

Opportunity

in the

Texas Hill Country





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Introduction.

Welcome to Tipping T.

“Love this place!
Delicious
food and
rustically
beautiful down
to every detail.”
~Dee Marsh
online review

Lorem Ipsum

1. Introduction.



We were inspired by the Texas Hill Country to create Tipping T, where friends and family gather to share food & stories. Tipping T is a place for making memories located in Austin's backyard with easy access to local event venues, outdoor activities, breweries, distilleries, wineries. a cidery, an olive farm and more.



Location

Tipping T is composed of one tract of land totaling approximately 208,652 square feet or 4.79 acres located along the south line of Fitzhugh Road, approximately three miles northwest of its intersection with US Highway 290 West.

The street address of the subject property is 13127 Fitzhugh Road and the subject is legally described as 4.79 acres out of the J.J. Hyatt Survey No. 624 in Travis County and Hays County, Texas.

Amenities

Tipping T is a turn key inn with five fully furnished cabins and cottages. Includes towel and linen collection, washer and dryer, appliances, kitchenware and more.

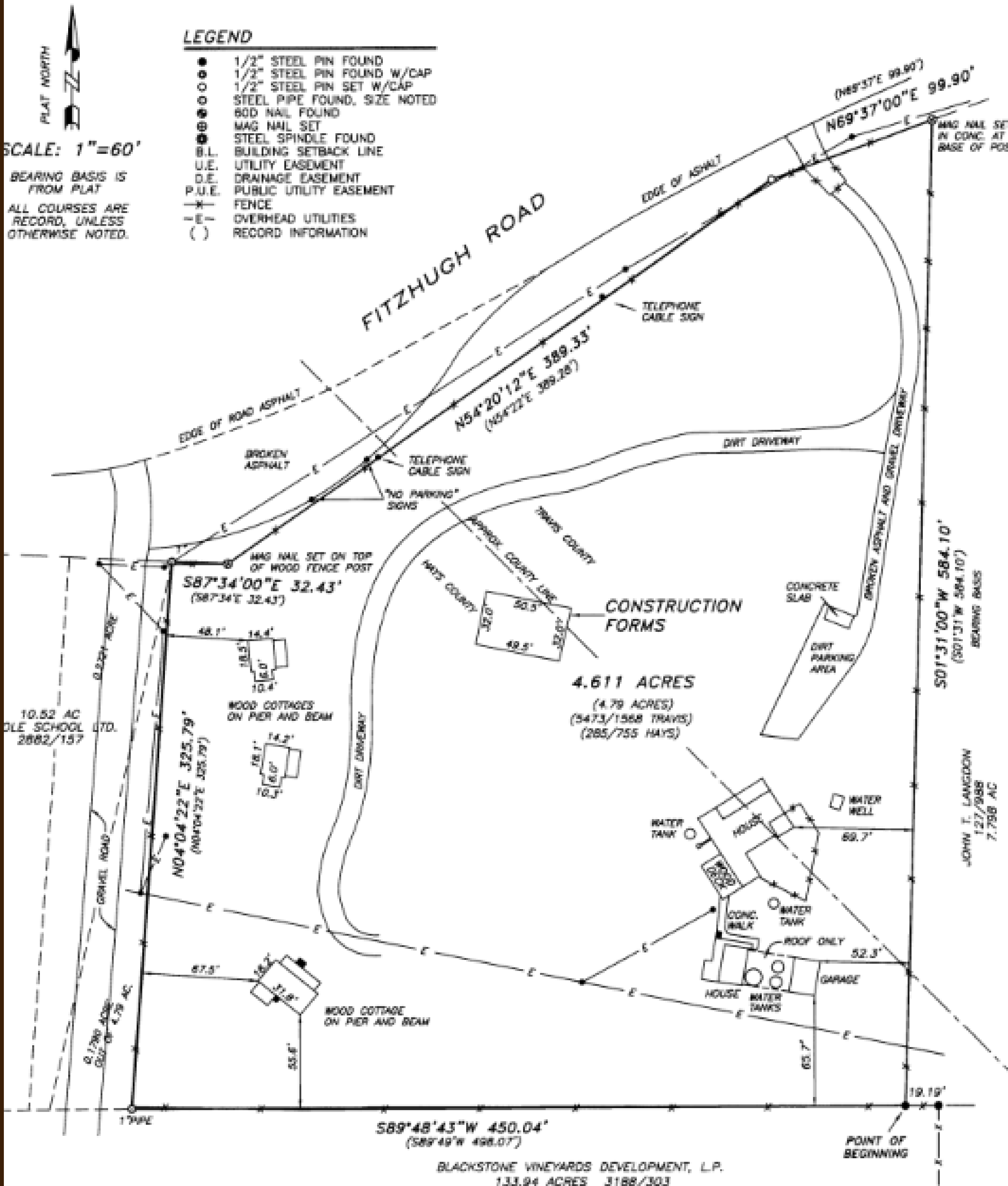
Stocked commercial kitchen space comes complete with everything from appliances to dishes and event servingware.

