



Hill Country Casitas

McLane Realty, LLC Offering Memorandum

7400 McGregor Lane, Dripping Springs, TX. 78620

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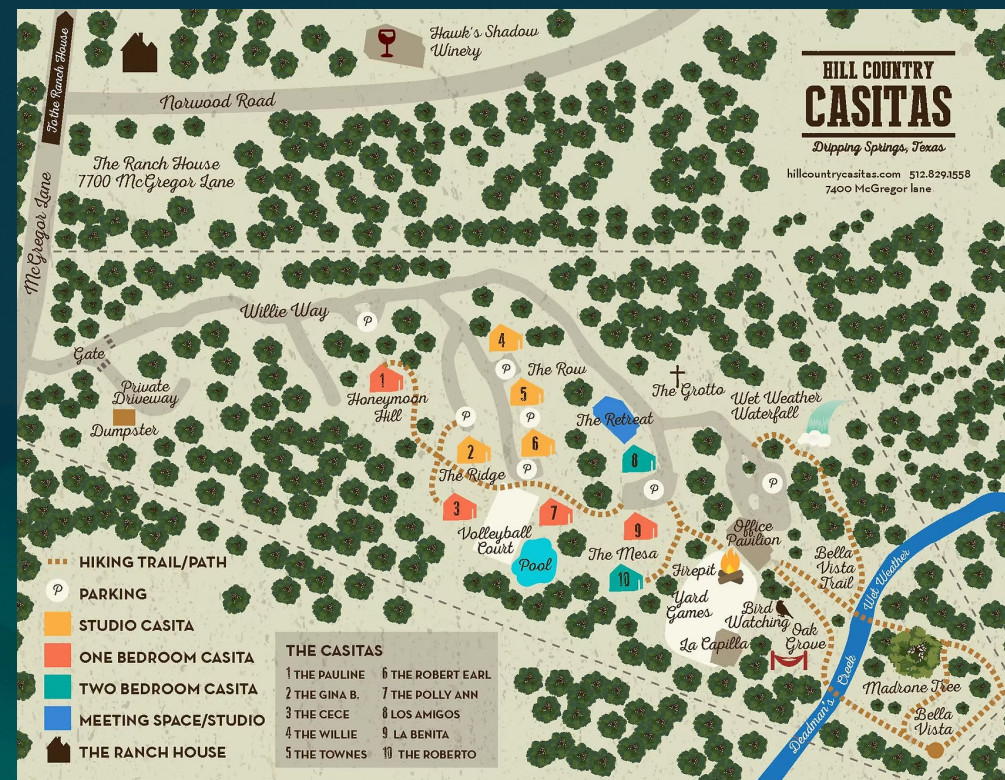
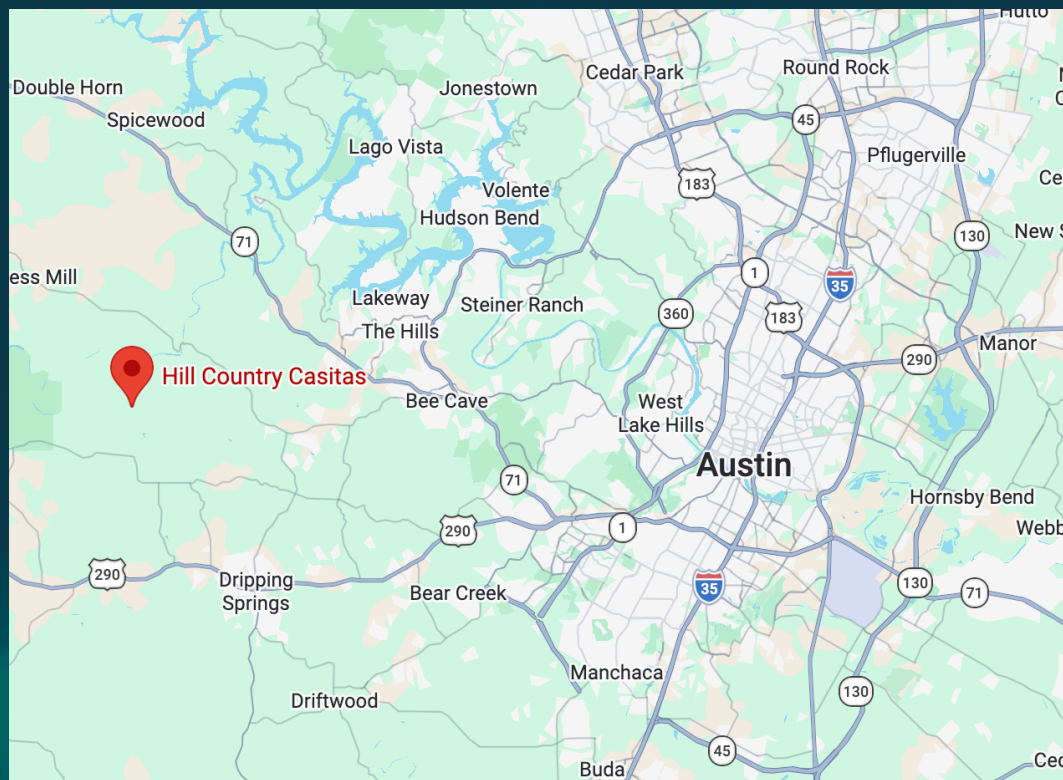


