in front of the Dripping Springs Middle School and Walnut Elementary School.

LOCATION DESCRIPTION

Dripping Springs is experiencing an exceptional amount of residential growth and boast an abundance of wineries, breweries and distilleries. With over 5,000 residents within the city limits and nearly 35,000 in the ETJ, there's a high demand for retail with only a limited number of options.

PROPERTY HIGHLIGHTS

- Great Visibility on Hwy 290
- Located in Front of Elementary & Middle Schools (2,094 Students)
- Property Covered With Large Oak Trees
- Located Near Several Residential Developments

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,267 - 4,318 SF
Building Size:	16,927 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	1,763	4,265	14,577
Total Population	4,751	11,597	1,085,523
Average HH Income	\$135,006	\$139,579	\$157,650

BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

OF TEXAS
ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,267 - 4,318 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103	Available	1,267 - 4,318 SF	NNN	Negotiable	-
Suite 105	Available	3,052 - 4,318 SF	NNN	Negotiable	-

BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

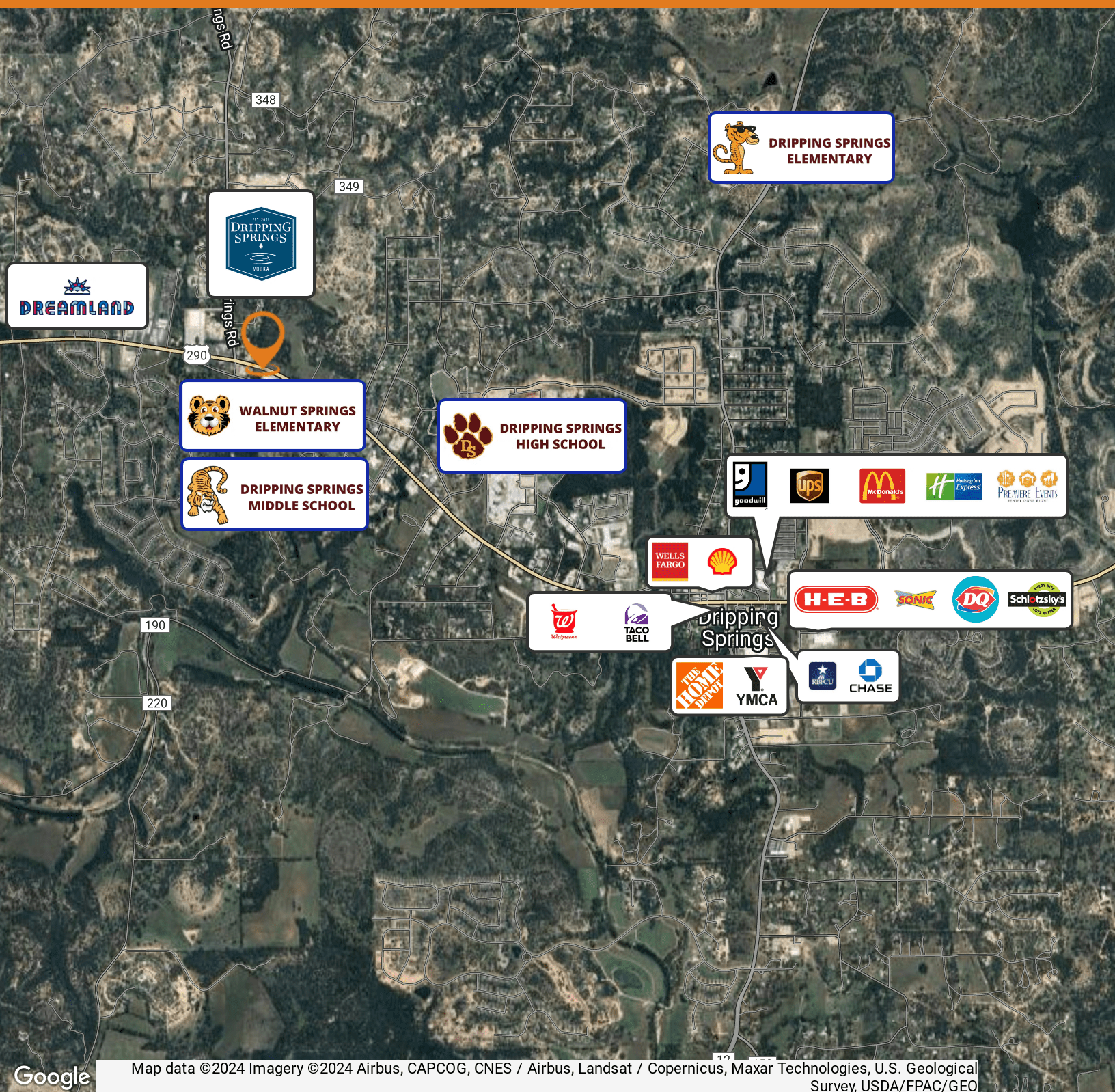
OF TEXAS
ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