Commercial septic system.

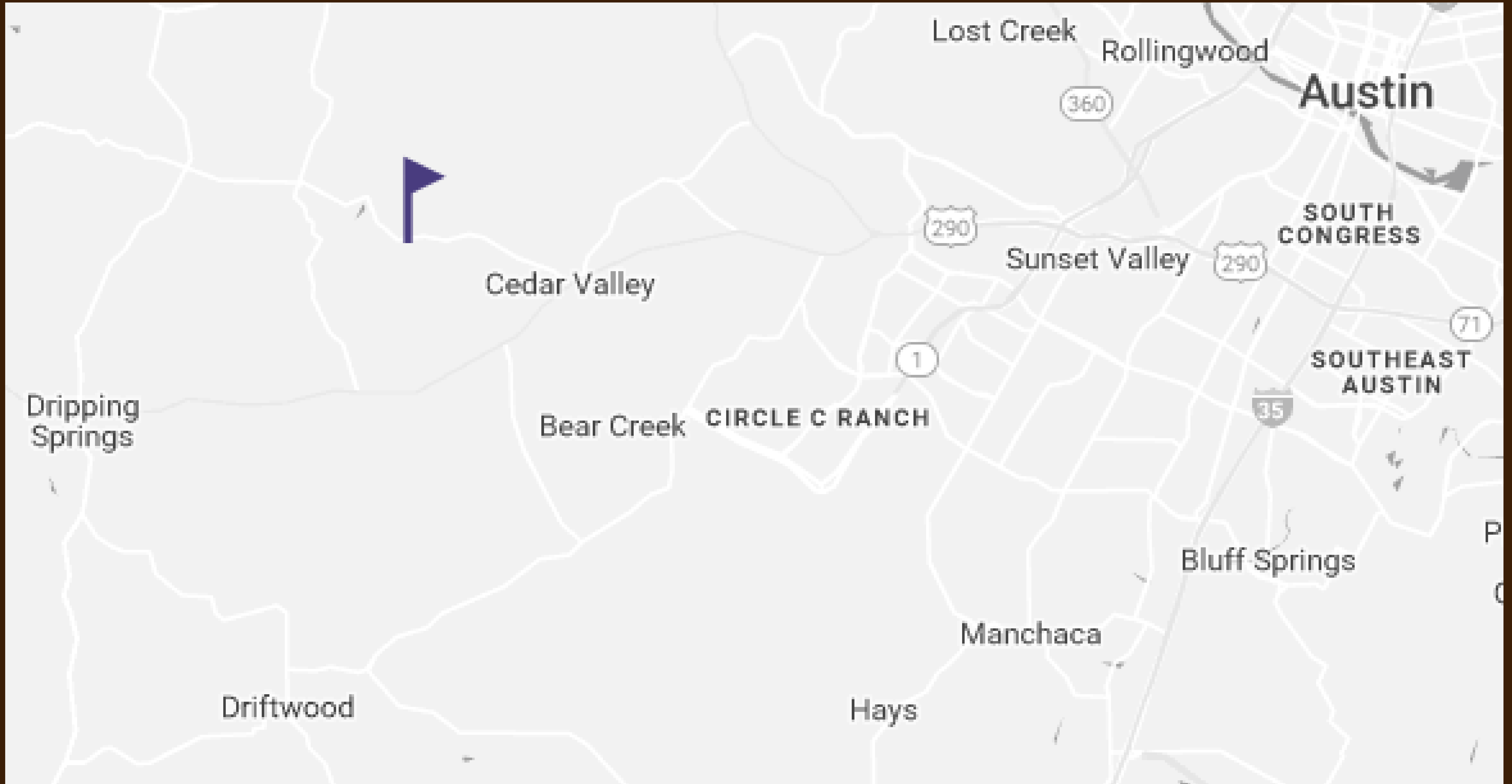
Enclosed workshop.

Event space with tables and chairs for seating 85. Additional folding tables.

Playground with yard games.



Context: Austin Hill Country



Context: Fitzhugh District



2

History.



