

23 Acres | 3600 Mount Sharp Road
3600 Mount Sharp Road
Wimberley, TX 78676

\$2,000,102
23.250± Acres
Hays County



MORE INFO ONLINE:
www.homelandprop.com

**23 Acres | 3600 Mount Sharp Road
Wimberley, TX / Hays County**

SUMMARY

Address

3600 Mount Sharp Road

City, State Zip

Wimberley, TX 78676

County

Hays County

Type

Undeveloped Land, Commercial

Latitude / Longitude

30.069449 / -98.127142

Taxes (Annually)

23077

Bedrooms / Bathrooms

2 / 1

Acreage

23.250

Price

\$2,000,102

Property Website

<https://homelandprop.com/property/23-acres-3600-mount-sharp-road-hays-texas/73882/>



MORE INFO ONLINE:
www.homelandprop.com

23 Acres | 3600 Mount Sharp Road
Wimberley, TX / Hays County

PROPERTY DESCRIPTION

If you are looking for an incredible event center, vacation rental, or luxury ranch development location look no further!

23 acres conveniently located between Wimberley and Dripping Springs. Only a short 38-mile drive southwest of the explosive growth of Austin and 58 miles northeast of the expanding San Antonio, Texas. It is near the center of the Texas Hill Country, a location well known for its beautiful elevation changes, exceptional views, and numerous caves. Paved road frontage off Mount Sharp Road with 60 ft. elevation changes creating amazing views! Electricity and multiple residential wells on site. The property has evidence of a natural spring with multiple water features, a swimming hole, and a pond with a handmade dam.

The current owner has completed a site plan allowing for 14 cabins, in addition to the existing residence and a secondary area with 18 antique camper sites that could be substituted for additional cabin sites. They have also completed comprehensive due diligence including soil tests, tree surveys, and a year of time invested with the water district for approval of a commercial water well (currently approved for a Tier 2 well up to 4.79 acre/ft). This is a unique opportunity as the current groundwater district status does not allow for future applications and the seller is willing to assist the new owner with the completion of their permit. All architectural plans along with civil, water, septic, structural, foundation, and MEP engineering will be conveyed with the sale. Septic permits have already been issued/approved. Many mature trees such as Cedar, Oak, and Persimmon. The existing farmhouse needs rehab but could be repurposed for a rental or living space with rustic charm. This truly is the perfect place for an event center, high-end rental, or your dream ranch.

Come and experience this amazing location before it is too late!

Utilities: Electricity Available, Water Available

School District: Wimberley ISD



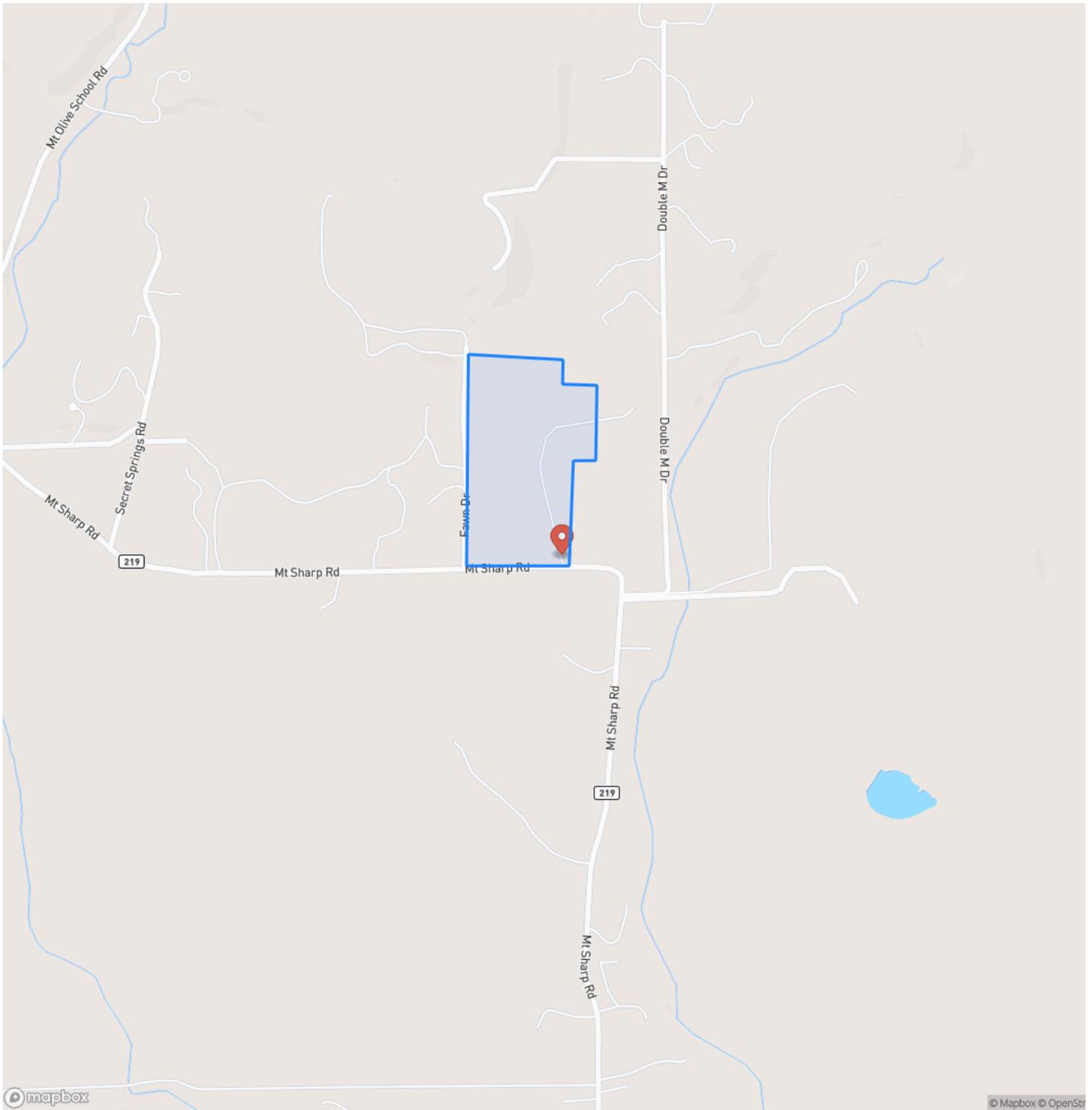
MORE INFO ONLINE:

www.homelandprop.com

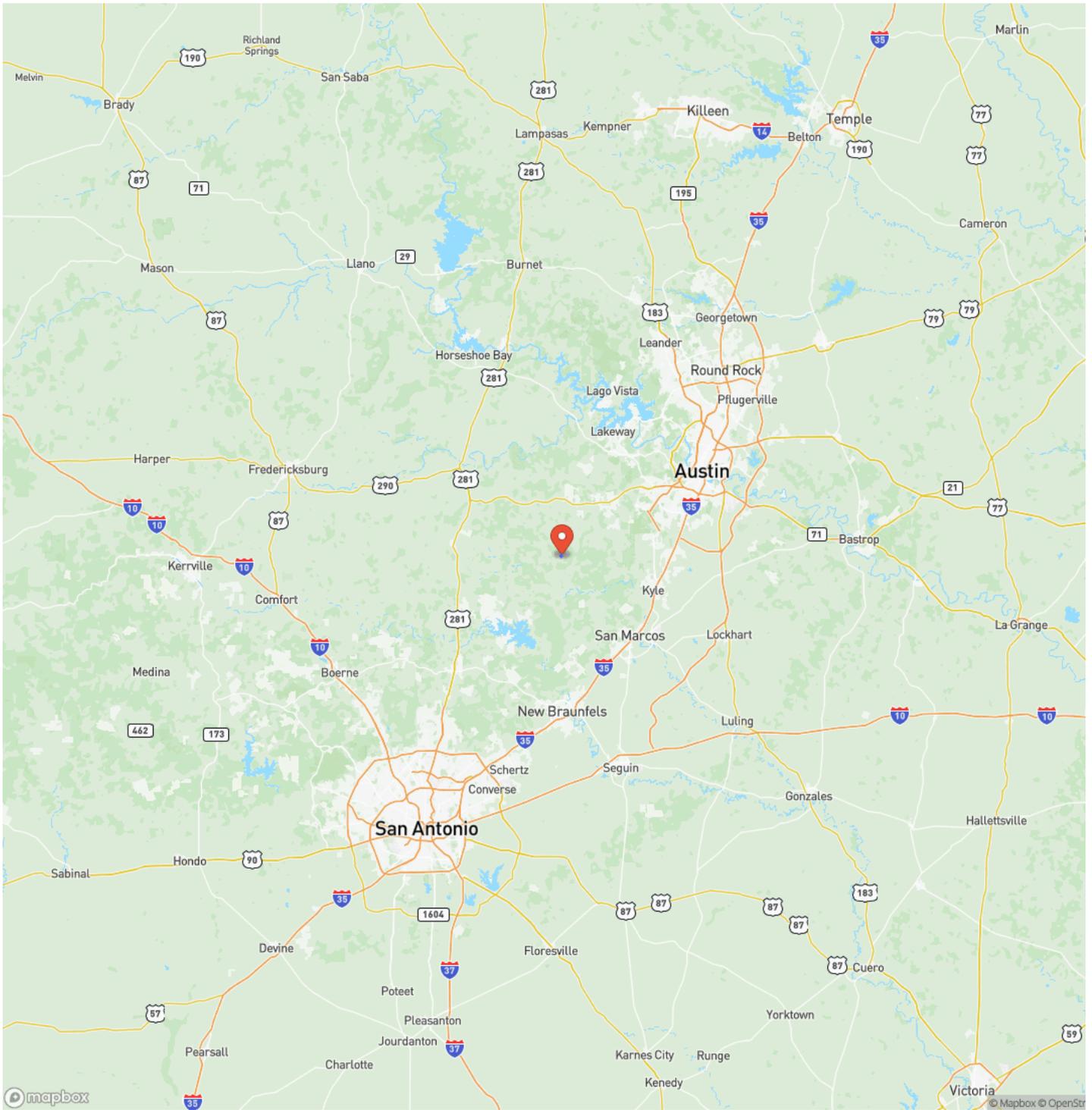
23 Acres | 3600 Mount Sharp Road
Wimberley, TX / Hays County



