

FOR SALE

\$3,200,000



Hill Country Retreat & Event Center

3607 Lone Man Mountain Road, Wimberley, TX 78676



Alice Duffy
Commercial Director
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Each Office Is Independently
Owned and Operated.

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Alice Duffy

Commercial Director

With nearly 20 years in Central Texas real estate, Alice brings unmatched expertise to every deal. Starting as an investor in 2005, she's mastered buying, selling, renting, staging, marketing, and more—always focused on maximizing value.

Raised on 175 acres east of Austin, Alice knows the region deeply. Her strong local ties and extensive network help her connect sellers with the right buyers quickly and efficiently.

A dedicated advocate for landowners, Alice negotiates fair deals, manages land exchanges and easements, and removes deed restrictions to protect and enhance property value.

She specializes in investor services and excels in Industrial, Multifamily, Retail, Office, and Transcranial Land transactions. Trusted by many, Alice is your go-to expert for real estate success in Central Texas.

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Property Overview

Rustx Ranch

3607 Lone Man Mountain Road, Wimberley, TX 78676

Rustx Ranch is a meticulously crafted estate situated on approximately 4.58 acres in the scenic Texas Hill Country. The main residence is a 3-bedroom, 2.5-bath log home constructed in 2001 using aromatic mountain cedar and Engelmann spruce logs. It features vaulted ceilings, a dry-stack fireplace by Lape Cisneros, hand-rubbed pecan cabinets, stainless steel countertops, and a gas cooktop. The home also boasts a wraparound porch, a screened back porch, and lots of space for parking. The property includes apple, pear, peach, and fig trees, along with three grape arbors, enhancing its rustic charm.

In addition to the main house, the estate offers nine uniquely themed 2-bedroom, 1-bath cottages, each approximately 561 sq. ft., completed in 2021. These cottages combine rustic aesthetics with modern comforts, providing privacy and tranquility for guests. At the heart of the property is "The Gathering Place," a 2,400 sq. ft. event center equipped with indoor and covered outdoor spaces, suitable for various events such as weddings, corporate retreats, and family reunions. A newly installed pickleball court adds a recreational feature for guests.

Investment Highlights

Rustx Ranch offers a compelling investment opportunity in the thriving Wimberley real estate market. Key highlights include:

Strong Market Growth

As of May 2025, the median home price in Wimberley stands at approximately \$546,248, with projections indicating a rise to \$686,432 by 2030—a 25.7% increase over five years.

Diverse Revenue Streams

The property features a luxurious main residence, nine themed guest cottages, and a 2,400 sq. ft. event center, allowing for multiple income avenues, including vacation rentals, event hosting, and wellness retreats.

Tourism Growth

Texas tourism reached a record \$97.5 billion in visitor spending, supporting 1.3 million jobs. Wimberley's unique charm and attractions contribute to its appeal as a tourist destination.

Infrastructure Enhancements

Hays County is investing in infrastructure improvements, such as the widening of RM 3237, enhancing accessibility to the area.

Property Highlights

Price: \$3,400,000

Location: 3607 Lone Man Mountain Road, Wimberley, TX – nestled in the scenic Texas Hill Country, midway between Austin and San Antonio.

Acreage: 4.58 acres of picturesque landscape with fruit trees, grape arbors, and open spaces. Regional Retention Pond: Designed to city specifications to support the entire 33-acre tract.

Main Residence: 3-bedroom, 2.5-bath log home (approx. 2,500 sq. ft.) built in 2001 using mountain cedar and Engelmann spruce logs.

Luxury Features: Vaulted ceilings, dry-stack stone fireplace, stainless steel countertops, pecan cabinets, gas cooktop, wraparound porch, and screened back porch.

Guest Cottages: Nine themed 2-bedroom, 1-bath cottages (561 sq. ft. each), constructed in 2021 – ideal for short-term rentals or retreats.

Event Center: 2,400 sq. ft. event venue with indoor and covered outdoor spaces, suitable for weddings, corporate retreats, and family reunions.

Recreation: Newly installed pickleball court and ample open areas for outdoor activities.

Landscaping: Apple, pear, peach, and fig trees, plus grape arbors, enhancing the rustic ambiance.