Tipping T (15 of...jpg) Tipping T (13 of...jpg) Tipping T (33 of...jpg) Tipping T (16 of...jpg) A1EateryCloseUp.jp

2. History.

It was 1976. The sky was the kind of blue you imagine when you picture a perfect spring afternoon. Rae and Chuck McCartney were out exploring the Hill Country and investigating bicycle treks when they stumbled across a lovely tree covered property with a paper for sale sign on it. It was love at first sight. The McCartney's purchased the place and spent the next 37 years building a home and raising a family on the property. In 2013 Rae and Chuck sold the property to Emily & Sean Tipps to whom they were related by marriage. Emily & Sean wanted to share their amazing property with others and began to work on realizing their vision of a space that brings families together to make memories.



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The Inn.

Tipping T has five unique houses and a modern bath house located on the property. Each offers guests a comfortable place to stay with friends and family. Together these houses can sleep up to 30 guests.

- 1 Hummingbird House
- 2 Bunting House
- 3 Waller House
- 4 Armadillo House
- 5 Waterloo House
- 6 The Bath House

"We rented the entire property for my husband's 40th and had 19 people attend. It was so much fun! Every home has its own personality and the restaurant on the property is delicious! Every night we walked to Jester King Brewery. We had a campfire in the middle of the properties and had a blast! Treaty Oak Distillery is also a few miles down the road. Every person that attended loved it and wanted to come back. We've also been here before with the kids and they loved it too. Already planning our next visit. Emily and all the staff at Tipping T are accommodating and so nice. LOVE this place!"

~ Marcella Morice Fewox
online review



Hummingbird House

The Hummingbird House is beautifully landscaped with porches on 3 sides. The front and side porches look out into the Texas Hill Country; while the back porch opens to a private yard and a moonlight shower.



The house has two full bedrooms, a study, great room, full kitchen, and two bathrooms.

Bedroom #1 has a queen size bed, private porch with moonlight shower & a private half bath.



Bedroom #2 has a queen size bed along with a full size bed and access to a shared full bathroom.

The sleeping nook is features a twin/twin bunk bed and is well stocked with children's toys.



"Fantastic place!
Cozy & homey, I
can't wait to
come back!"

~Susan Ingram
online review



Bunting House

The Bunting House named for the beautiful Painted Buntings who can be found flitting around the property in the Spring. The house was created by the original owners to give special guests a place to stay.

It is a large studio room with queen size Murphy bed, kitchenette & full bath.

The kitchenette includes a mini-fridge, coffee maker and toaster oven.

The Bunting House has a beautiful private deck perfect for eating a meal or just sitting a spell.



"Amazing secluded location about 30 minutes outside of Austin. Right next to a world class brewery, and not far from other hill country vineyards and attractions. The bunting house was perfect for our weekend getaway."
~Phillip DiVincenzo
online review



Waller House

Waller House is an old fashioned bungalow, built in central Austin in the early 1900s. It was moved to East Austin in the 1930s around the time the University of Texas underwent an expansion. Waller House brings old Austin charm to Tipping T now, in its new home! Featuring renovations using salvaged materials, the Waller House has unique windows, gorgeous wooden walls and hardwood floors.



Waller House offers two private rooms upstairs each room sleeps two. On the first floor there is a spacious bunk room with two twin over full size bunk beds. Waller house has recently been updated to include it's own private bathroom. You will love relaxing on the covered front porch.



"We spent a magical long weekend at Tipping T for my husband's 40th with 20+ of his closest friends and family! I can't say enough wonderful things about how perfect each of the 5 cabins and cottages, the Tejas Pavillion and the Tipping T grounds overall were."

~Susan Schuh
online review



Armadillo House

This lovely cottage features a bed nook, loft, dining and living area. The house has a water cooler, refrigerator, toaster oven and coffeemaker for convenience.

Armadillo House offers guests Glamping in the Texas Hill Country (Glamorous Camping). It has heat and A.C. and a comfortable covered front porch that looks out onto the property. There is no running water in this cabin.

Armadillo house is located near the Tejas Pavilion where the Bath House is located. This cabin is perfect for guests who want a rustic experience without having to rough it.



"Cutest cabin ever. Cozy, clean, and adorable. The bathrooms were conveniently located and sparkling clean. Brunch was delicious. My fiancé, dogs and I had the best weekend."
~Mallory Morris
online review



Waterloo House

You will fall in love with this cabin. Waterloo House has a bed nook, loft, dining and living area, and offers guests a delightful "Glamping" experience, (Glamorous Camping). It has heat and A.C. and a comfortable covered front porch that looks out onto the property. There is no running water in this cabin.



