

\$3,150,000 - 806 Bell Springs Rd, Dripping Springs

MLS® #3116258

\$3,150,000

30 Bedroom, 11.00 Bathroom,
Land / Farm on 23.30 Acres

A0130 - Hinton Curtis Surv, Dripping Springs,
TX

Discover this exceptional 23+ acre investment opportunity in the breathtaking Texas Hill Country. This fully operational and profitable property features two meditation/yoga short term rental retreats that provide immediate income potential.

****Property Highlights:****

- * Two manufactured homes (approximately 2,281 sq.ft. each)
- * 18 charming glamping cabins
- * 4 luxury villas for premium accommodation
- * Dedicated yoga building for classes and events
- * On-site small cafe; and gift shop for additional revenue
- * Multiple storage buildings for operational needs
- * Well-maintained trails throughout the property
- * Outdoor sunset chapel for ceremonies and meditation
- * Swimming pool for guest enjoyment
- * Agricultural exemption for potential tax benefits

>This business opportunity offers breathtaking Texas Hill Country views and magnificent sunsets. The established retreat operation appeals to wellness tourists and those seeking a peaceful getaway in nature.

Owner is a licensed real estate agent. Contact



for financial details and to schedule a viewing of this unique investment property.

Built in 2016

Essential Information

MLS® #	3116258
Price	\$3,150,000
Bedrooms	30
Bathrooms	11.00
Full Baths	8
Half Baths	3
Acres	23.30
Year Built	2016
Type	Land / Farm
Sub-Type	Other
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Panoramic,CreekStream
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Community Information

Address	806 Bell Springs Rd
Area	HD
Subdivision	A0130 - Hinton Curtis Surv
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Driveway

Interior

Interior	Carpet Free, Laminate, Vinyl, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Dishwasher, Microwave, Washer,

	Built-In Electric Range
Heating	Central
# of Fireplaces	2
Fireplaces	Electric, Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Private Yard, RV Hookup
Lot Description	Back Yard, Front Yard, Many Trees
Roof	Metal
Construction	HardiPlank Type, See Remarks, Vinyl Siding
Foundation	See Remarks

School Information

District	Dripping Springs ISD
Elementary	Dripping Springs
Middle	Dripping Springs Middle
High	Dripping Springs

Additional Information

Date Listed	April 18th, 2025
Days on Website	200
Days on Market	135

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