

# CENTURY 21<sup>®</sup>

Judge Fite Company



23351 FM 150 W

DRIFTWOOD, TX 78619



\$1,599,900



2,644 sqft

## DESCRIPTION

Prime opportunity just one minute from downtown Dripping Springs with high-visibility from FM 150 frontage in the heart of one of Central Texas' most dynamic growth corridors. Positioned on 2 level, usable acres with city water and an oversized septic system in place, this property offers the infrastructure and exposure ideal for immediate hospitality, event, office, or mixed-use commercial conversion. Previously operated as a successful bed and breakfast and event venue, the site is already optimized for income-producing operations. Its flexible configuration supports a wide range of concepts including a wedding/event venue, corporate retreat center, wellness facility, restaurant or cafe, boutique lodging, professional office suites with shared conference space, creative studio collective, or live/work development. Mature trees, multiple patios, and garden areas create natural settings for outdoor ceremonies, patio dining, event installations, and expanded gathering areas, while strong FM 150 traffic exposure and public road access enhance long-term visibility. With ample room for potential parking expansion, the site offers rare turnkey potential within the booming Driftwood/Dripping Springs corridor. The estate includes two substantial structures approximately 6,000+ sqft: fully renovated 4 bedroom, 4 bath main building and converted historic barn guest hall featuring 3 bedrooms, 3 full baths, separate kitchen and living area, and expansive central hall designed for receptions, conferences, dining service, or large-scale gatherings. Each of the seven bedrooms includes a private full bath, allowing seamless conversion to executive offices, private therapy suites, short-term rental accommodations, or boutique hospitality units. \*Buyer and Buyer's Agent are responsible for conducting all due diligence and verifying all information, including but not limited to: property condition, zoning, permits, taxes, capacity regulations, utility access and square footage.\*

**PROPERTY TYPE:** Commercial - MixedUse

**MLS STATUS:** Active

**MLS:** 4020456

**YEAR BUILT:** 1922

**COUNTY:** Hays

**TRACT OR SUBDIVIION:** Howard Sub

**LIST DATE:** 04/17/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** HD

**SQUARE FEET:** 2,644

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2

**LOT SIZE (SQFT):** 87,250

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway
- Gated
- Paved

### YARD/GROUNDS:

- SprinklerIrrigation

### SIDING:

- VinylSiding

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- HeatPump

### UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- WaterAvailable
- WaterConnected

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- GardenTubRomanTub
- 

**LISTED BY:** Melony Coffman

**PHONE:** 512.894.4043

**BROKERED BY:** Coffman Real Estate