

EXECUTIVE SUMMARY

List Price: \$2,700,000

6.283 acres | 9,720 sqft living space | 5 residences | 1 workshop

Rare income-producing Hill Country compound with exceptional development potential. This 6.283-acre property features five distinct residences and a large, versatile workshop, delivering 9,720+ square feet of living space across 16 bedrooms and 9 bathrooms. Property also features 537 ft of frontage on Nutty Brown Rd. Currently generating proven revenue through established short-term rental channels (Airbnb, VRBO) in Dripping Springs—Texas's premier wedding venue destination.

VRBO link: <https://t.vrbo.io/P80ppR2iXWb>

STRATEGIC ADVANTAGE

- 537 ft prime Nutty Brown Rd frontage
- ~3 acres and 200 ft of frontage undeveloped real estate
- Minimal zoning restrictions, maximum flexibility
- Positioned between Austin & Dripping Springs

INFRASTRUCTURE READY

- 4 Septic systems, 3 propane tanks
- City water connection + private well
- PEC electricity throughout
- 2 points of ingress/egress
- 1700 sqft workshop with electrical utility
- Multiple storage sheds
- 4 private fenced yards

PROPERTY METRICS

Total Acreage	6.283 acres
Developed Land	~3.3 acres
Undeveloped Land	~3 acres
Road frontage	537 ft
Total living area	9,720+ sqft
Total bedrooms	16
Total bathrooms	9
Sleeping capacity	28 guests
Price per Sqft	\$270
Price per acre	\$429,778

RESIDENCE OVERVIEW

Property Name	Sqft	Bed/Bath	Year Built	Condition
The Ranch House	2,400	4/3	2009	Updated
The View House	2,860	3/2	2010*	Requires Attention
The Manor	1,980	4/3	1960	Updated
Roadrunner's Bungalow	1,700	3/2	1991	Updated
The Cabin	780	2/1	2009*	Updated
Workshop	1700	—	—	Good

*Structure was relocated to property

LAND CHARACTERISTICS

- Mostly flat topography
- Less than one house per acre density
- Bordering nature preserve
- Nature trail surrounding property
- Not within or near flood zones

FUTURE POTENTIAL

- Wedding venue conversion
- Event center development
- Additional dwelling construction
- Commercial parking expansion

PROPERTY MAP

