

CREEK OF DRIFTWOOD

EXCLUSIVE LISTING | 1 IMPROVED LOT | DRIPPING SPRINGS/DRIFTWOOD AREA, TEXAS

- 1 improved lot along Onion Creek
- Located on Darden Hill Road in desirable Dripping Springs/Driftwood area
- Gated community with private drives
- Deed restrictions in place
- Access off of Sawyer Ranch Road south of US Highway 290
- Extremely limited amount of developed lot opportunities within the submarket
- Lot size is ± 1.18 acre
- Zoned to the highly acclaimed Dripping Springs ISD



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CREEK OF DIFTWOOD

PROPERTY DESCRIPTION Creek of Driftwood represents a unique development opportunity in the highly desirable southwest Austin submarket. The property consists of 1 Improved Lot. Several lots have Onion Creek frontage. Each lot has access to Onion Creek through an open space tract at the southern end of the community. It is uniquely located close to numerous recreational amenities of the Texas Hill Country, including world class barbecue at The Salt Lick, numerous area wineries, the Lady Bird Johnson Wildflower Center, and the Austin Parks Department's 3.2 mile, paved Veloway.

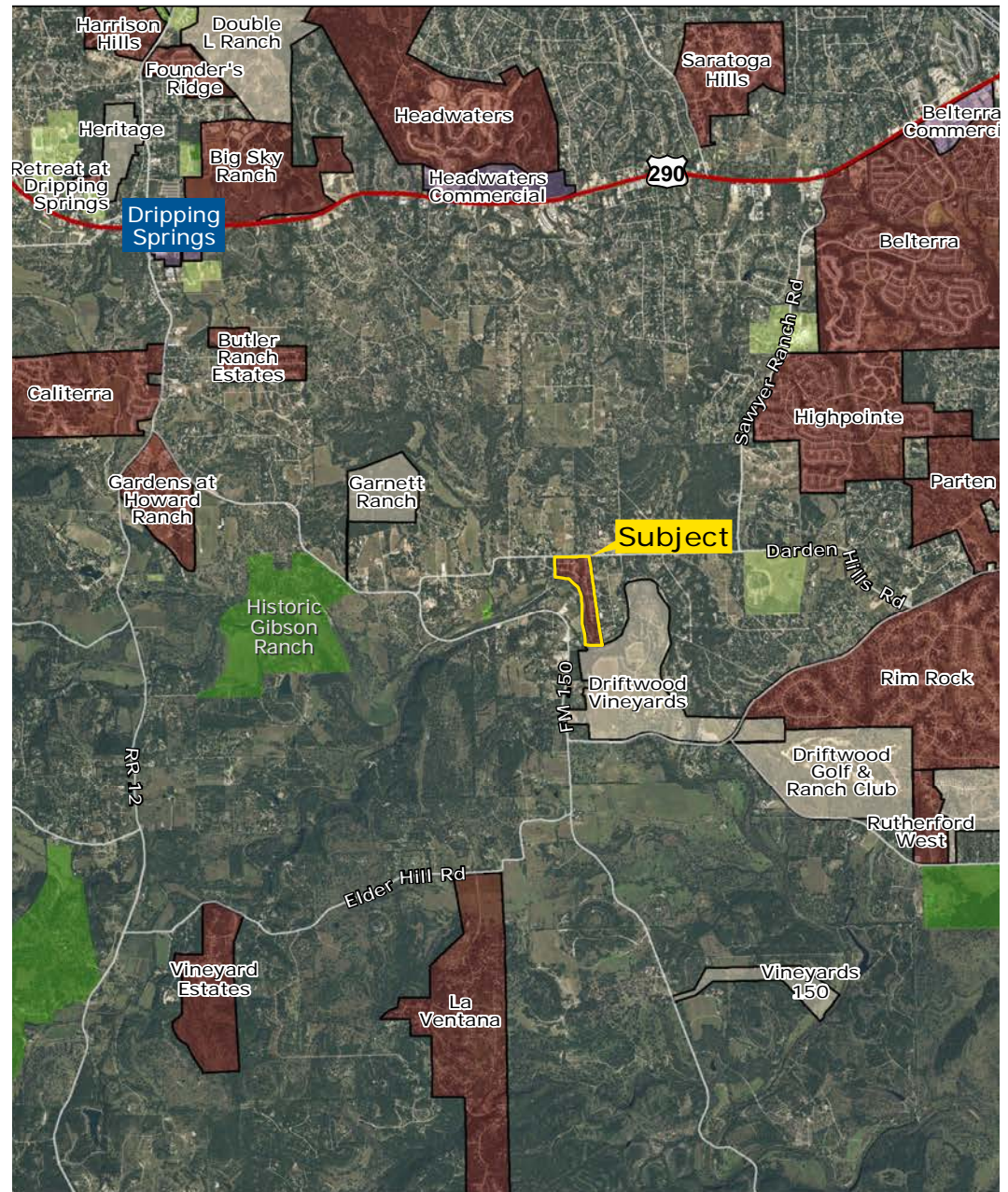
For many years, developers have clamored for additional development sites within this segment of the Austin metro area. As a result of the existing development, infrastructure constraints and the environmental restrictions imposed on developers in this area, there is severely limited availability of land for new development of any kind. The WTCPUA water line along Darden Hill Road was built as a result of a cost sharing agreement. The land owners that chose not to participate in the agreement have no access to that waterline and are therefore limited to subdivision of minimum 5 acre lots on well and septic systems. The tremendous success of Belterra, Highpoint and other high-end housing developments in the area has made the area extremely desirable for new development. Due to severe environmental development constraints, any developable land in the area is a highly sought after commodity that is rarely found.

