

CENTURY 21[®]

Judge Fite Company



7394 CREEK ROAD

DRIPPING SPRINGS, TX 78620



\$2,849,999



2,400 sqft

DESCRIPTION

If You Build It, They Will Come - This 23+ acre property adjacent and just east of The Field of Dreams (TFOD) in Henly, TX, would be an ideal location to serve the needs of the hundreds of patrons who regularly attend tournaments and events at TFOD. With a current Ag Exemption in place, save on taxes as you build out your dream compound to serve the varied needs of sports fans coming to TFOD, and the many needs of nearby wedding and event venues. Ideally located in Henly, TX, and just a stone's throw from 290, this burgeoning community is in dire need of nearby restaurants (add a full restaurant, food trucks, a brewery/winery tasting room); weekend places to stay (think tiny homes, luxury container homes, RV parking pads, small timber homes), and activities during the typical breaks between tournament play (think climbing wall, a pool, batting cages, putt-putt golf course, skills competition). The possibilities are truly endless. The existing barndominium serves as the owner's current residence and could serve as the community center for an entirely new community to serve the needs of those coming to this mirage in the Texas Hill Country. Schedule your tour today and get ready to imagine something spectacular in your future!

PROPERTY TYPE: Commercial - Ranch

MLS STATUS: Active

MLS: 8164129

YEAR BUILT: 2017

COUNTY: Hays

TRACT OR SUBDIVIION: WILLIAM H HAGGARD

LIST DATE: 11/10/2023

CENTURY 21

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800.451.8055

AREA: BL

SQUARE FEET: 2,400

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 23.63

LOT SIZE (SQFT): 1,029,322

INTERIOR FEATURES

KITCHEN:

- FarmEquipment
- Negotiable

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Aggregate
- DirectAccess
- ElectricGate
- Guest
- Gravel
- OnSite
- Outside
- RvAccessParking
- Secured
- Unpaved

SIDING:

- MetalSiding
- StoneVeneer
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

LISTED BY: Jeffrey Schnabel

PHONE: 512.913.7480

UTILITIES:

- ElectricityConnected
- NaturalGasNotAvailable
- UndergroundUtilities

BROKERED BY: Compass RE Texas, LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated