

1501 Elder Hill RD
1501 Elder Hill RD
Driftwood, TX 78619

\$3,600,000
21± Acres
Hays County



1501 Elder Hill RD
Driftwood, TX / Hays County

SUMMARY

Address

1501 Elder Hill RD

City, State Zip

Driftwood, TX 78619

County

Hays County

Type

Commercial, Business Opportunity

Latitude / Longitude

30.109324 / -98.045861

Dwelling Square Feet

7623

Acreage

21

Price

\$3,600,000

Property Website

<https://www.mockranches.com/property/1501-elder-hill-rd-hays-texas/86827/>



MORE INFO ONLINE:

Mockranches.com

PROPERTY DESCRIPTION

Investment Opportunity on 21 Acres | Multiple Income Streams | 1501 Elder Hill Rd, Hays County, TX

Located in the thriving heart of Hays County, just minutes from Dripping Springs and the Austin metro, this exceptional 21-acre property presents a unique opportunity for investors and end-users alike. With a blend of residential, commercial, and agricultural income streams already in place, 1501 Elder Hill Rd is a rare, turnkey asset offering immediate returns and long-term upside.

Current Income-Generating Features Include:

- A charming 3-bedroom, 2-bath residence with Tenants in place providing steady residential income
- A fully built-out coffee shop space within a rustic barn-style setting - Tenants in place
- A 7,623 SF commercial barn/warehouse, including 4,977 SF of finished space ideal for offices, apartments, or creative use
- Income from a propane easement and billboard lease, adding diversified revenue streams
- Surrounding fields leased to the barn tenant for the next 15 years, ideal for agricultural usage

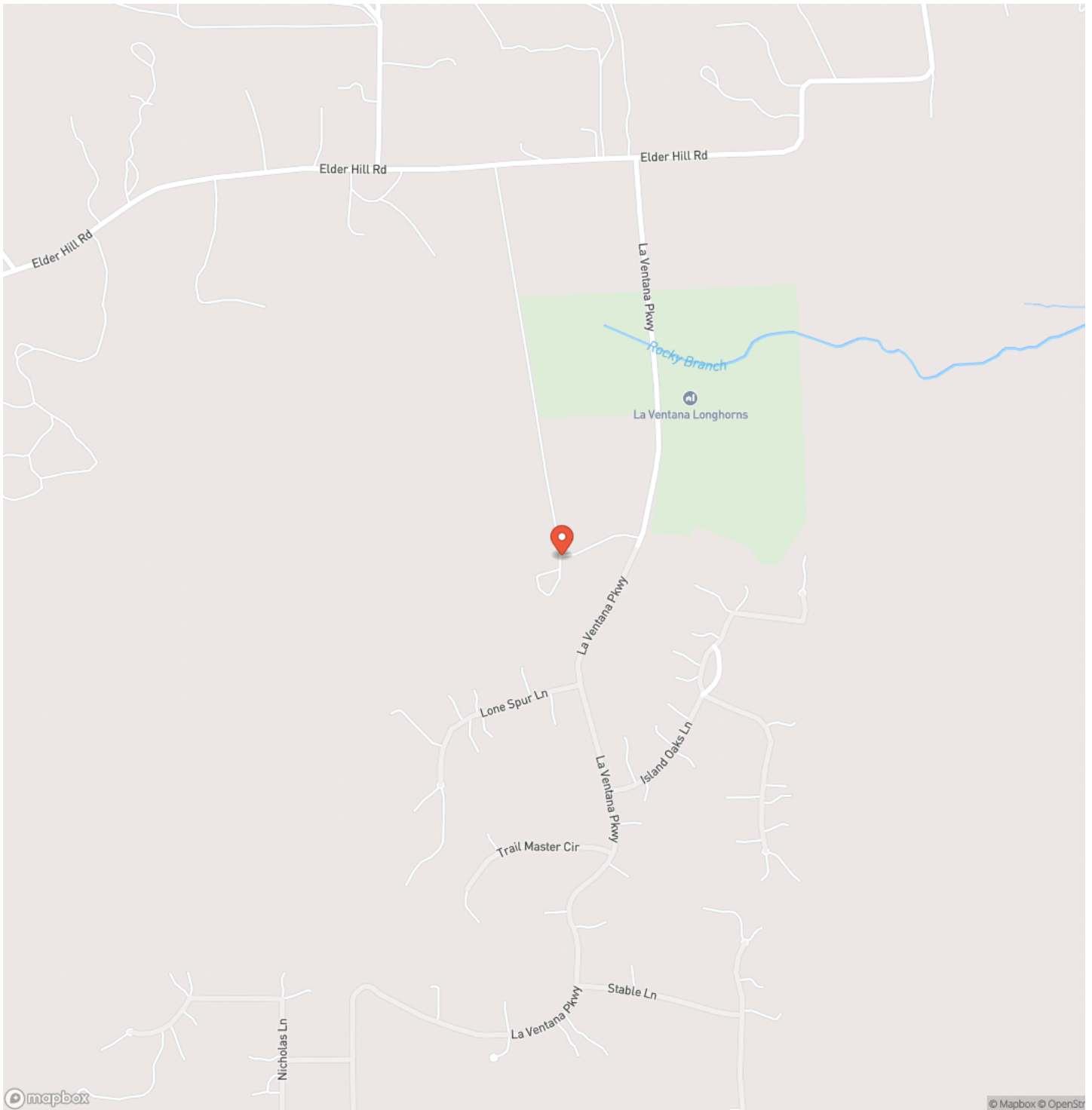
This highly flexible property is perfectly suited for a hybrid live/work concept, a private business hub, or a passive income portfolio. With road frontage and high visibility in a rapidly appreciating corridor, it's positioned for both current cash flow and future appreciation.