At Waterloo House you will enjoy the gorgeous natural light that comes in through the large windows. The cabin is a serene retreat surrounded by oak trees.

Waterloo house is located near the Tejas Pavilion where the Bath House is located. This cabin is perfect for guests who want a rustic experience without having to rough it.



"My sister and I stayed at this adorable little cabin for a week. Everything was amazing."

~Whitney Texiera
online review



A

The Tejas Pavilion.



The Tejas Pavilion includes:

- Full commercial kitchen with current inspection
- Loft dining hall upstairs that seats up to 35 guests
- Covered open air outdoor dining area
- Modern rustic bath house with a total of six showers, 5 toilets and a urinal
- Laundry facilities
- Commercial aerobic septic system
- Adorable 1960s remodeled trailer bathroom with two separate stalls and sink
- Simple wooden stage under the trees

4. The Tejas Pavilion.



"We hosted our family reunion at Tipping T. This place is awesome. We made fantastic memories. We'll be back"

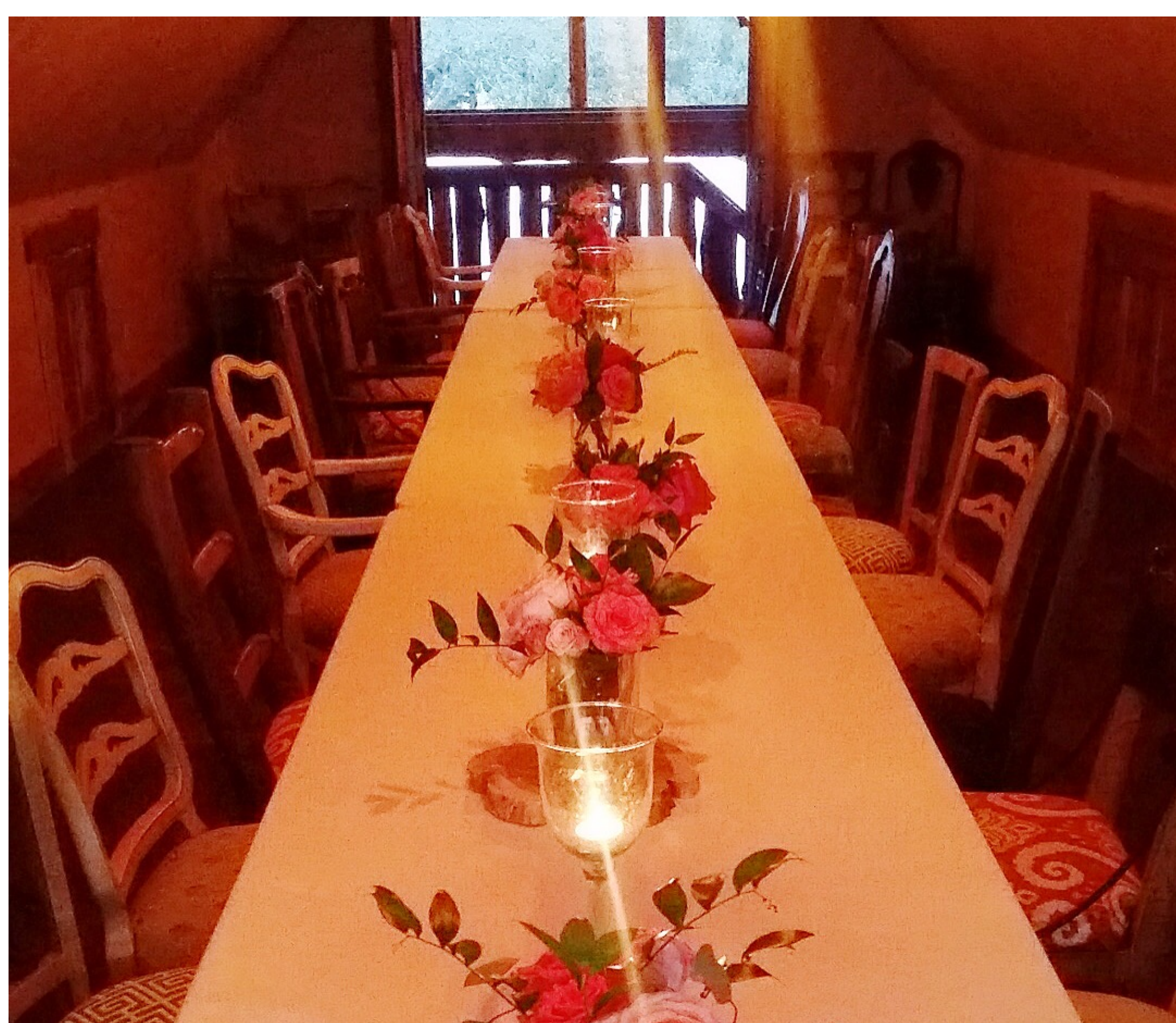
~Adam Holman
online review



"The grounds at Tipping T are just gorgeous. We hosted our company holiday party with over one hundred guests and there was plenty of space! We had their fancy taco bar and cannot recommend it enough.

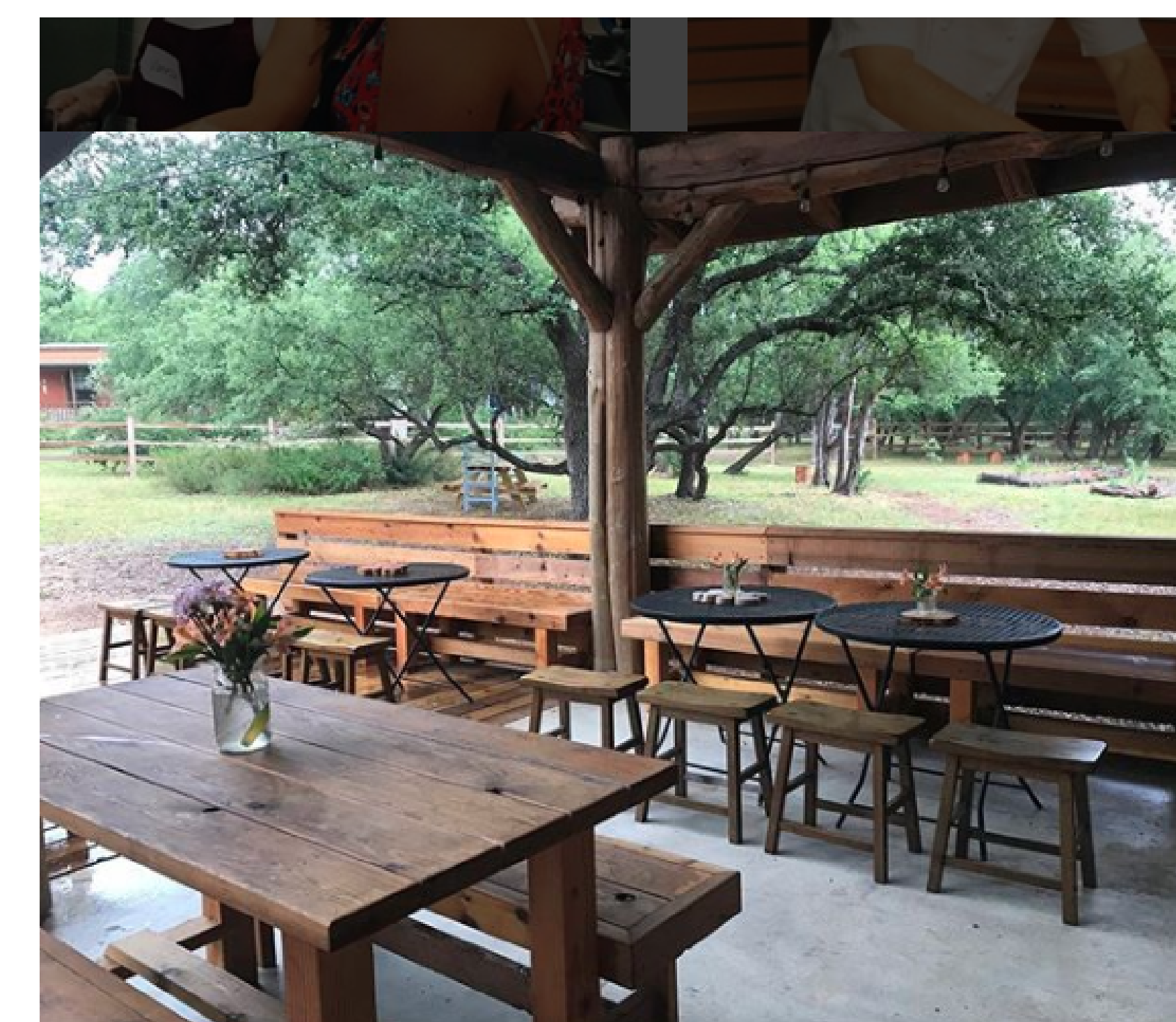
Everything exceeded our expectations from the food to the attentiveness of the staff. We will definitely be back"

~Mark Daniels
online review



"We hosted our wedding reception at Tipping T. It was perfection. We adored the natural beauty and the rustic design created the perfect atmosphere "

~Stephanie Cerda
online review



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The Farm.