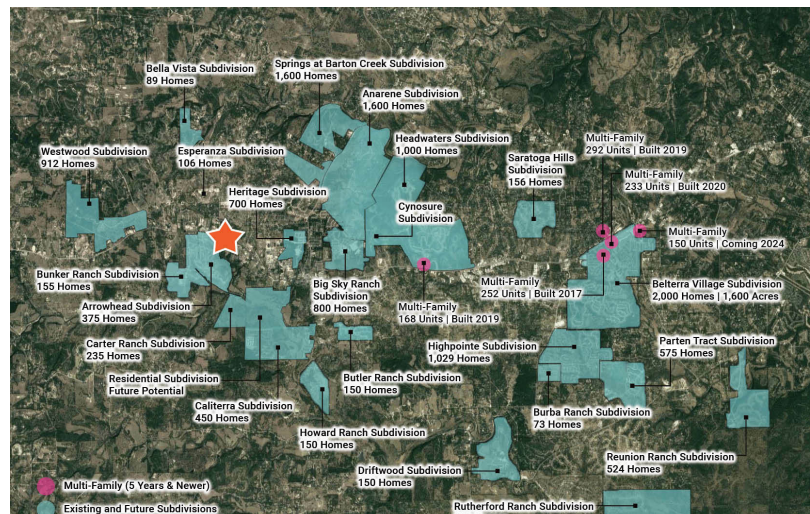
OF TEXAS
ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

OF TEXAS

ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

OF TEXAS

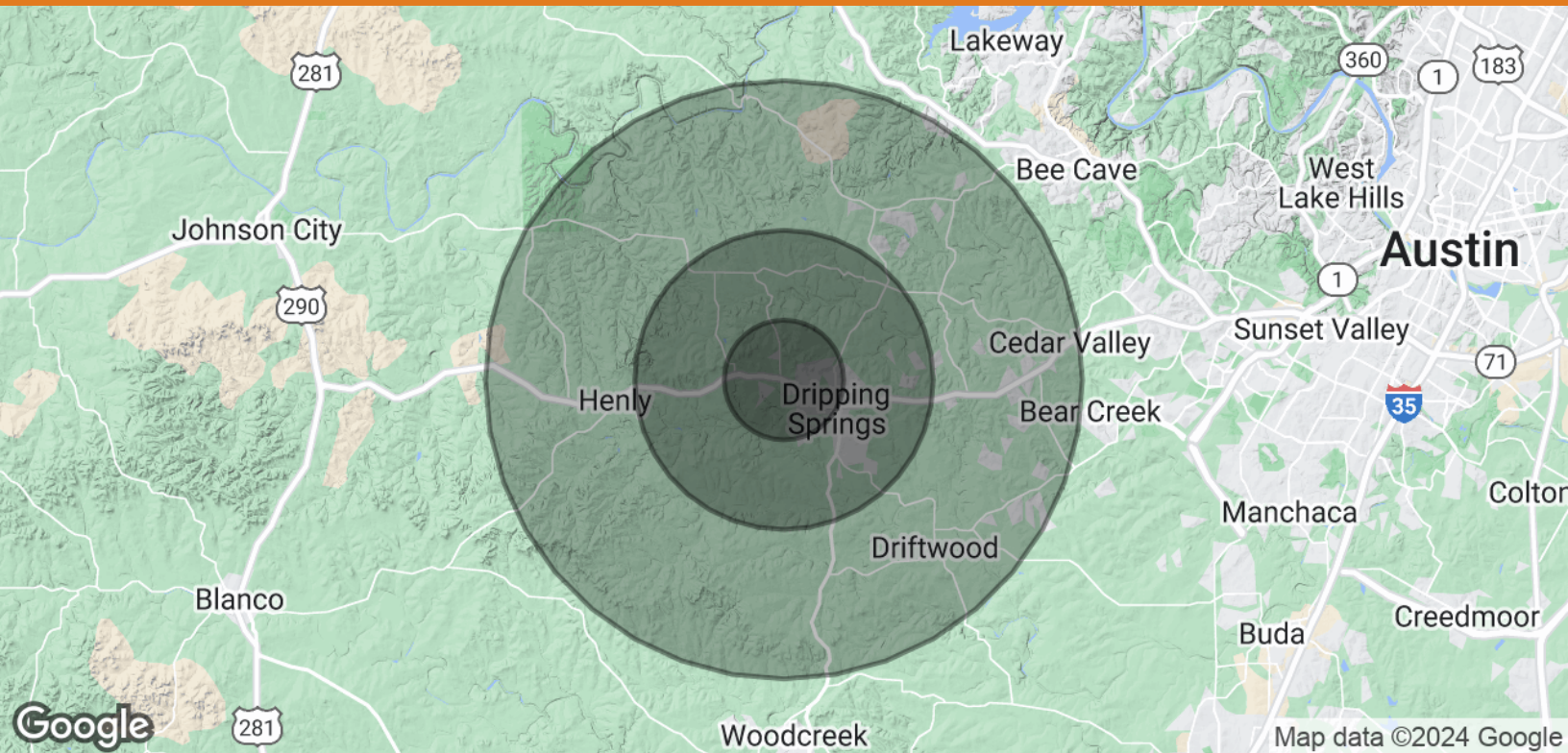
ASSET SERVICES

gwptx.com

TIGER CENTER

2001 US-290 , Dripping Springs, TX 78620

RETAIL PROPERTY FOR LEASE



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,751	11,597	1,085,523
Average Age	40.0	41.7	34.5
Average Age (Male)	40.5	41.7	34.2
Average Age (Female)	39.5	41.6	34.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,763	4,265	14,577
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$135,006	\$139,579	\$157,650
Average House Value	\$421,747	\$458,623	\$480,258

* Demographic data derived from 2010 US Census and CoStar (2022)

BRETT CARR

(512) 560-2910
bcarr@gwptx.com

GW PARTNERS

OF TEXAS
ASSET SERVICES

gwptx.com



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.

GW Partners	0456826	info@gwptx.com	512.852.7960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brett Carr	519196	bcarr@gwptx.com	512.852.7960
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