

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

MLS® #4944893

\$1,500,000

22 Bedroom, 5.00 Bathroom, 5,050 sqft

Residential on 13.28 Acres

ABS 130 H CURTIS, Dripping Springs, TX

Discover an extraordinary opportunity to own this 13.2-acre (approx) meditation retreat center nestled in the breathtaking Texas Hill Country with wet weather creek and miles of views. This exceptional sanctuary, lovingly developed over seven years, offers both tranquility and profitable income streams in one of Texas's most sought-after regions. Enjoy mesmerizing panoramic views stretching for miles across rolling hills, a picturesque wet weather creek, and magical forest trails winding through majestic ancient oaks. Whether you're looking to update and expand the current retreat, or make it your own and build your dream home or business here... this non-deed restricted land has a plethora of opportunities.

The gorgeous property features a stylishly updated and fully furnished 2,231 SF 4BR/2BA manufactured home (built 2020), complemented by 18 charming glamping cabins each thoughtfully equipped with AC/Heat elements, comfortable beds, and modern amenities. The professional yoga studio, small cafe; and gift market, convenient laundry/bathroom facilities, flexible RV space, and stunning sunset viewing yoga deck create the perfect retreat.

This opportunity comes complete with all transferable bookings, operational systems, and the possibility of retaining experienced team. \$420,000 gross income 2024 (with



adjustments for owner's home and new cabin as rentals). The property offers exciting development opportunities with space to build additional residences or business. Don't miss this chance to own a slice of Hill Country paradise.

OWNER/AGENT is retiring and motivated. Sister property is also offered for sale at 806 Bell Springs for additional 10+ acres, 4-bedroom home & 4 luxury villas. Plot to be divided & well lease from sister property if not purchased together. Price reflects fence, survey & infrastructure for expansion. Contact agent for details.

Built in 2018

Essential Information

MLS® #	4944893
Price	\$1,500,000
Bedrooms	22
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	5,050
Acres	13.28
Year Built	2018
Type	Residential
Sub-Type	Other
Status	Active

Community Information

Address	802 Bell Springs Road
Area	HD
Subdivision	ABS 130 H CURTIS
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Other, See Remarks
Features	None
Parking	Driveway, Off Street, RV Access/Parking, Additional Parking, Circular Driveway, Electric Gate, Gated, Gravel, Parking Lot, Parking Pad
View	Hills, Trees/Woods, Creek/Stream
Waterfront	Seasonal, Creek

Interior

Interior	Carpet Free, Laminate, Vinyl, Wood
Appliances	Cooktop, Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Free-Standing Electric Oven, Microwave, Refrigerator, Water Purifier
Heating	Central, See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Garden, Lighting, Outdoor Grill, Private Yard, RV Hookup
Lot Description	Back Yard, Cleared, Garden, Native Plants, Many Trees, Trees Medium Size, Views
Construction	HardiPlank Type, Vinyl Siding, Wood Siding

School Information

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

Additional Information

Date Listed	April 8th, 2025
Days on Market	189

Listing Details

Listing Office	Donahue Realty
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Listing information last updated on October 14th, 2025 at 6:30am CDT