



THE DRIFTWOOD ESTATE

KUMARA



## DRIFTWOODHILLCOUNTRY.COM

*Discover an extraordinary property just 22 miles from downtown Austin and 74 miles from San Antonio. This exceptional multifunctional estate, strategically positioned at the corner of 1826 and 967 with desirable Onion Creek frontage, provides the most ideal frontage and development opportunity in the area. The property is directly across from the infamous Salt Lick BBQ, which attracts hundreds of thousands of visitors annually, providing extreme visibility for development opportunities. This high-traffic location ensures excellent exposure for any commercial venture while maintaining the serene Hill Country atmosphere that makes the property so special.*

*Whether you're seeking a unique primary residence, a commercial venture, or a blend of both, this property provides unlimited possibilities for the discerning buyer.*

*This captivating estate features several picturesque acres of pristine Hill Country terrain. The elegant tasting room welcomes visitors with custom furnishings and sophisticated ambiance, while multiple patios provide breathtaking views of the rolling Texas Hill Country landscape.*

*The property includes the luxurious Wine Country Inn, boasting two master suites with king beds, a stunning rock-faced fireplace in the spacious sitting room, and a full-sized gourmet kitchen with premium appointments. Every detail reflects thoughtful luxury, from high-end linens to exquisite accommodations throughout. The versatility of this property is truly exceptional. New owners might transform it into a premium Airbnb/short-term rental destination, convert it to a magnificent private estate with income-producing potential, develop it into an exclusive event venue for weddings and gatherings, or reimagine it as a boutique hospitality concept or restaurant.*

*Currently drawing visitors from across Texas with its established reputation, the property offers an unmatched combination of business potential, residential appeal, and Hill Country charm. The existing venue has already proven its appeal as a commercial destination, while simultaneously offering all the amenities of a luxurious private residence for those seeking a unique home in an idyllic setting. This opportunity provides the foundation for creating your own vision, establishing your dream Hill Country estate, or creating something entirely new in one of Central Texas's most sought-after locations. With its existing infrastructure and prime location at the intersection of two major roads, the property stands ready for its next chapter of success.*

*Experience the perfect blend of sophistication, natural beauty, and versatility in this rare Hill Country gem.*

**17.07 ACRES**

**K**









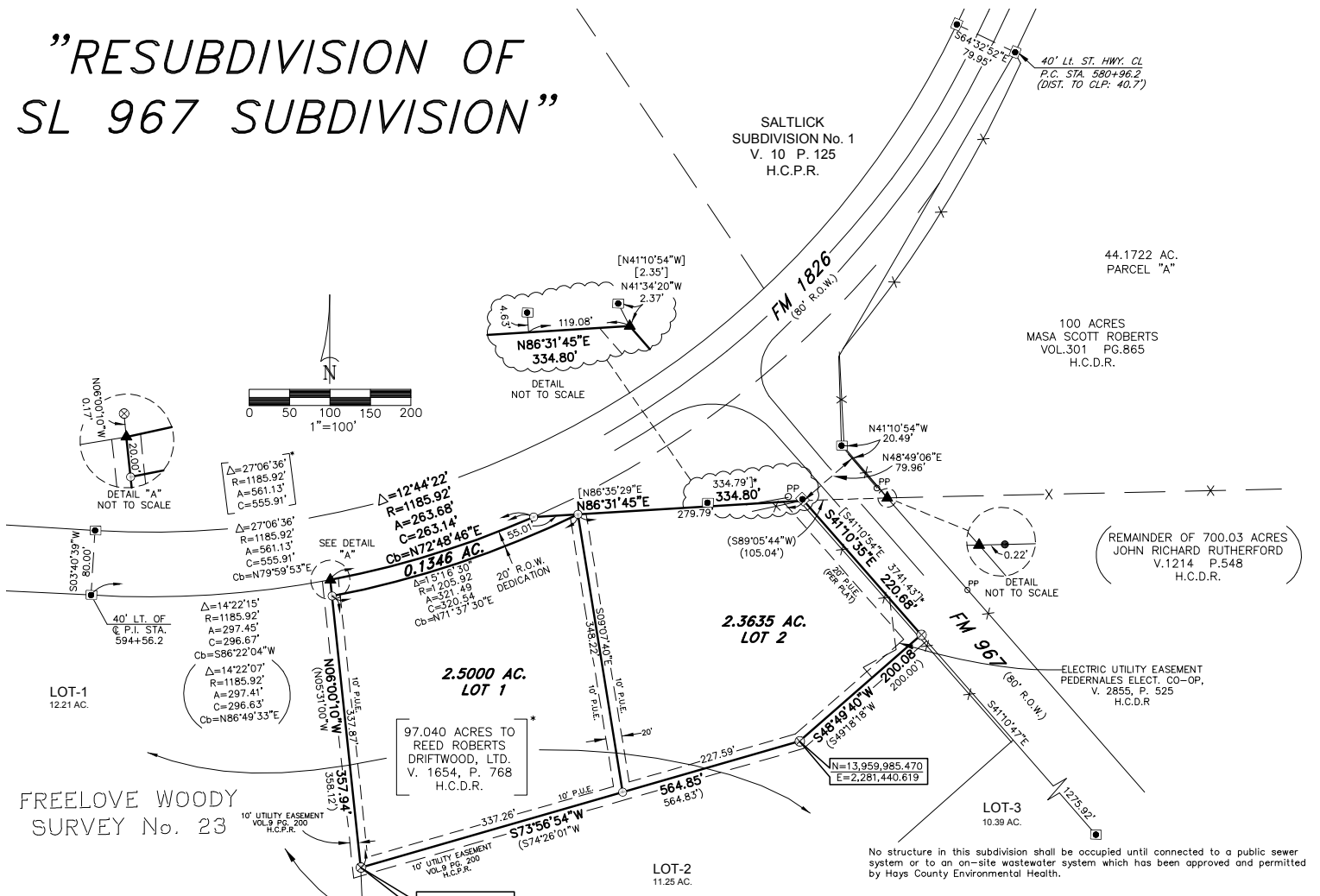








# "RESUBDIVISION OF SL 967 SUBDIVISION"



FREELOVE WOODY SURVEY No. 23

- LEGEND**
- H.C.P.R. HAYS COUNTY PLAT RECORDS
  - H.C.D.R. HAYS COUNTY DEED RECORDS
  - ( ) RECORD INFORMATION
  - [ ] RECORD INFORMATION - V.226 P.633
  - P.U.E. PUBLIC UTILITY EASEMENT
  - 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
  - ⊠ TYPE 1 MONUMENT FOUND
  - ⊗ COTTON GIN SPINDLE SET
  - ⊠ FENCE CORNER POST FOUND
  - ▲ CALCULATED POINT
  - PP POWER POLE
  - ↓ DOWN GUY
  - × WIRE FENCE
  - BREAK IN SCALE

GRAND CYPRESS AT ONION CREEK VOL. 9, PG. 200-201 H.C.P.R.

- UTILITY PROVIDERS:**
- telephone - Verizon
  - electricity - Pedernales Electric Coop., Inc.
  - water - individual on-site wells
  - wastewater - individual on-site sewage facilities

**LOT SIZE CATEGORIES:**

Category (Acres)	# of lots
greater than 1	0
5-10	0
2-5	2
1-2	0
less than 1	0
Total	2

Total No. of Lots: 2 lots containing 4.8635 acres  
 Lot Category: 2.0 acres or larger up to 4.8635 acres  
 Right-of-Way Dedication: 0.1346 acres  
 Total Acreage: 4.9981 acres

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

Tom Forrest, Director  
 Hays County Environmental Health  
 \_\_\_\_\_  
 Date

Tom Pope  
 Hays County Floodplain Administrator  
 \_\_\_\_\_  
 Date

**BASIS OF BEARING:**  
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE COORDINATES ARE GRID COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (HARN) DATUM, SOUTH CENTRAL ZONE, DERIVED BY GLOBAL POSITIONING SYSTEMS SURVEYS. TO OBTAIN GRID DISTANCES, MULTIPLY DISTANCE SHOWN BY THE COMBINED SCALE FACTOR 0.999920 (EXACT).

EXPLORE DETAILS ON THE ON-SITE SEWER SYSTEM





2.36  
ACRES

14.71  
ACRES





## Kumara Wilcoxon

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**ELITE<sub>2</sub>**