

# \$25 - 400 W Highway 290, Dripping Springs

MLS® #1948244

## \$25

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.00 Acres

Philip A Smith Survey, Dripping Springs, TX

Primary Facility is Perfect for Assisted Living, Memory Care, Mini-Hospital, Drug & Alcohol Rehab, and much more! 16,006 SF. 17 Patient Rooms (beds), 22 bathrooms (4 have showers), large dining room, commercial kitchen, large fitness room, plus many meeting rooms, waiting rooms, offices, exam rooms, and courtyards. Sits on beautiful acreage with deer and wildlife right in the heart of booming Dripping Springs, on the outskirts of Austin. There is also a nice 2054 SF house on the property with 4 bedrooms, 2 full bathrooms, a full kitchen, and a living room with a fireplace. A large well-built metal storage building with a parking bay and an office is next to the house. There is no additional charge for the lease of the metal building if the facility and house are leased together. The lease includes the land directly around the buildings, but not the full 22.7 acres that the buildings sit on. Nets listed for the taxes are based on 2020 values and may change once 2021 values are posted. See attached floorplan / layout for primary facility.

Built in 2001

## Essential Information

MLS® #	1948244
Price	\$25
Bathrooms	0.00



Acres	5.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	400 W Highway 290
Subdivision	Philip A Smith Survey
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### **Amenities**

Utilities	Electricity Connected, Phone Available
Features	Fitness Center
Parking	Asphalt, Gated
View	Pasture, Trees/Woods

### **Interior**

Interior	Tile, Carpet, Laminate, Linoleum, Vinyl
Heating	Central, Electric, Exhaust Fan, Fireplace(s), Hot Water, Separate Meters, Zoned

### **Exterior**

Construction	HardiPlank Type, Masonry
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### **Additional Information**

Zoning	CS - Commercial Zoning
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