



# Hospitality + Food & Beverage Opportunity in the Heart of Dripping Springs on 22+ Acres

**Unrestricted. Rare. Views for Miles. 8 Casitas. Courtyard. Pool.  
Imagine the Possibilities...**

Welcome to a one-of-a-kind property experience located 30 miles from downtown Austin. Perched on the top of a hill, this property overlooks canyon topography with Texas Hill Country views as far as the eye can see.

Situated on 22.6 unrestricted acres, the property can be utilized as a private residence, retreat space, wedding + event venue, wellness center & spa, boutique hotel winery, restaurant or development. With roughly 380 feet of HWY 290 frontage ready for a restaurant, winery, tasting room or your dream concept!

[listings.denpg.com/crownjewel](https://listings.denpg.com/crownjewel)

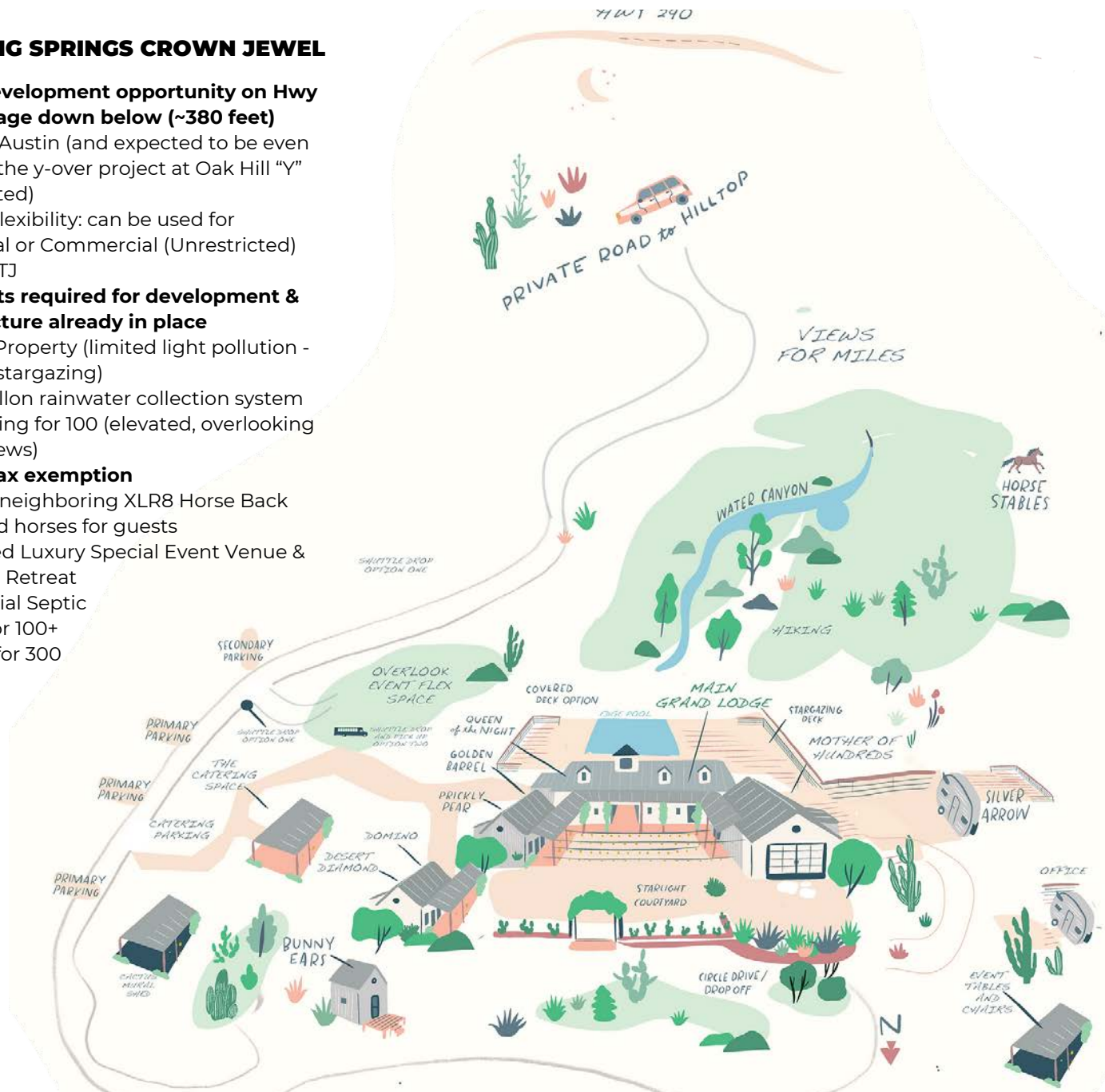
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## A DRIPPING SPRINGS CROWN JEWEL