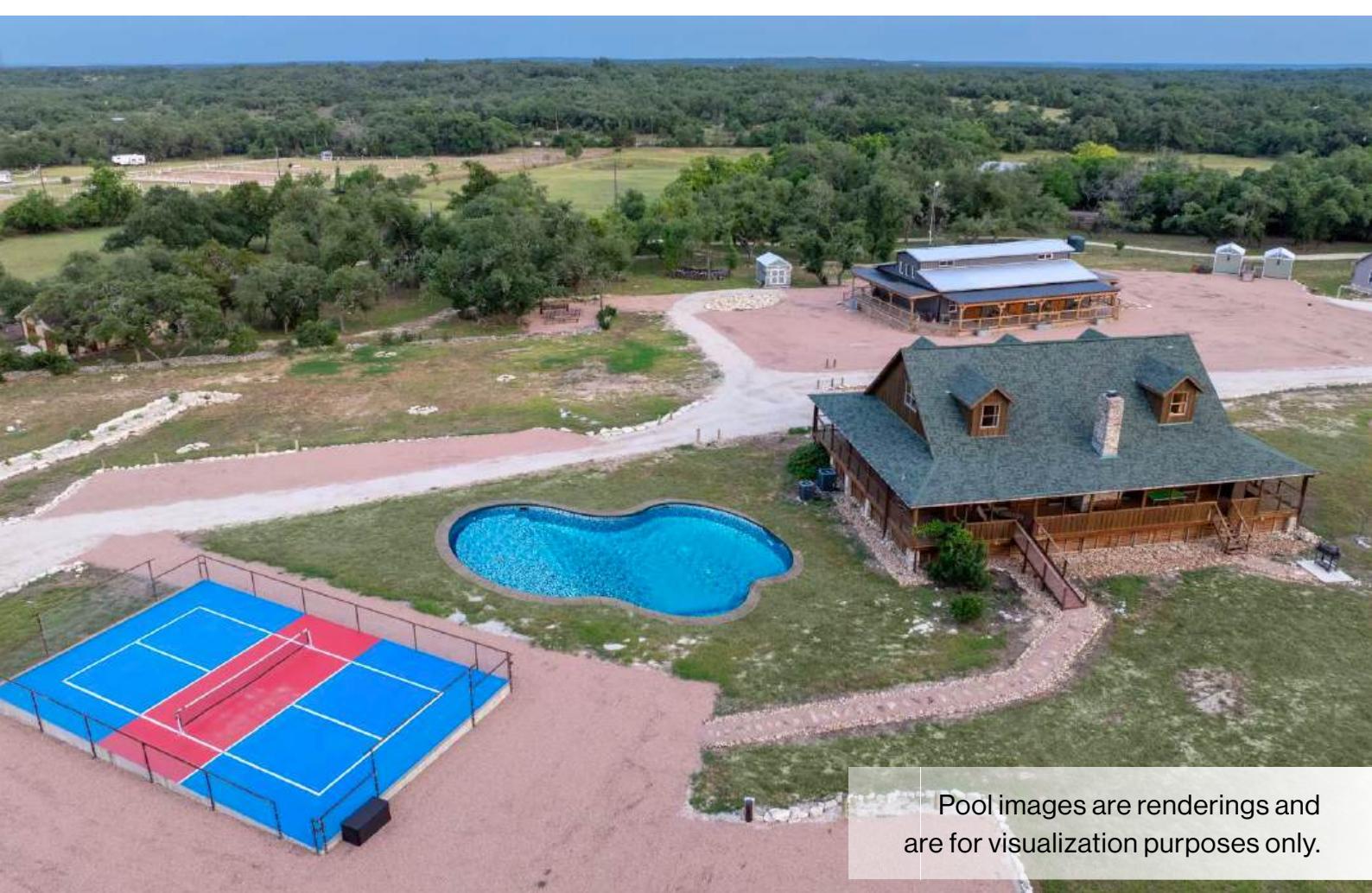
Accessibility: Located near major Hill Country attractions, wineries, and outdoor recreation areas.

Income Potential: Multiple revenue streams from event hosting, vacation rentals, and wellness retreats.

Value Add Potential: A pool is a high-impact value-add for this property in Wimberley, where the Texas Hill Country's warm climate and natural beauty draw groups looking for both comfort and experience. The included renderings illustrate how a thoughtfully designed pool could elevate guest appeal, increase booking potential, and enhance the property's overall retreat offering.



Aerial Overview



Pool images are renderings and are for visualization purposes only.

