

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

MLS® #8356486

\$2,700,000

0 Bedroom, 0.00 Bathroom, 9,720 sqft

Residential Income 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.

Built in 1960

Essential Information

MLS® #	8356486
Price	\$2,700,000
Bathrooms	0.00
Square Footage	9,720
Acres	6.28
Year Built	1960
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

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

Amenities

Utilities	Electricity Connected, Propane, See Remarks, Water Connected
Features	See Remarks
Parking	Additional Parking, Driveway, Garage
Garage Spaces	2
View	Trees/Woods
Waterfront	None

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	See Remarks
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard, Balcony, See Remarks
Lot Description	Back Yard, Backs to Greenbelt/Park
Roof	See Remarks
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	October 2nd, 2025
Days on Market	12

Listing Details

Listing Office	Horizon Realty
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