- **Future development opportunity on Hwy 290 frontage down below (~380 feet)**
- 30 Min to Austin (and expected to be even less once the y-over project at Oak Hill “Y” is completed)
- Ultimate flexibility: can be used for Residential or Commercial (Unrestricted)
- Outside ETJ
- **No permits required for development & infrastructure already in place**
- Dark Sky Property (limited light pollution - excellent stargazing)
- 30,000 gallon rainwater collection system
- Deck seating for 100 (elevated, overlooking canyon views)
- **Wildlife tax exemption**
- Access to neighboring XLR8 Horse Back Riding and horses for guests
- Established Luxury Special Event Venue & Corporate Retreat
- Commercial Septic
- Parking for 100+
- Tent pad for 300
- Helipad







## **ARRIVING TO DRIPPING SPRINGS**

Dripping Springs is well-known as the “Gateway to the Hill Country”. Located just 25 minutes west of Austin, Dripping Springs is home to spectacular natural wonders, historic treasures, unique shopping, eclectic live music venues, a plethora of vineyards, vineyards, state parks, nature preserves, lakes and rivers, rolling hills, and magnificent live oak woodlands.







**A MAIN GRAND LODGE WITH DETACHED CASITAS, SKY DECKS, A SPANISH COURTYARD, BREEZEWAYS & POOL**

The property is currently a vibrant retreat lodge (with casitas and venue), in what is known by Texas Monthly, as the Wedding Capital of Texas. The as-of-yet undeveloped commercial section of the property, (roughly 380 feet on scenic and winding highway 290 frontage), adds imaginative options for an investor. Located 5 miles from the charming town of Dripping Springs, 30 minutes from Austin and only a short drive to San Antonio, Johnson City, Fredericksburg and the award winning wineries of Hye, Tx.

Accessed by a scenic driveway directly off Hwy 290, the property's main lodge sits high above numerous acres and a collection of wet weather limestone springs, waterfalls and natural watering holes. The play between interior and exterior spaces is a common theme throughout the architectural design, with the use of breezeways to separate living spaces and wooden walkways over blowing grasses. A linear pool underscores the high balcones vistas from the back of the lodge and bedrooms. A cactus lined, Spanish styled sunken courtyard plays the part of natural foyer, embracing all who enter. The detached casitas, sleeping 20, are set back from the main lodge, in seclusion and harmony with the live oaks and wild flowers.









Unique amenities include a 6,000 sq ft open air flex space used for larger events, gatherings or helicopter pad. Additionally there are: a 30,000 gallon rainwater cistern with a backup well, (easily transition-able for an off-grid property), horse trails, a commercial septic, a covered outdoor catering space and a canyon and ravine, ideal for restorative exploring and hiking and further development. Parking currently accommodates 100 vehicles.



The property enjoys a wildlife exemption for tax purposes (which took 6 years to obtain).







## This property is a rarity.

It is a design-forward, fully developed lodge with no site restrictions married with commercial viability for one of the Hill Country's most desirable fairways. It combines water, views, location and collected acreage with the flexibility to further expand the enterprise commercially or simply enjoy the magic for yourself.

This is a "MUST be experienced in person" one!

To schedule a private tour, please contact:

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