Exterior Photos



Exterior Photos



Owner's Residence



Owner's Residence



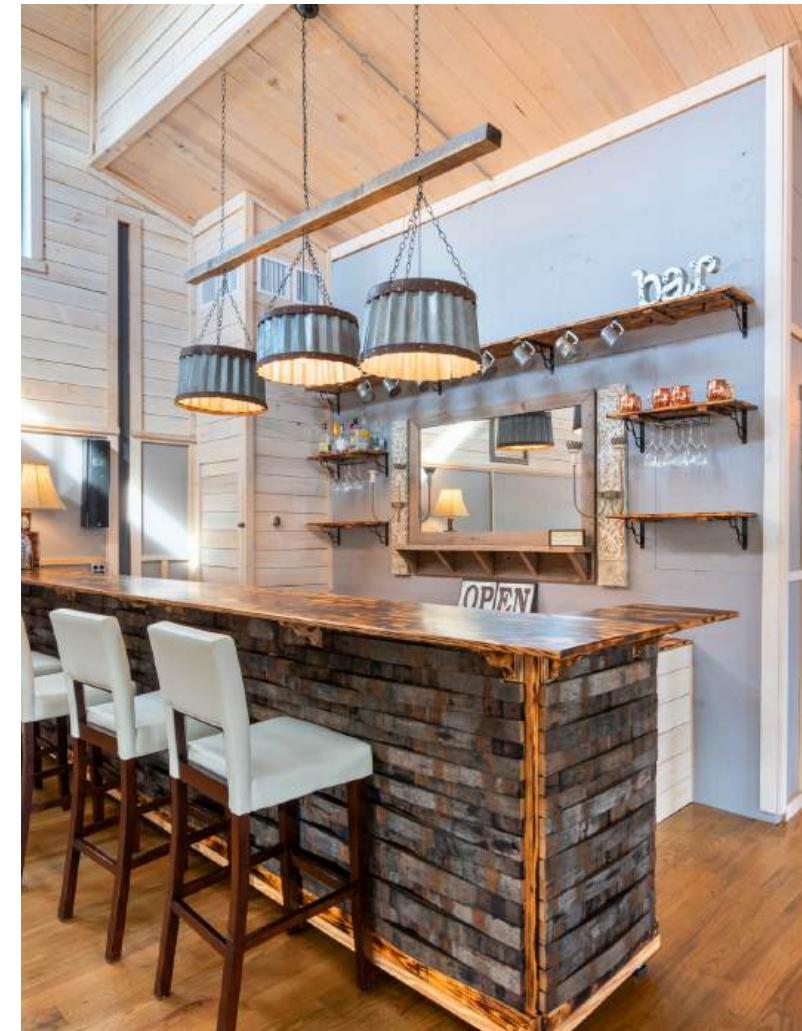
Owner's Residence



Events Center



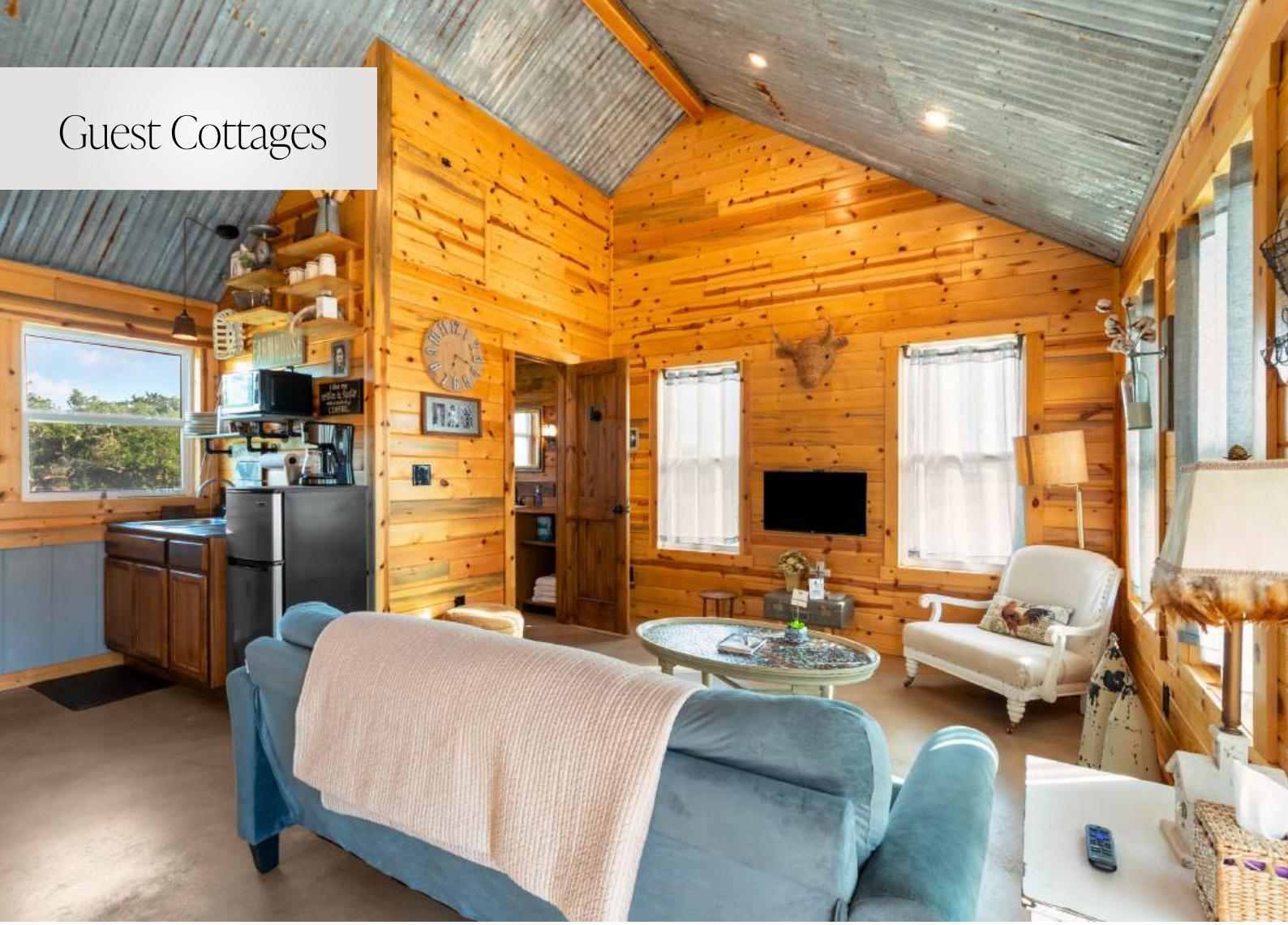
Events Center



