

\$2,700,000 - 12932 Nutty Brown Rd, Austin

MLS® #2563324

\$2,700,000

16 Bedroom, 9.00 Bathroom,
Residential on 6.28 Acres

Abstracts in Dripping Springs, Austin, TX

Texas Hill Country compound presents unique investment opportunity. This is a rare offering in one of the region's most sought-after destinations. This remarkable 6.28-acre property presents an exceptional opportunity for those seeking both a personal retreat and substantial income potential. The property encompasses five distinct residences and a versatile workshop, delivering over 9,720 square feet of living space. Together, these structures provide 16 bedrooms and 9 baths, currently generating revenue through established vacation rental channels. Each residence maintains its own character, with four featuring private fenced yards that create intimate outdoor spaces for guests or long-term occupants. Thoughtfully designed internal roads with convenient turnarounds connect the homes, creating seamless movement across the estate. The infrastructure has been carefully developed with four septic systems, three propane tanks, and dual water sources including both city connection and well access. A private road easement ensures convenient entry, while a designated main entrance welcomes visitors. This investment extends beyond the existing improvements. With minimal restrictions and no zoning constraints, the property offers flexibility for future enhancement with approximately 3.5 acres and 200 feet of Nutty Brown Road frontage undeveloped. Currently operating successfully in the short-term rental market, this compound demonstrates proven



revenue generation in an area recognized for its appeal to visitors and event attendees. The combination of established income, development potential, and strategic location creates a compelling proposition. Available by appointment only.

Please note:Â The View House (2,000sf), has never been leased and is used exclusively by the owner's family.

Essential Information

MLS® #	2563324
Price	\$2,700,000
Bedrooms	16
Bathrooms	9.00
Full Baths	9
Acres	6.28
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	12932 Nutty Brown Rd
Area	HD
Subdivision	Abstracts in Dripping Springs
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Connected, Water Connected, Propane
Features	See Remarks
Parking	Additional Parking, Driveway, Garage
View	Trees/Woods
Waterfront	None

Interior

Appliances See Remarks

Exterior

Lot Description Back Yard, Backs to Greenbelt/Park, Moderate Trees

Construction See Remarks

Foundation Pillar/Post/Pier, See Remarks

School Information

District Dripping Springs ISD

Elementary Rooster Springs

Middle Sycamore Springs

High Dripping Springs

Additional Information

Date Listed September 17th, 2025

Days on Market 13

Listing Details

Listing Office Horizon Realty

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Listing information last updated on October 14th, 2025 at 3:20pm CDT