Contact us today to schedule a private tour or request a full breakdown of current lease terms and investment performance.

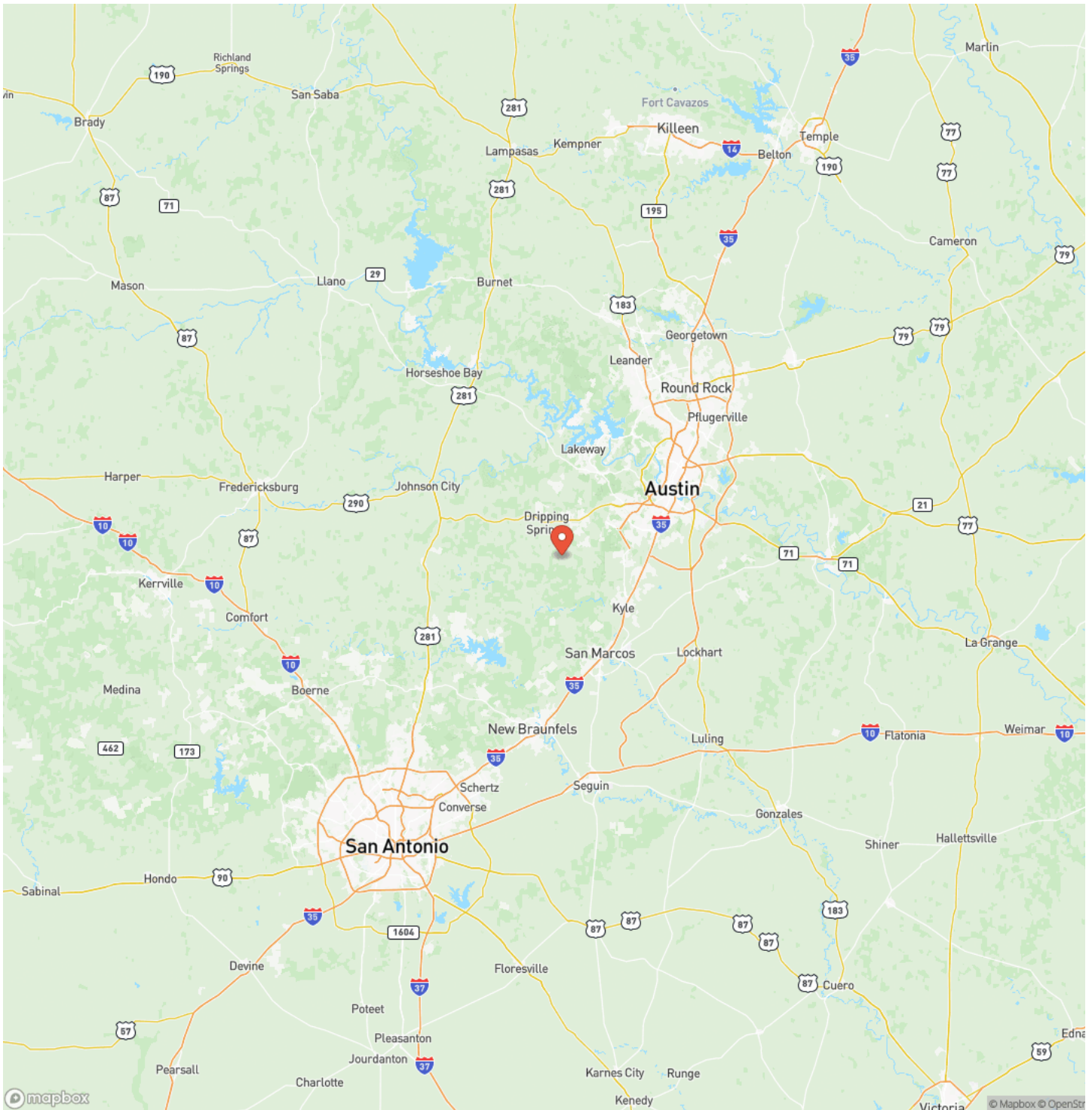
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Locator Map