Chickens, bees, rainwater harvesting and a butterfly garden.

5. The Farm.

This property also produces! Tipping T is home to six lovely laying hens who have sassy personalities and really enjoy kitchen prep scraps. Guests like seeing them peck around and their eggs are a tasty bonus. There is plenty of room to grow the flock. Tipping T is also home to a bee colony! Our bees are happy, healthy and the honey has a full rich flavor. The hive will be ready to expand in the spring.



Rainwater Harvesting & A Butterfly Garden

Tipping T has two rainwater collection systems on the property. Together they are able to harvest 23,000 gallons of pure Texas rainwater. The water is filtered using a carbon filtration system with UV sanitation.



The butterfly garden is pretty to look at and helps to feed the bees. The property has native plants throughout, and sees a variety of wildlife including beautiful birds, deer, foxes, armadillos, raccoons and squirrels.



"Our kids were just crazy about the chickens. We really enjoyed sitting in the shade and watching them peck around."
~Sarah Fuller
online review



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Branding & Marketing.

Name, logo, social media and more.



Trademark and branding including name, logo and concept.



Website, TippingT.com, and social media accounts including Facebook, Instagram and Twitter. All organic growth.



1/4 page ad in the Ma Maison 2019 digital publication by Hawthorne Creative.



Lone Star Logo Signs on HWY 290 and RR 12. Contract runs through 2019.

City of Dripping Springs Active & Potential Development Map

November 2017



City Limits

- Full Purpose
- Limited Purpose

Potential Subdivisions

- Status**
- Approved
 - Development Agreement Approved
 - Future Potential
 - Pending Approval
 - Preliminary Planning
 - Various Phases Under Construction or Review
- ETJ

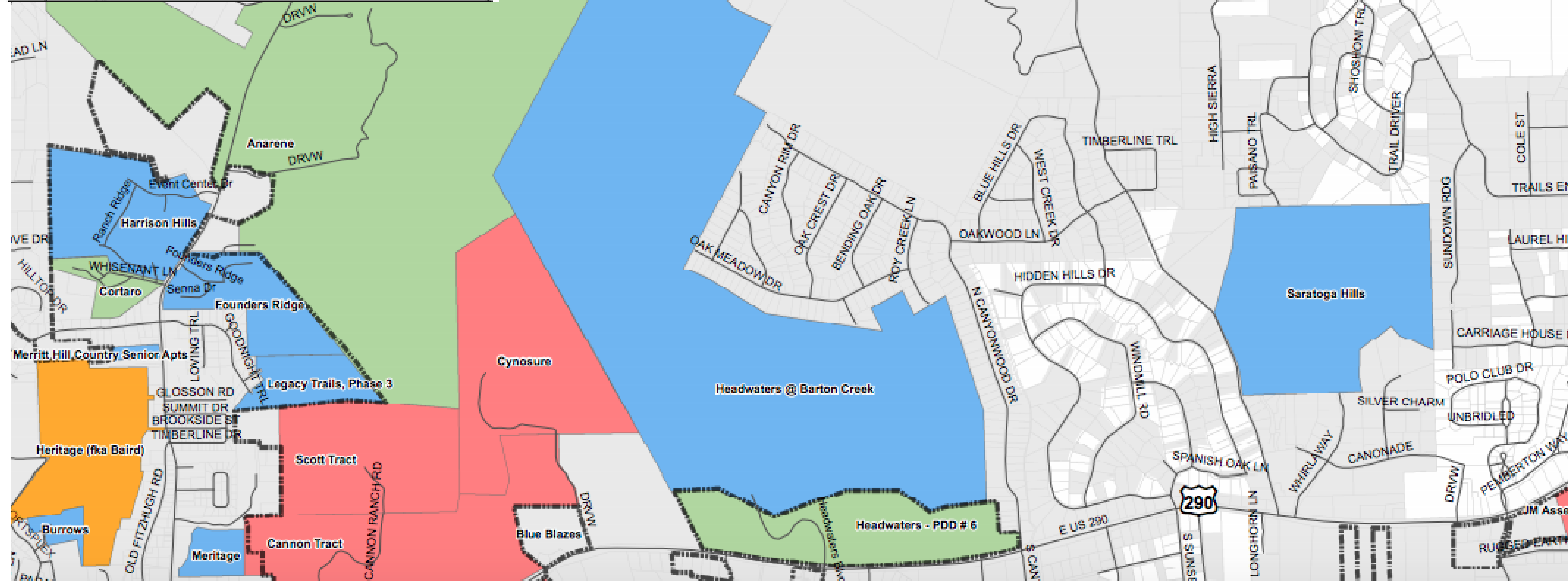
The Market.