LOT REQUIREMENTS

- 2,200 SF minimum home size
- 80% stone, brick or stucco material
- 5' side setback
- 15' front setback
- These lots are impacted by the FEMA 100 year Flood Plain

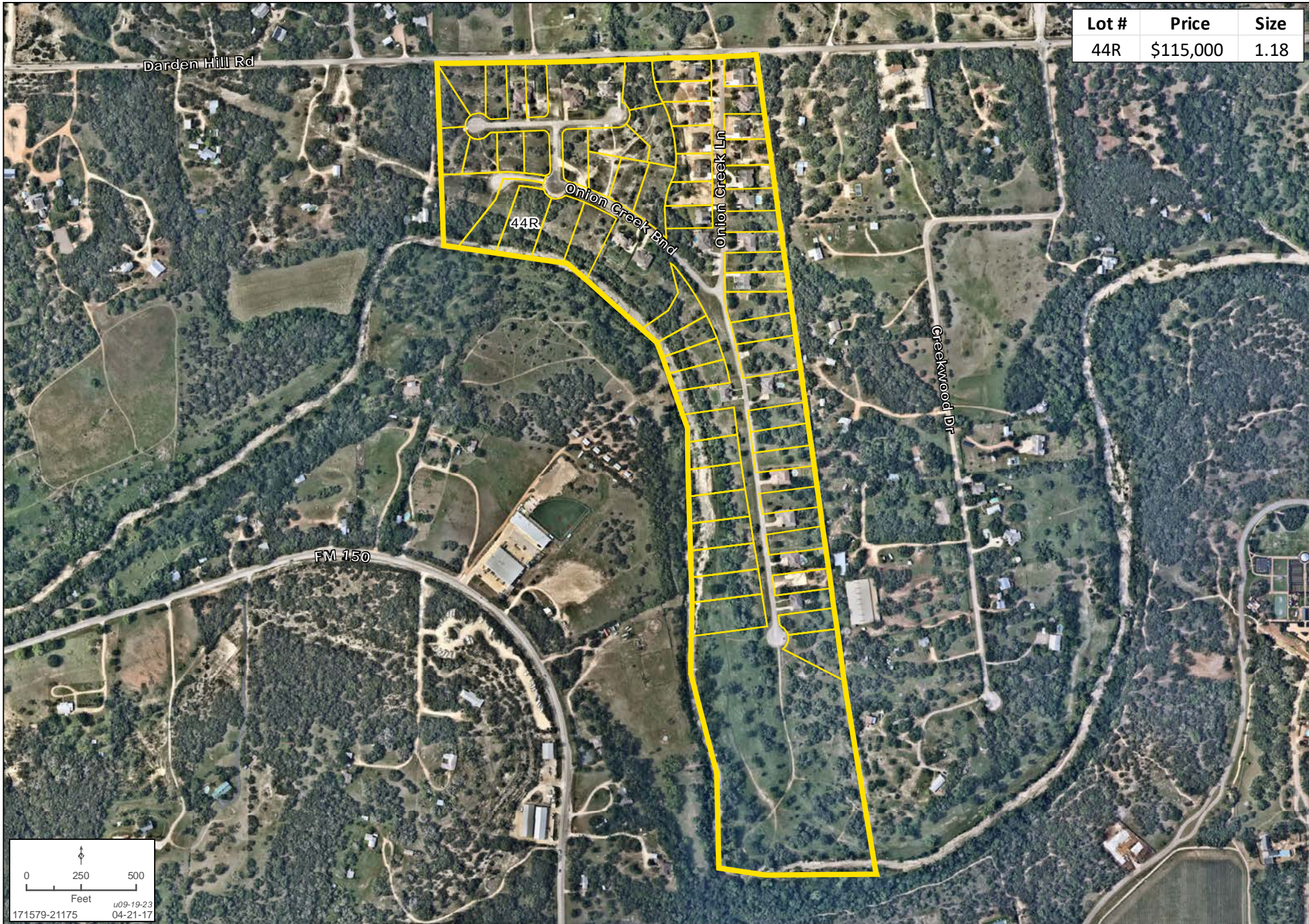
UTILITIES

- LCRA Water
