



Bee Creek Ranch

3500 R O DRIVE | SPICEWOOD, TEXAS



Kuper

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Rare & Unique Opportunity in the Heart of Spicewood.

Premier income-producing commercial property in one of Spicewood's most desirable corridors. This unrestricted 7-acre boutique rental and event center features five revenue-generating structures including: a main event venue, two guest homes, a second event center, and a stage building ready for finish-out. Designed for hospitality, retreats, weddings, and corporate events, the property offers parking for 100+ vehicles, vendor access, and gated entry.

Main Event – 2,234 sq ft (potential income producing)

Willie's Place – 1,128 sq ft (currently income producing)

The Cottage – 513 sq ft (currently income producing)

Event Center – 1,397 sq ft (income producing building)

The Stage – 731 sq ft (income producing) needs finish-out for two additional income producing bedrooms.

Back three acres cleared for future income producing

Geodome glamping (plans reimagined)

5 Building total – 4,606 sq ft 7 acres 100 spaces (front parking area)

Additional vendor parking at event center.

3500 R O DRIVE | SPICEWOOD, TEXAS 78669

OFFERED AT \$2,250,000

SPICEWOODS-BEECREEKRANCH.COM



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Projected Airbnb Revenue Summary

3500 R O Drive, Spicewood, TX 78669
6 beds | 5 baths | 4,606 sf | 7 acres

Existing Airbnbs (with +10% ADR over comps):

| Property | ADR (\$) | Yearly Revenue (\$) |
|----------------------------|------------|---------------------|
| Willie's Place | 317.13 53% | \$61,348.80 |
| The Cottage | 239.11 51% | \$44,509.77 |
| Total (current properties) | | \$105,858.57 / year |

Projected Additions (Glamping Units, ADR \$353.28, 55% Occupancy):

| Scenario | Annual Revenue (\$) |
|----------|---------------------|
| 3 Units | \$212,762.88 |
| 10 Units | \$709,209.60 |
| 15 Units | \$1,063,814.40 |

When Combined:

With 3 glamping units: ≈ \$318,621 / year
With 10 glamping units: ≈ \$815,068 / year
With 15 glamping units: ≈ \$1,169,673 / year

Full revenue projections for Wedding / Event Venue & Airbnbs + Wedding / Event Venue

1. Wedding / Event Venue Only

Assumptions:

Average wedding= weekend rental (mix of high/ low seasons blended).

Weighted average venue rate ≈ \$7,300 per wedding (80% weddings, 20% smaller events at \$3,000 avg weekday rate).

10% events vs 80% weddings ratio applied.

Scenario: Weddings / Year Events / Year Est. Avg Rate (\$) Projected Annual Revenue (\$)

| | | |
|---|---------|-----------|
| Low (24 total) 19 weddings, 5 events | \$7,300 | \$175,200 |
| Mid (36 total) 29 weddings, 7 events | \$7,300 | \$262,800 |
| Mid-High (52 total) 42 weddings, 10 events | \$7,300 | \$379,600 |
| High (72 total) 58 weddings, 14 events | \$7,300 | \$525,600 |

2. Venue+ Current Airbnbs + Glamping

Assumptions: Each wedding uses both Airbnbs one night (forfeited from Airbnb revenue).

Airbnb revenue baseline (from your earlier data):

Cottage: \$44,509.77 / year

Willie's Place: \$61,348.80 / year

Combined: \$105,858.57 / year

Deduct (2 x wedding count x 1-night ADR) from Airbnb revenue.

Glamping ADR \$353.28, 55% occupancy.

Example

A. 24 Events (30% events, 70% weddings)

| Units Airbnb Adj. (\$) | Glamping Rev. (\$) | Venue Rev. (\$) | Total Rev. (\$) |
|------------------------|--------------------|-----------------|-----------------|
| +0 Glamping 100,000 | - | \$175,200 | \$275,200 |
| +3 Glamping 100,000 | \$212,763 | \$175,200 | \$487,963 |
| +10 Glamping 100,000 | \$709,210 | \$175,200 | \$984,410 |
| +15 Glamping 100,000 | \$1,063,814 | \$175,200 | \$1,339,014 |

B. 36 Events (30% events, 70% weddings)

| Units Airbnb Adj. (\$) | Glamping Rev. (\$) | Venue Rev. (\$) | Total Rev. (\$) |
|------------------------|--------------------|-----------------|-----------------|
| +0 Glamping \$95,000 | - | \$262,800 | \$357,800 |
| +3 Glamping \$95,000 | \$212,763 | \$262,800 | \$570,563 |
| +10 Glamping \$95,000 | \$709,210 | \$262,800 | \$1,067,010 |
| +15 Glamping \$95,000 | \$1,063,814 | \$262,800 | \$1,421,614 |

Key Takeaways

Core venue alone: \$175K-\$525K/year potential.

Adding existing Airbnbs: +\$100K/year baseline.

Adding glamping: scalable lift of ~\$70K per unit annually.

Full buildout (15 glamping +venue+ Airbnbs): >\$1.3M/year potential.

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