The area surrounding Tipping T is experiencing explosive growth.



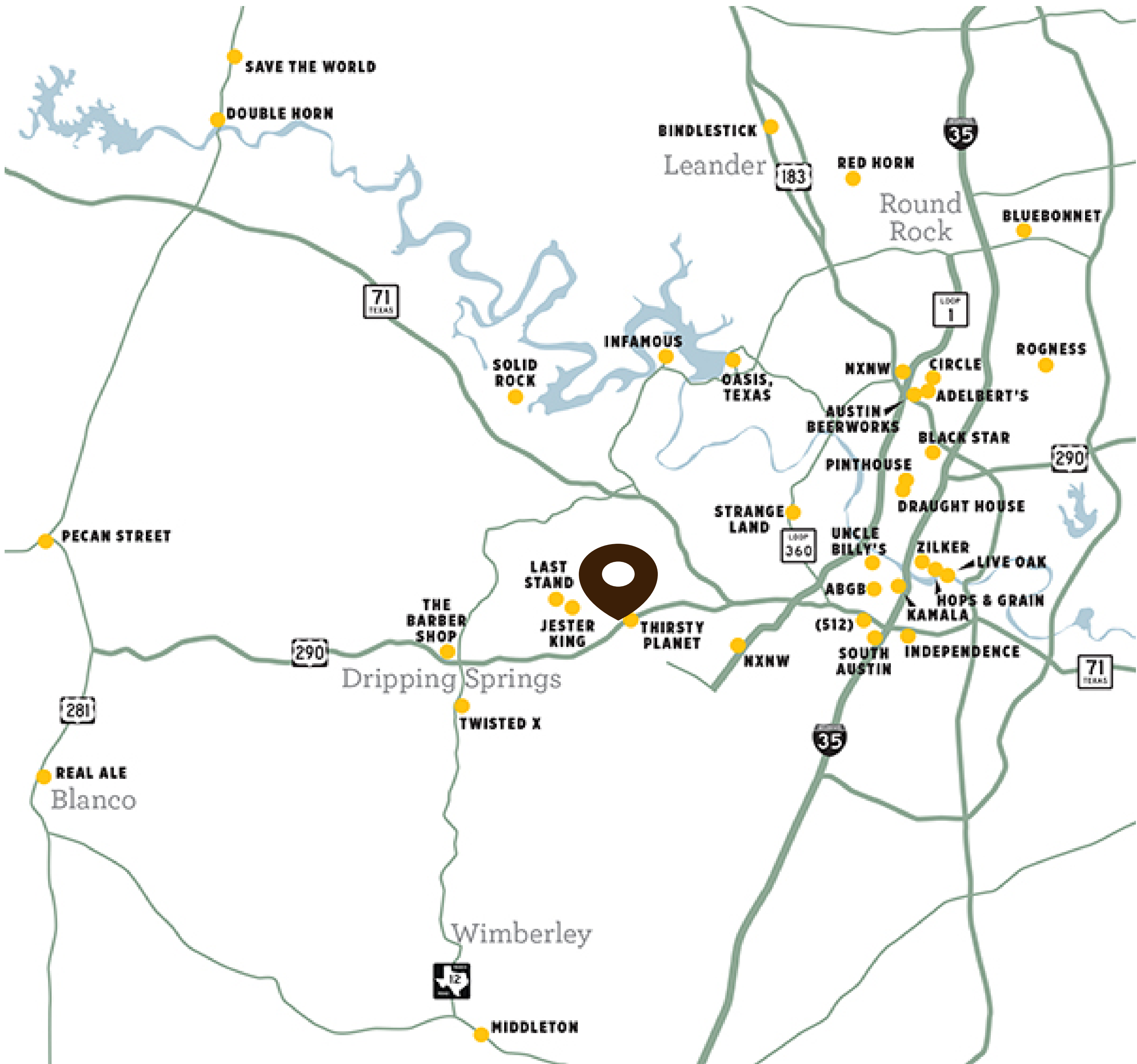
The area around Tipping T is rapidly expanding. There are countless residential communities approved and under construction in Dripping Springs, the Dripping Springs ETJ and Austin ETJ where Tipping T is found. Additionally, the area is also seeing a large amount of commercial and mixed use development.