- Time Warner Cable
- Septic
- Pedernales Electric Cooperative



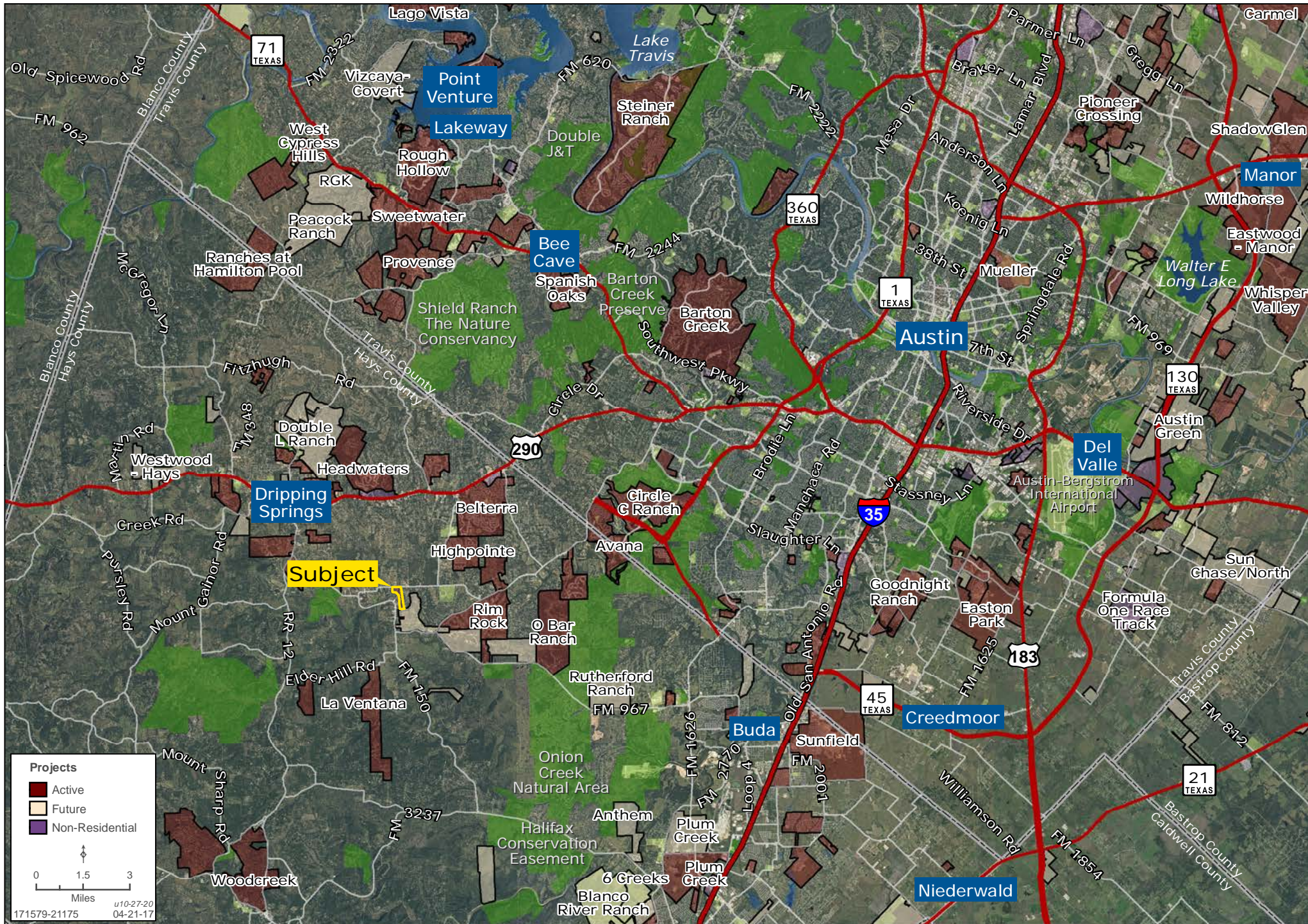
PRICING MAP

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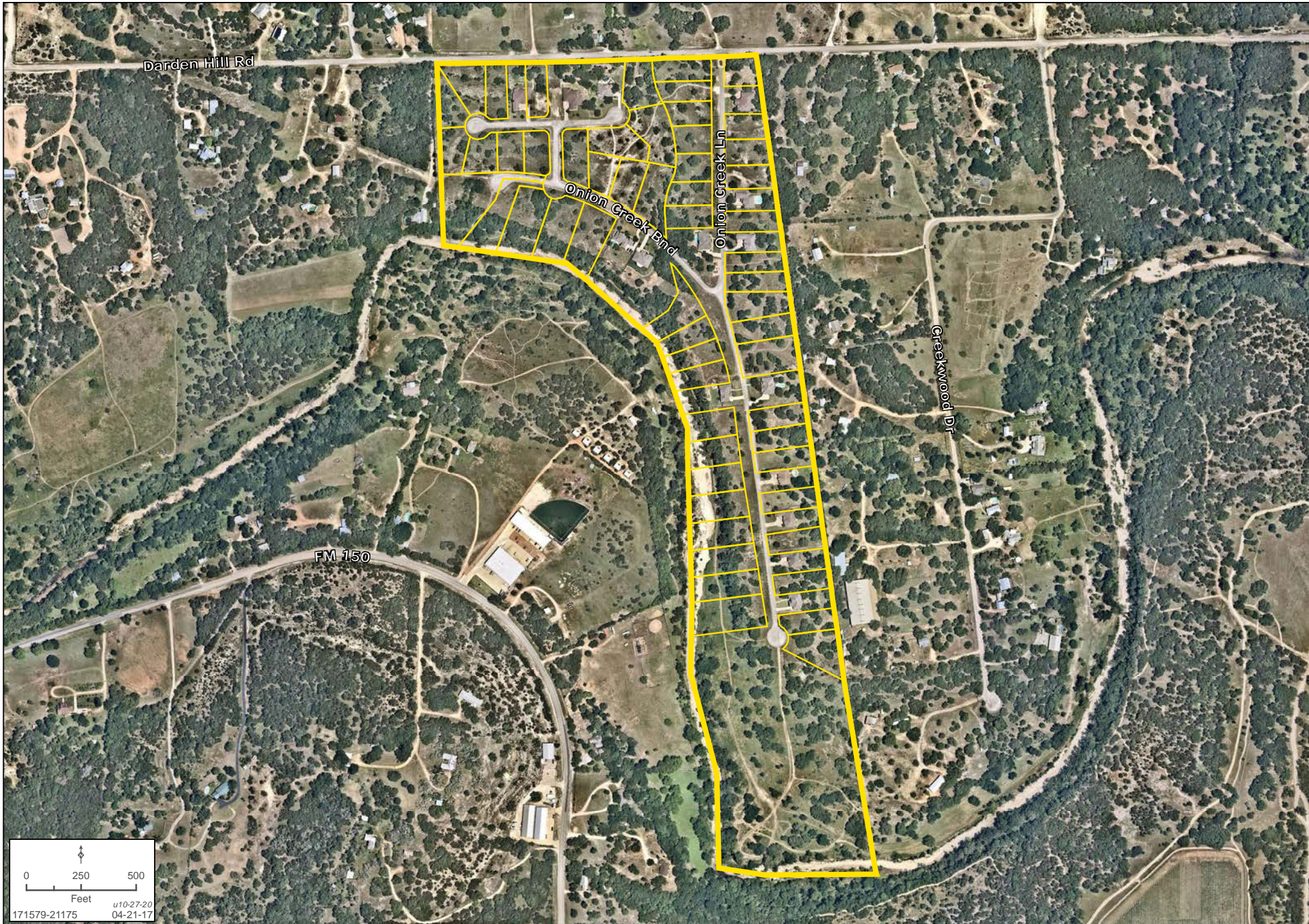
REGIONAL MAP

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PROPERTY DETAIL MAP

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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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
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