

\$1,500,000 - 802 Bell Springs Rd, Dripping Springs

MLS® #5891915

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 13.28 Acres

A0130 - Hinton Curtis Surv, Dripping Springs,
TX

Established in 2018, this thriving meditation retreat sits on 13+ picturesque acres in the Texas Hill Country, featuring stunning sunset views, rolling hills, and a seasonal creek. The property boasts 18 fully-furnished glamping cabins, complemented by outdoor showers, cafe, gift shop, yoga studio, sunset deck, nature trails, camping areas, restroom facilities, and laundry shed. A spacious 4-bedroom manufactured home (built 2020, ~2,281 sq. ft.) rounds out the accommodations for owner occupant or rental. Currently generating approximately \$420,000 in gross annual income with 63% occupancy, this retreat offers significant revenue potential. With no deed restrictions, the property presents abundant expansion opportunities. Property includes a well lease from sister property also listed for sale at 806 (can buy both for 23+ total acres + additional luxury units). Lower price reflects new survey, fence & possible infrastructure needed if splitting the property. Owner/Agent.

Built in 2018

Essential Information

MLS® #	5891915
Price	\$1,500,000
Bathrooms	0.00
Acres	13.28



Year Built	2018
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Water Feature/View

View	Hills,Panoramic,CreekStream
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Community Information

Address	802 Bell Springs Rd
Area	HD
Subdivision	A0130 - Hinton Curtis Surv
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Other, Water Connected
Parking	On Site

Interior

Interior	Carpet Free, Laminate, Wood
Heating	Central

Exterior

Lot Description	Rolling Slope
Construction	HardiPlank Type, Wood Siding
Foundation	See Remarks

Additional Information

Date Listed	April 8th, 2025
Days on Website	209
Days on Market	98
Zoning	non-deed restricted

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