Locator Map

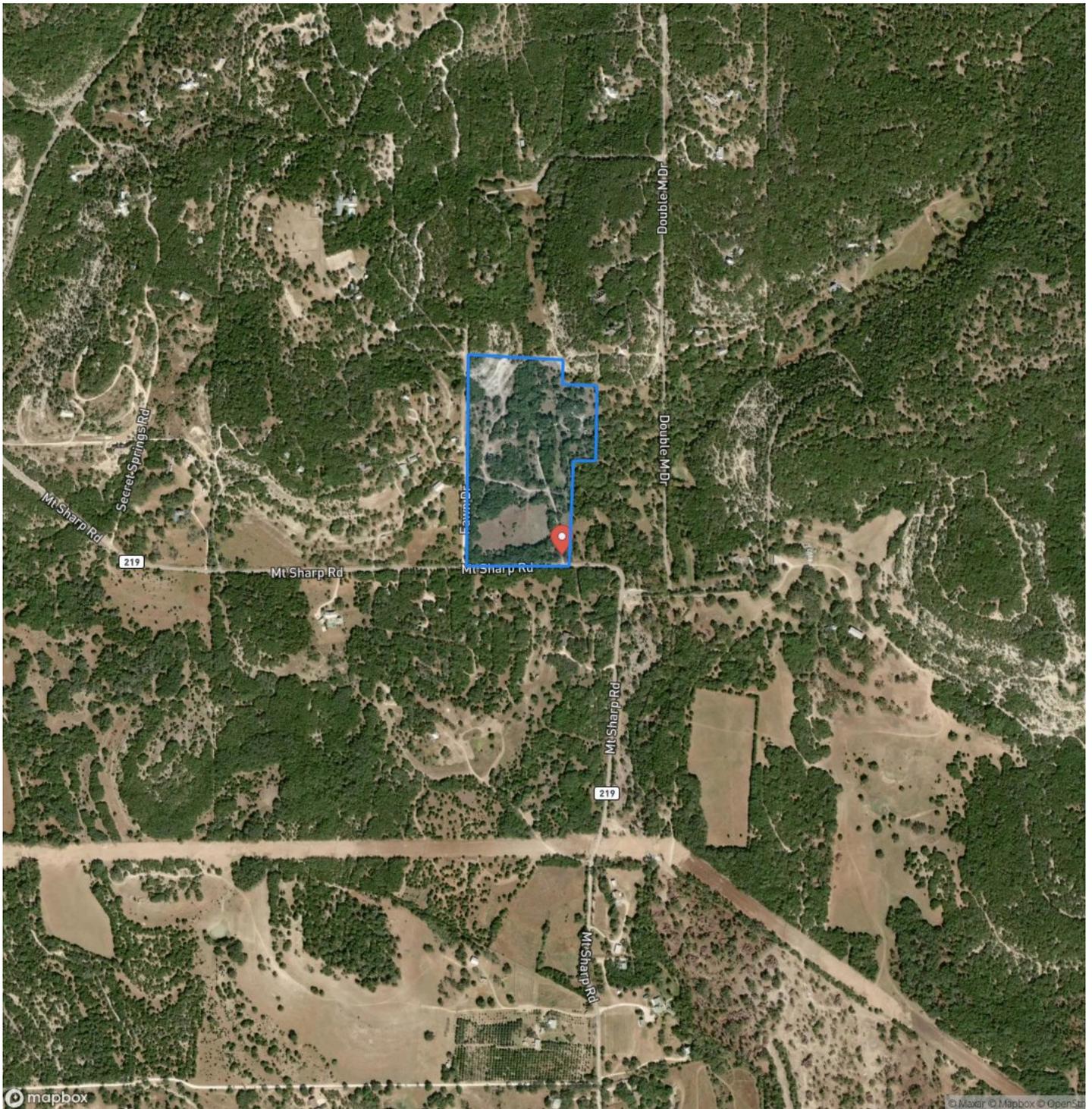


Locator Map



23 Acres | 3600 Mount Sharp Road
Wimberley, TX / Hays County

Satellite Map



MORE INFO ONLINE:
www.homelandprop.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com