Guest Cottages

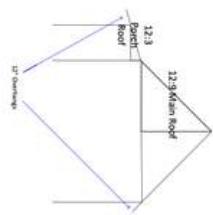


Guest Cottages

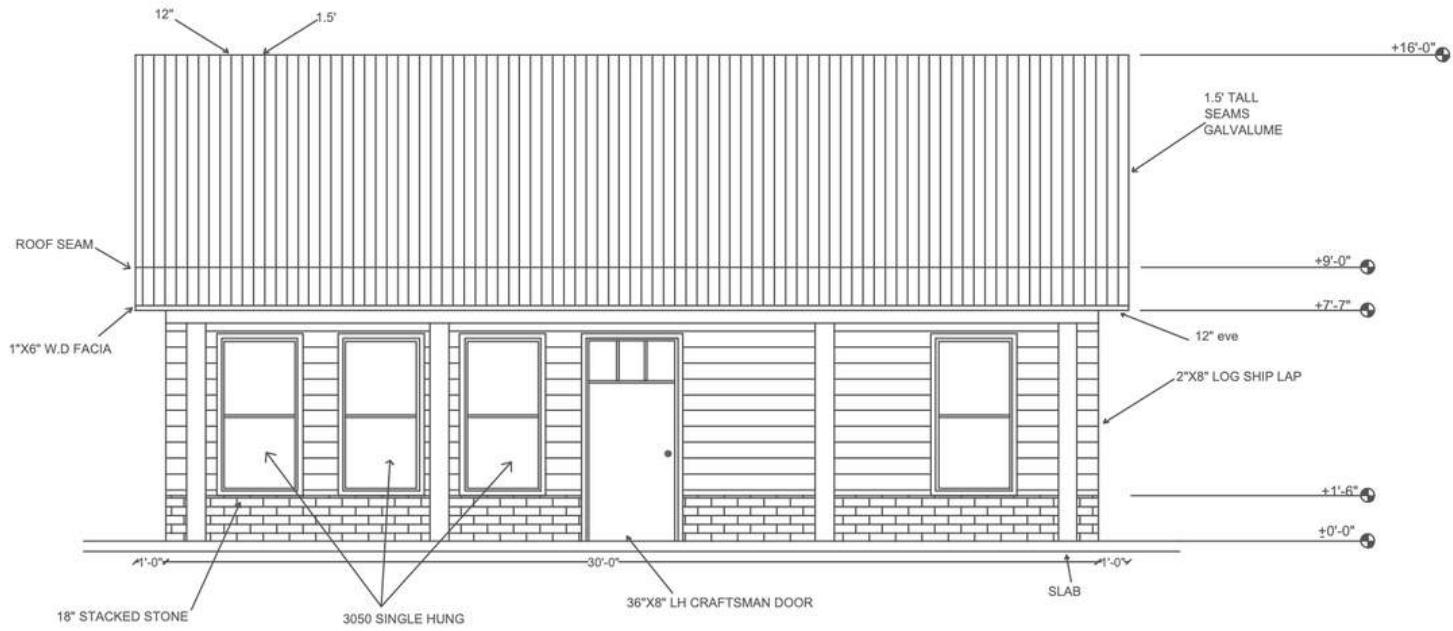


Floor Plan

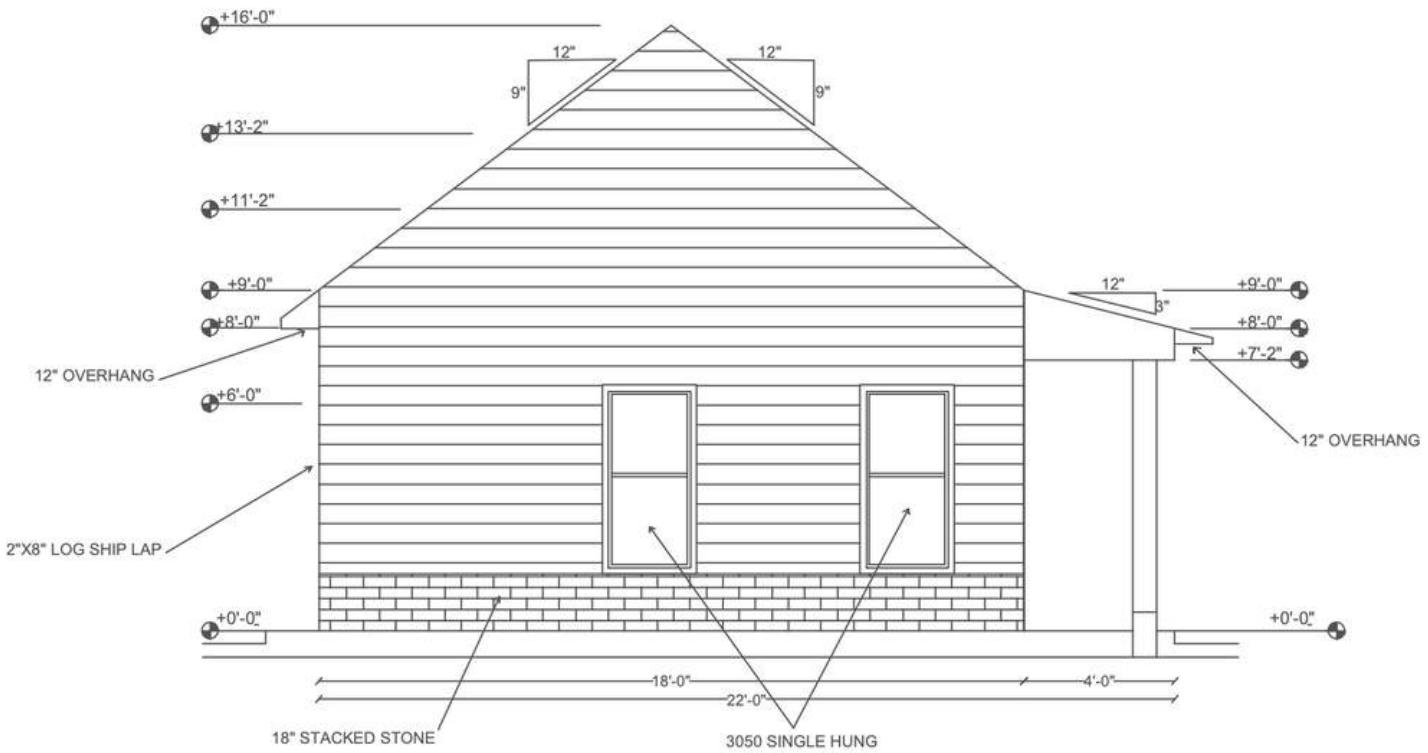
2-Bedroom Cabin Shell



Elevation

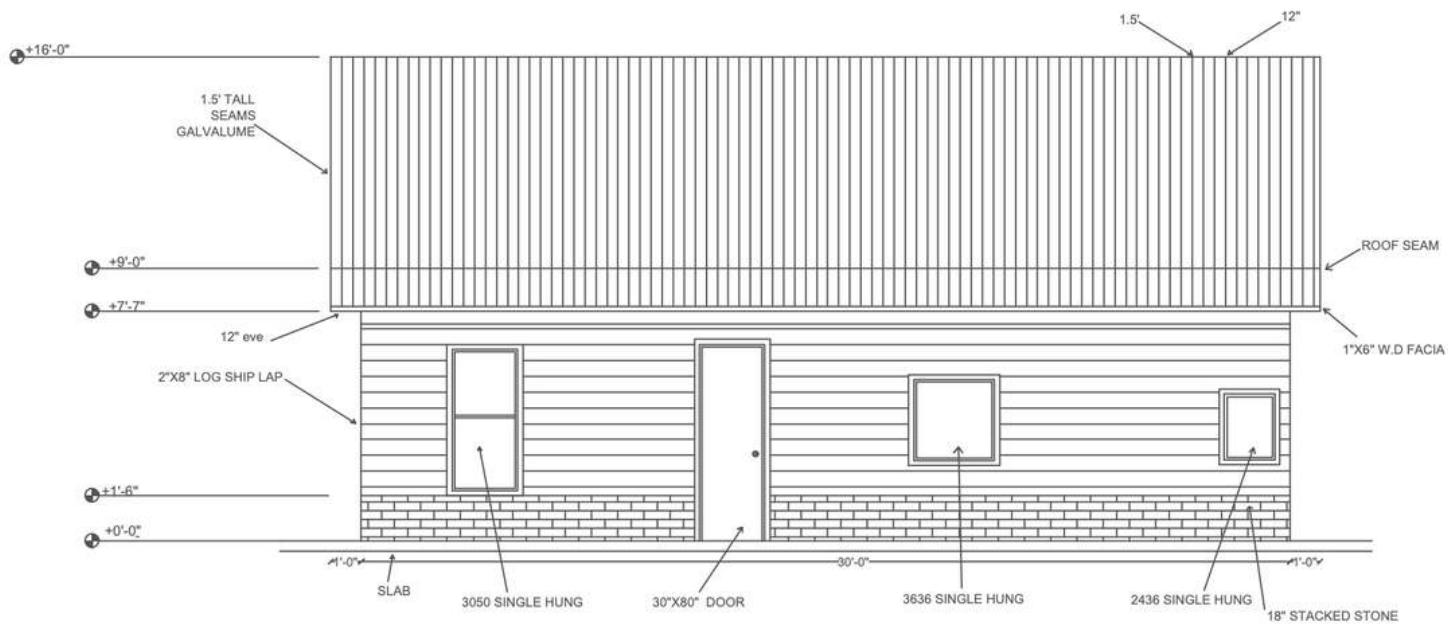


