



530 PIONEER TRAIL
DRIPPING SPRINGS, TX 78620



\$999,000



1 acres

DESCRIPTION

530 Pioneer presents a rare opportunity to own 10 unrestricted acres in one of Dripping Springs' most desirable corridors, just off W Fitzhugh Road and Bell Springs. With on-site utilities, no zoning restrictions, and no HOA, the property offers exceptional flexibility for residential, commercial, or hospitality use. It could easily serve as a private Hill Country home, a small community concept, a boutique Airbnb retreat, a wedding or wellness venue, or even a winery or distillery. Seven established pad sites are already in place, each with electrical, septic, and water connections, creating a strong foundation for future development or income-producing use. The current structures on the property are not permanent and may be negotiated as part of the sale. The land itself offers varied topography with several vantage points that capture long-distance Hill Country views toward Marble Falls. Mature trees, a wet-weather creek, hiking trails, and native flora and fauna give the property both privacy and character while maintaining usable acreage. The property benefits from an agricultural exemption that can be transferred, contributing to a low tax rate of approximately 1.5%, and is located within Dripping Springs ISD. More than \$200,000 in infrastructure improvements have already been completed, including a commercial septic system installed in 2019, a water well drilled in 2022, 400 amp electrical service, a 3,000-gallon water storage system, and road improvements completed in 2022. The property offers both privacy and accessibility, approximately 45 minutes from Austin and about 1.5 hours from San Antonio. Now is the time to take advantage of this exceptional opportunity in Dripping Springs positioned in the heart of the W Fitzhugh corridor - an area known for its wineries, breweries, event venues, and high quality of life.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 9880519
YEAR BUILT:
COUNTY: Hays
TRACT OR SUBDIVIION: Pioneer Ranch Sec 1
LIST DATE: 03/10/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: HD
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10
LOT SIZE (SQFT): 435,600

EXTERIOR FEATURES

LOT DESCRIPTION:

- NativePlants
- ManyTrees
- TreesLargeSize
- Views

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- None

LISTED BY: Rebecca Deering

PHONE: 480.340.9092

BROKERED BY: Kuper Sotheby's Int'l Realty

century21judgefite.com

each office is independently owned and operated