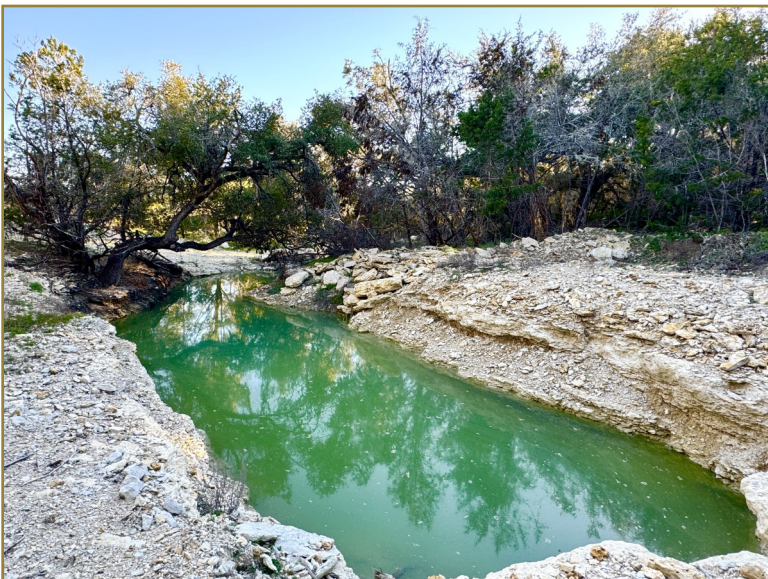


# HOMELAND PROPERTIES



If you are looking for an incredible event center, vacation rental, or luxury ranch development location look no further! 23 acres conveniently located between Wimberly and Dripping Springs. Only a short 38-mile drive southwest of the explosive growth of Austin and 58 miles northeast of the expanding San Antonio, Texas. It is near the center of the Texas Hill Country, a location well-known for its beautiful elevation changes, exceptional views, and numerous caves. Paved road frontage off Mount Sharp Road with 60 ft. elevation changes creating amazing views! Electricity and multiple residential wells on site. The property has evidence of a natural spring with multiple water features, a swimming hole, and a pond with a handmade dam. The current owner has completed a site plan allowing for 14 cabins, in addition to the existing residence and a secondary area with 18 RV sites that could be substituted for additional cabin sites. They have also completed comprehensive due diligence including soil tests, tree surveys, and a year of time invested with the water district for approval of a commercial water well (currently approved for a Tier 2 well up to 4.79 acre/ft). This is a unique opportunity as the current groundwater district status does not allow for future applications and the seller is willing to assist the new owner with the completion of their permit. All architectural plans along with civil, water, septic, structural, foundation, and MEP engineering will be conveyed with the sale. Septic permits have already been issued/approved. Many mature trees such as Cedar, Oak, and Persimmon. The existing farmhouse needs rehab but could be repurposed for a rental or living space with rustic charm. This truly is the perfect place for an event center, high-end rental, or dream ranch. Come and experience this amazing location before it is too late!

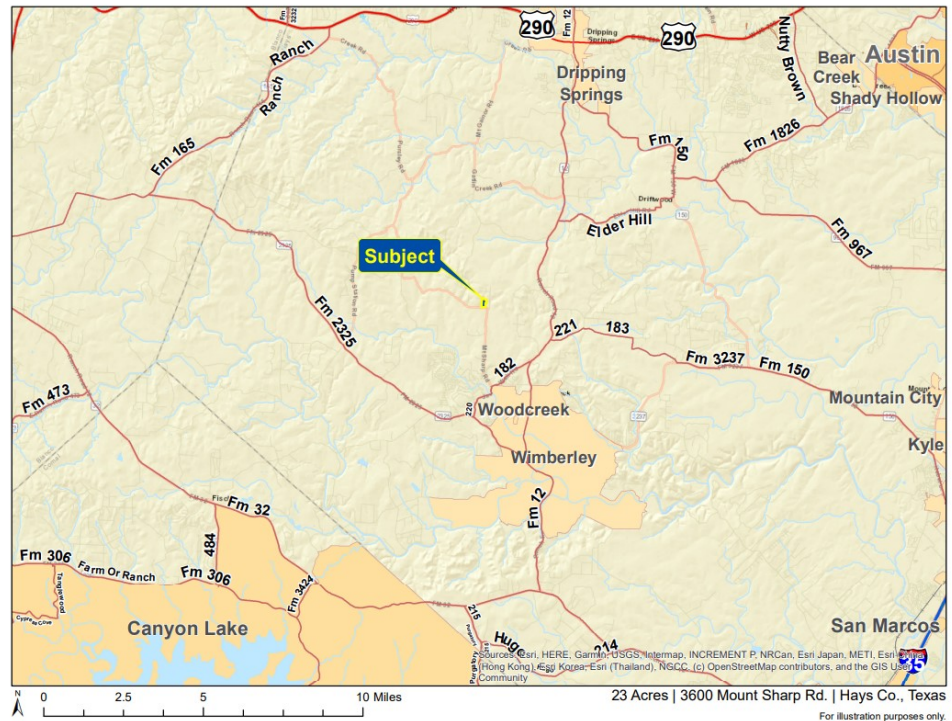








A short 4-minute drive away lies the renowned Jacobs Well, a natural artesian spring that releases thousands of gallons of water each day, drawing swimmers and open water divers alike during summer months. This is the second largest fully submerged cave in Texas. Just down the road from the Jacob's Well Vineyard and a short distance from the Limestone Terrace Vineyard/Driftwood Estate Winery. The area offers numerous wine tastings, shopping locations at Wimberley Square, and unique experiences such as the Blue Hole, Devil's Backbone, and Cypress Creek Nature Preserve. This is an incredible resort location to grow your business or enjoy with your family!



**HOMELAND**  
**PROPERTIES**

[www.HomelandProperties.com](http://www.HomelandProperties.com)

**FOR MORE INFORMATION CONTACT:**

**JC Hearn CCIM, ALC, RENE**

936-581-4049 / [jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)



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