FRONT ELEVATION

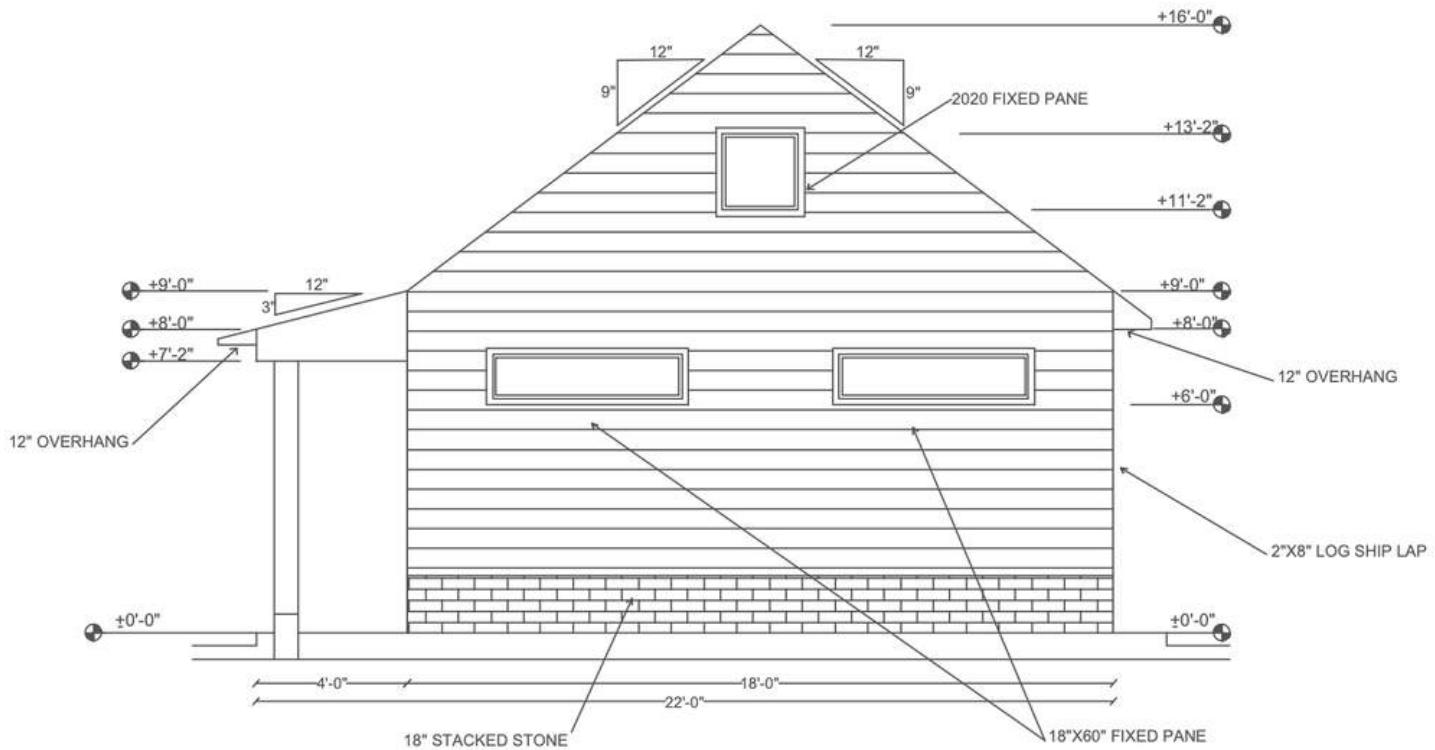


NORTH ELEVATION

Elevation

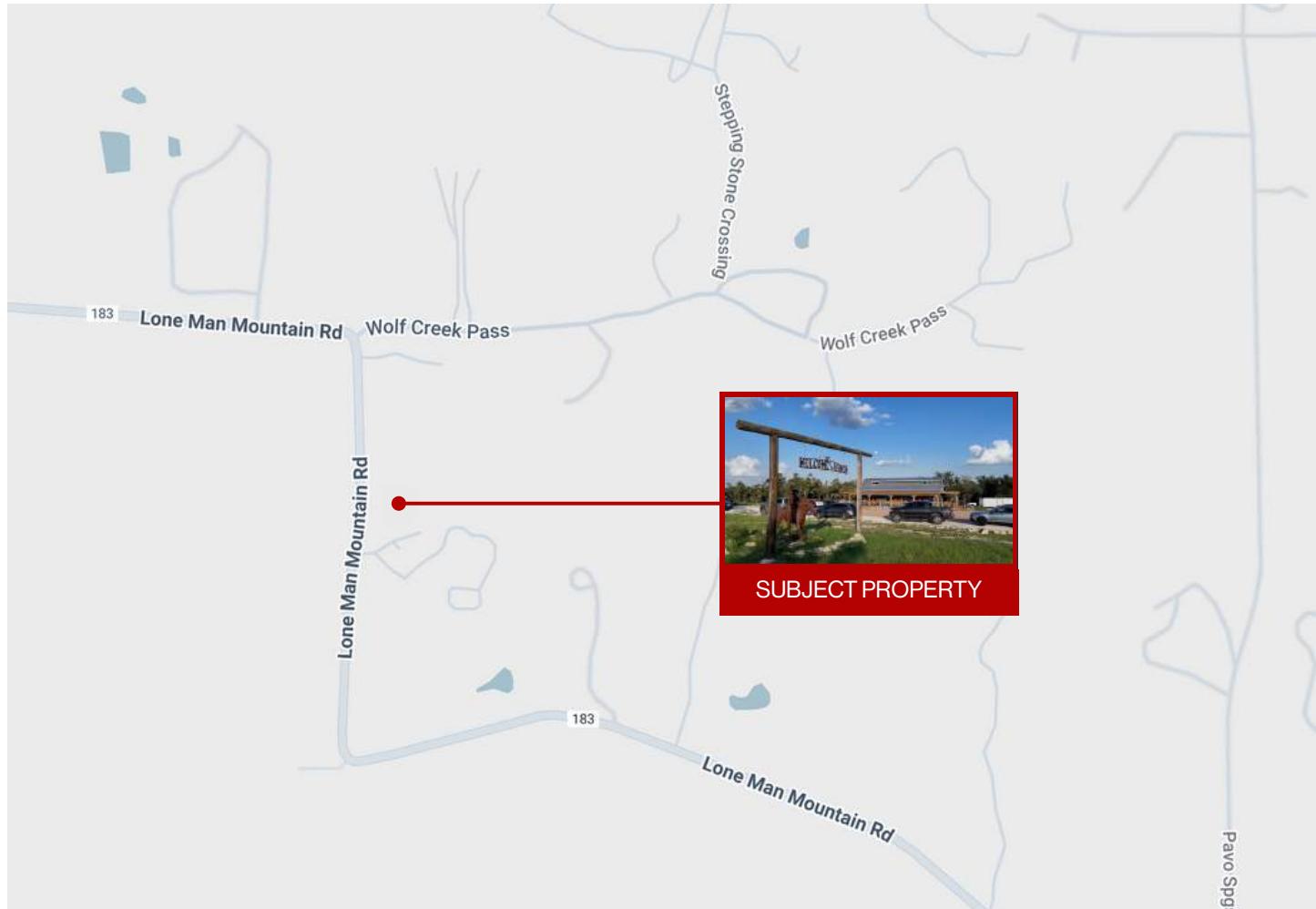


REAR ELEVATION



SOUTH ELEVATION

Location Overview



Demographic Report

Category	1 MILE	3 MILE	5 MILE
2024 Total Population	338	2,262	11,308
2029 Population	445	R	14,803
Pop Growth 2024-2029	+31.66%	+31.96%	+30.91%
Average Age	48	47	47
2024 Total Households	133	904	4,796
HH Growth 2024-2029	+32.33%	+32.52%	+31.80%
Median Household Inc	\$104,545	\$105,017	\$94,385
Avg Household Size	2.40	2.40	2.30
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$491,176	\$498,816	\$445,706
Median Year Built	1984	1989	1993

