

# CENTURY 21

Judge Fite Company



## 22100 FM 150 W

DRIFTWOOD, TX 78619



\$1,350,000



2,554 sqft

## DESCRIPTION

This unrestricted 1.89-acre property boasts 415 feet of frontage along RM150 and offers a range of features and possibilities. The gently sloping terrain is adorned with beautiful, massive oaks and includes two existing driveways. The property is equipped with a newly installed oversized septic system, a strong water well, and on-site electricity. The main building on-site boasts over 1,600-square-feet and includes private offices, a kitchen, and two full bathrooms and is ideal for use as an office or showroom. Complementing this is a 900-square-foot air-conditioned shop. Additionally, the ample yard and lay-down space are perfect for outdoor storage of heavy equipment, landscape supplies, building materials, and more, making it well-suited for businesses such as landscaping, construction, plumbing, or contracting. The property also presents great potential for overnight or short-term rentals, including Airbnb, VRBO, or a boutique-style hotel. Located approximately 1.5 miles from the RR12/RM150 intersection, it offers convenient access to Dripping Springs, Wimberley, and Austin. Don't miss this exceptional opportunity to create your dream short-term rental or establish a new business headquarters on this versatile property.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 5377502

**YEAR BUILT:** 1957

**COUNTY:** Hays

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 08/27/2024

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**800.451.8055**

**AREA:** HD

**SQUARE FEET:** 2,554

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.89

**LOT SIZE (SQFT):** 82,328

## INTERIOR FEATURES

### KITCHEN:

- None

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

## EXTERIOR FEATURES

### PARKING:

- CircularDriveway
- OnSite
- Outside
- SeeRemarks
- Unpaved

### SIDING:

- Frame
- Masonry
- SeeRemarks
- WoodSiding

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Propane

### UTILITIES:

- CableAvailable
- ElectricityConnected
- HighSpeedInternetAvailable
- Propane
- SewerConnected
- WaterConnected

**LISTED BY:** Ben Adams

**PHONE:** 512.892.9934

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Friedman Real Estate, Inc.

century21judgefite.com

each office is independently owned and operated