

LOCATION

WEST SIDE OF RR 12 BETWEEN
STORM RANCH RD & AVENIDA HIGH VW
IN DRIFTWOOD, TEXAS 78619

PROPERTY INFORMATION

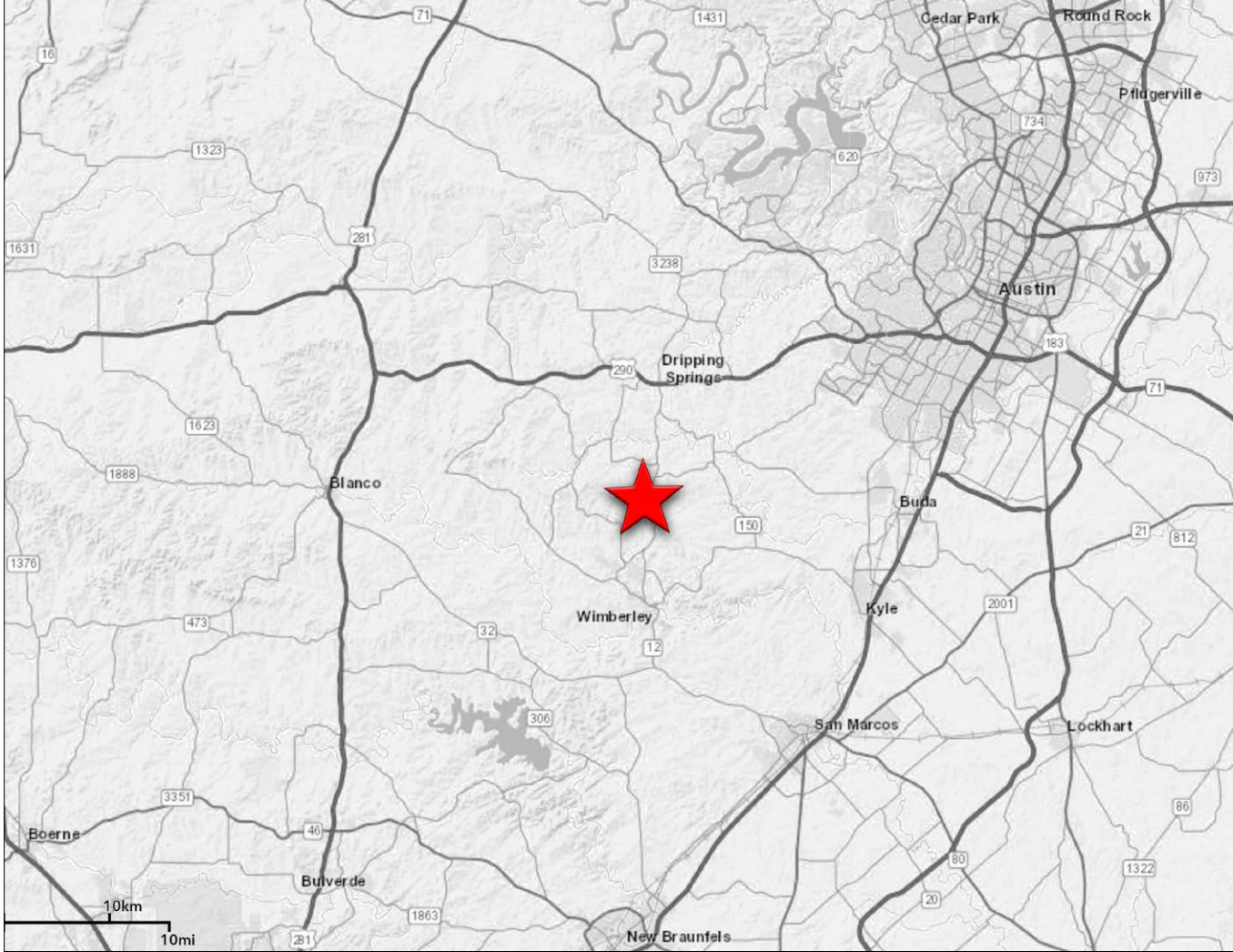
A RARE OPPORTUNITY TO OWN ONE OF FIVE 10+ ACRE LUXURY HOME LOTS WITH DEED RESTRICTIONS ON RANCH ROAD 12 BETWEEN DRIPPING SPRINGS AND WIMBERLY. JUST MINUTES FROM DOWNTOWN AND THE AIRPORT. EACH LOT WILL REQUIRE ITS OWN WATER WELL AND SEPTIC SYSTEM TO BE APPROVED BY HAYS COUNTY AND THE WATER AUTHORITY. SOME LOTS HAVE VIEWS AND ALL LOTS ARE WOODED. CAN BE WILDLIFE OR AGRICULTURE TAX EXEMPT. BUILD YOUR HILL COUNTRY DREAM HOME! ONLY FIVE LOTS AVAILABLE. CALL FOR PRICING.

TRAFFIC COUNTS

RR 12 (NORTH OF SITE): 7,517 VPD
RR 12 (SOUTH OF SITE): 7,791 VPD
(TXDOT 2021)

NEARBY RETAILERS

- H-E-B
- HOME DEPOT
- WALGREENS
- TRACTOR SUPPLY
- SALT LICK BBQ



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	10 MILE
2022 POPULATION	1,415	9,302	17,768	45,157
2027 PROJ. POPULATION	1,543	10,130	19,479	51,145
AVERAGE HH INCOME	\$179,766	\$130,261	\$139,449	\$155,315
AVERAGE HOME VALUE	\$613,939	\$457,846	\$492,727	\$512,805