Executive Summary

- Asking \$4,000,000
 - 13-acre property
 - Year built: 2006
 - Website: <https://www.hillcountrycasitas.com>
 - (2) 2-bedroom units, (4) 1-bedroom units, (4) studio units, (1) flex unit
 - \$357.63 Average Nightly Rate
 - 31.3% occupancy
 - \$111.79 RevPAR
 - Outdoor pool/hot tub, large event space, bonfire pit, and playground
 - 210 5-star reviews on Google
 - 236 5-star reviews on Facebook
 - #1 of 13 specialty lodging in Dripping Springs, TX

Location Overview

The property is located approximately 10 miles northwest of downtown Dripping Springs, TX that draws over 1,000 destination weddings annually and 12 miles west of Bee Cave, TX with a 1.3M sqft Galleria





Hill Country Casitas current improvements and inventory value

Confidential

5/20/2026

Sitework

Land	13 acres	\$75,000	\$975,000
Cedar clearing	1 ls	\$8,000	\$8,000
Roads & building pads	1 ls	\$170,000	\$170,000
Civil design	1 ls	\$2,000	\$2,000
Public water design	1 ls	\$20,000	\$20,000
Public water well	1 ls	\$90,000	\$90,000
Water distribution	1 ls	\$15,000	\$15,000
Water softner	1 ls	\$5,000	\$5,000
Water storage tank	1 ls	\$15,000	\$15,000
Pump house building	1 ls	\$3,000	\$3,000
Septic systems	2 ls	\$45,000	\$90,000
Concrete roads	1 ls	\$20,000	\$20,000
Firepit	1 ls	\$3,000	\$3,000
Total sitework			\$1,416,000

Buildings

Architectural/Structural design	1 ls	\$6,000	\$6,000
Casita 1 - The Pauline	877 sf	\$250	\$219,250
Casita 2 - The Gina B	616 sf	\$250	\$154,000
Casita 3 - The Cece	832 sf	\$250	\$208,000
Casita 4 - The Willie	616 sf	\$250	\$154,000
Casita 5 - The Townes	616 sf	\$250	\$154,000
Casita 6 - The Robert Earl	616 sf	\$250	\$154,000
Casita 7 - The Polly Ann	832 sf	\$250	\$208,000
Casita 8 - Los Amigos	1318 sf	\$250	\$329,500
Casita 9 - La Benita	832 sf	\$250	\$208,000
Casita 10 - The Roberto	1318 sf	\$250	\$329,500
Pavilion	1700 sf	\$200	\$340,000
The Retreat	1174 sf	\$250	\$293,500
Fireplaces	6 ea	\$10,000	\$60,000
Firepit	1 ls	\$2,000	\$2,000
La Capilla	1 ls	\$2,000	\$2,000
Swimming pool & equip	1	\$110,000	\$110,000
Fence	1 ls	\$15,000	\$15,000
Pool house	1 ls	\$5,000	\$5,000
Playscape	1 LS	\$2,500	\$2,500
Total buildings			\$2,954,250

Total Improvements \$4,370,250

Furnishings

King beds	10 ea	\$3,200	\$32,000
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Cost Approach

Full size beds	4 ea	\$1,500	\$6,000
Queen Sleeper sofas	6 ea	\$2,500	\$15,000
Queen Beds	2 ea	\$900	\$1,800
Air mattresses	6 ea	\$150	\$900
Side tables	20 ea	\$330	\$6,600
Living room chairs	10 ea	\$200	\$2,000
Dinning tables	6 ea	\$300	\$1,800
Dinning chairs	32 ea	\$100	\$3,200
Patio furniture	10 ea	\$600	\$6,000
Refrigerators	10 ea	\$500	\$5,000
Microwaves	10 ea	\$250	\$2,500
Meeting tables	11 ea	\$100	\$1,100
Meeting chairs	24 ea	\$100	\$2,400
Televisions	2 ea	\$500	\$1,000
Window coverings	1 LS	\$20,000	\$20,000
Pool Furniture and towels	1 LS	\$5,000	\$5,000
Tent	1 LS	\$2,500	\$2,500
Total			\$114,800

Linens/window coverings

Bedspreads	1 LS	\$4,500	\$4,500
Bed linens	1 LS	\$3,600	\$3,600
Bath towels	1 LS	\$3,500	\$3,500
Draperies and hardware	1 LS	\$8,200	\$8,200
Window shades	1 LS	\$11,700	\$11,700
Total			\$31,500

Grand total \$4,516,550





Exclusive Listing by McLane Realty, LLC



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