Location Overview

About Wimberley, Texas

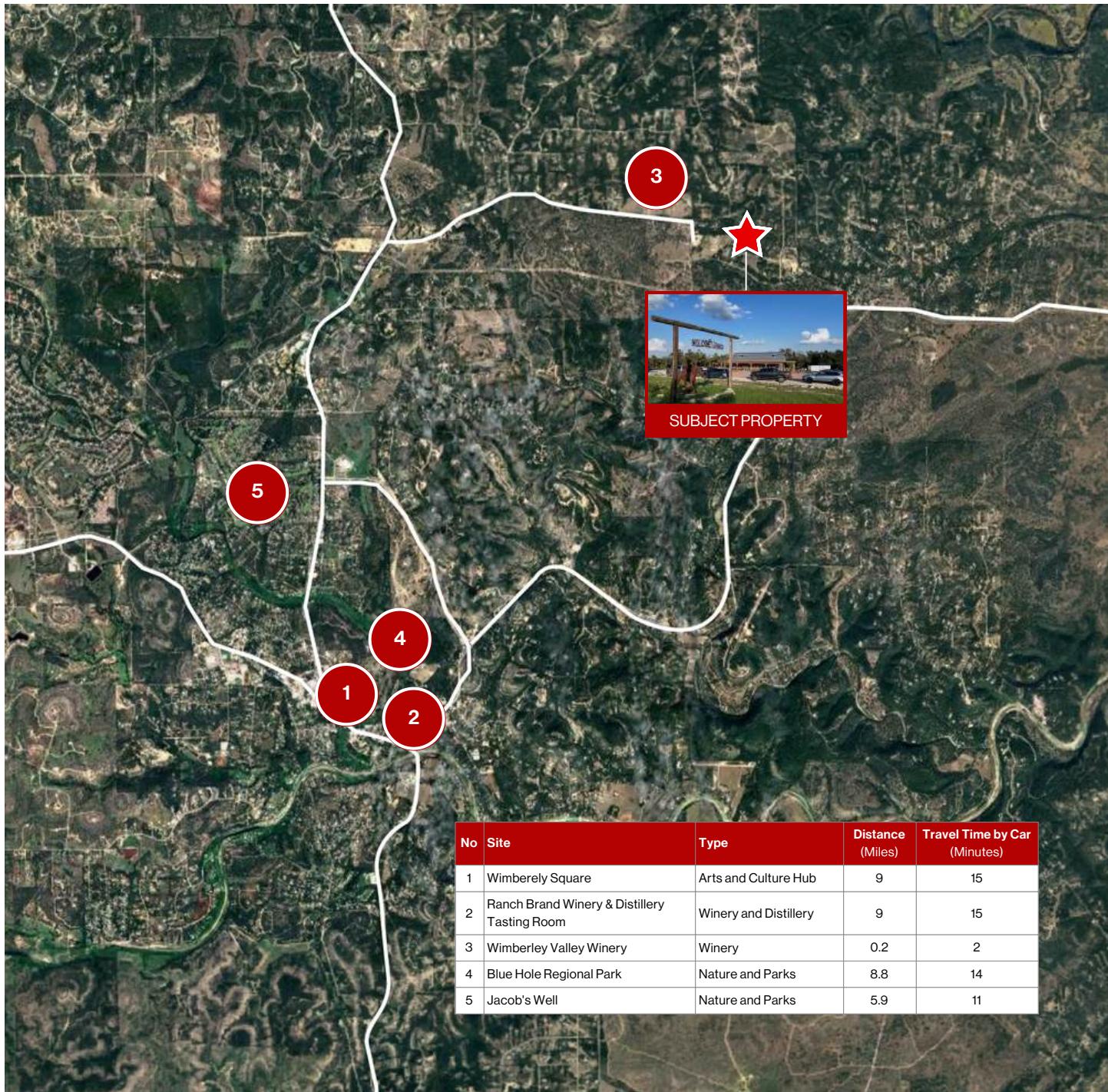
Wimberley, TX is a picturesque destination located in the heart of the Texas Hill Country, known for its rolling hills, vibrant wildflower fields, and serene rivers. In spring, the landscape comes alive with bluebonnets and other native blooms, creating a stunning backdrop for outdoor activities. The area offers a blend of small-town charm and natural beauty, making it an attractive location for both visitors and residents.

The nearby rivers provide ample opportunities for tubing, kayaking, and fishing, while scenic drives wind through the countryside, connecting Wimberley to neighboring towns like Driftwood, Dripping Springs, and Austin. Along these routes, visitors can explore a variety of wineries, breweries, and farm-to-table restaurants, all contributing to the region's reputation as a hub for local culture and culinary experiences.

Wimberley is also home to a thriving arts scene, with local galleries, artisan markets, and live music venues drawing both tourists and day-trippers. Outdoor enthusiasts can venture to nearby state parks and natural attractions, including the Blue Hole Regional Park, Jacob's Well, and Pedernales Falls State Park. These destinations offer hiking, swimming, and nature-watching, enhancing the area's appeal as a nature lover's retreat.

With its blend of scenic beauty, recreational activities, and proximity to Austin, Wimberley provides an ideal setting for a property like Rustx Ranch, attracting both short-term vacationers and long-term investors seeking a tranquil yet accessible escape.





Nearby Attractions & Amenities

Wimberley offers a range of attractions and amenities that enhance the appeal of Rustx Ranch:

- Wimberley Square: A hub for boutique shopping, art galleries, and dining.
- Wineries and Breweries: The region boasts numerous wineries and craft breweries, offering tasting tours and events.
- Outdoor Recreation: Nearby attractions include Blue Hole Regional Park and Jacob's Well, popular for swimming, hiking, and nature exploration.
- Cultural Events: Wimberley hosts various festivals and markets throughout the year, celebrating local art, music, and cuisine.

Nearby Developments: The Texas Hill Country continues to experience growth, with developments focusing on sustainable tourism and preserving the natural environment. Wimberley's commitment to maintaining its small-town charm while supporting local businesses makes it an attractive destination for visitors seeking authentic experiences.

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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