Locator Map

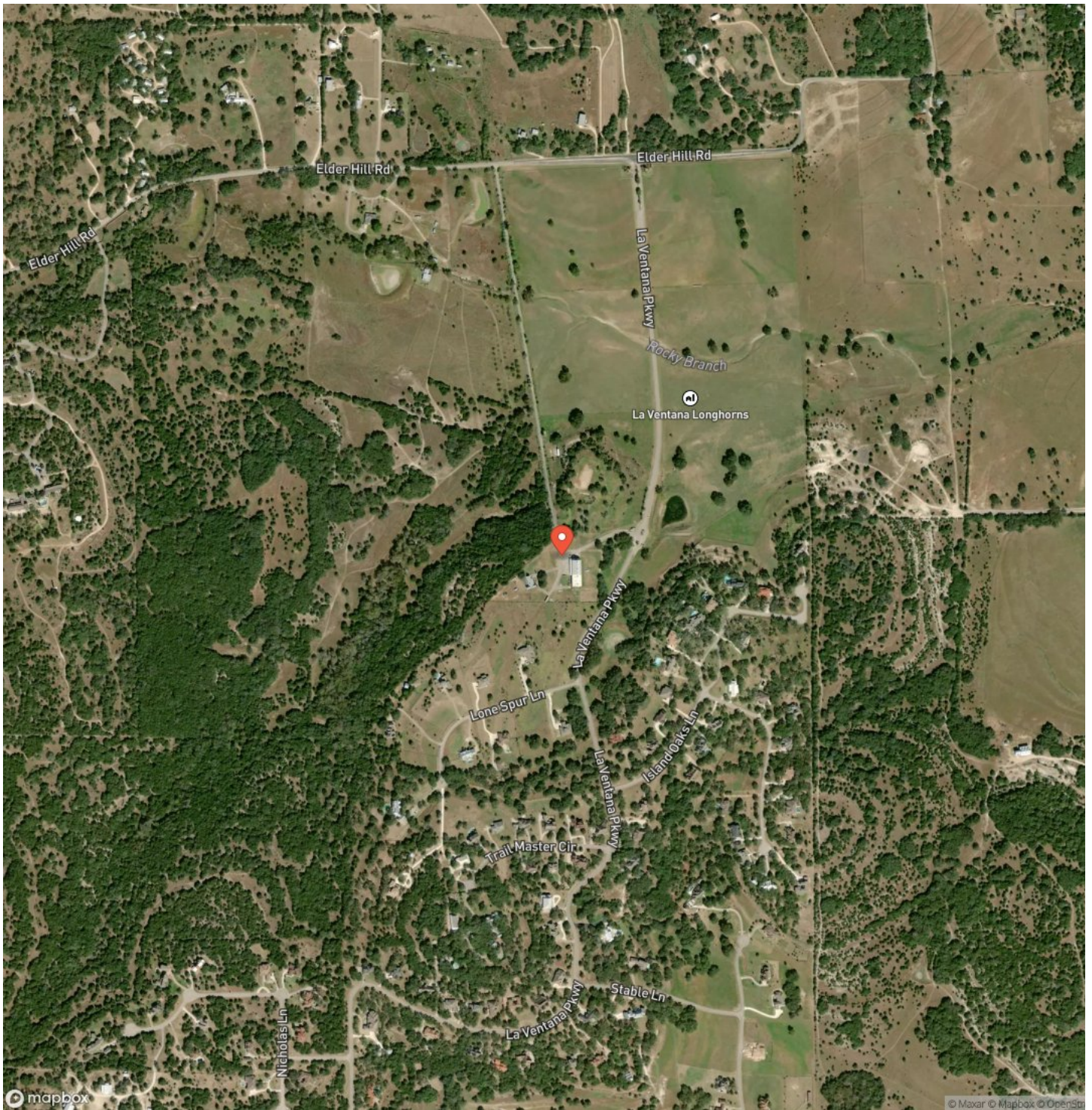


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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Max Ramsey

Mobile

(512) 983-4292

Office

(512) 275-6625

Email

maxramsey@mockranches.com

Address

439 S Graham St.

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
439 S Graham St
Stephenville, TX 76401
(512) 275-6625
Mockranches.com