Fitzhugh Road has enjoyed a significant amount of growth over the last few years. Breweries, wineries, distilleries, a cidery, event venues, a skate park, an art gallery, fancy cottages, hiking, biking and adventure experiences all await travelers to the area. The Fitzhugh District is a destination for travelers wanting to enjoy all the Hill Country offers.

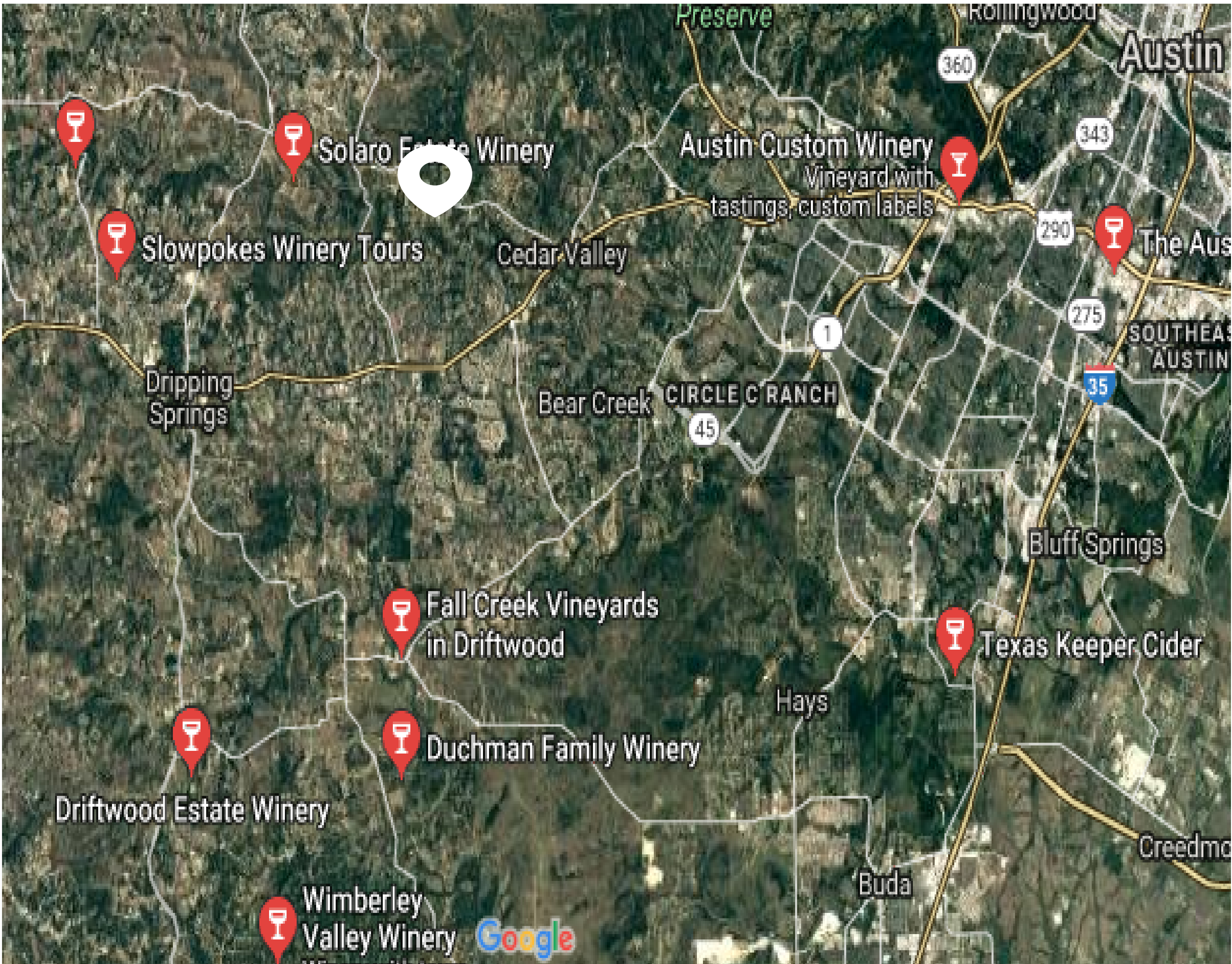


A destination for craft beer and local wine aficionados

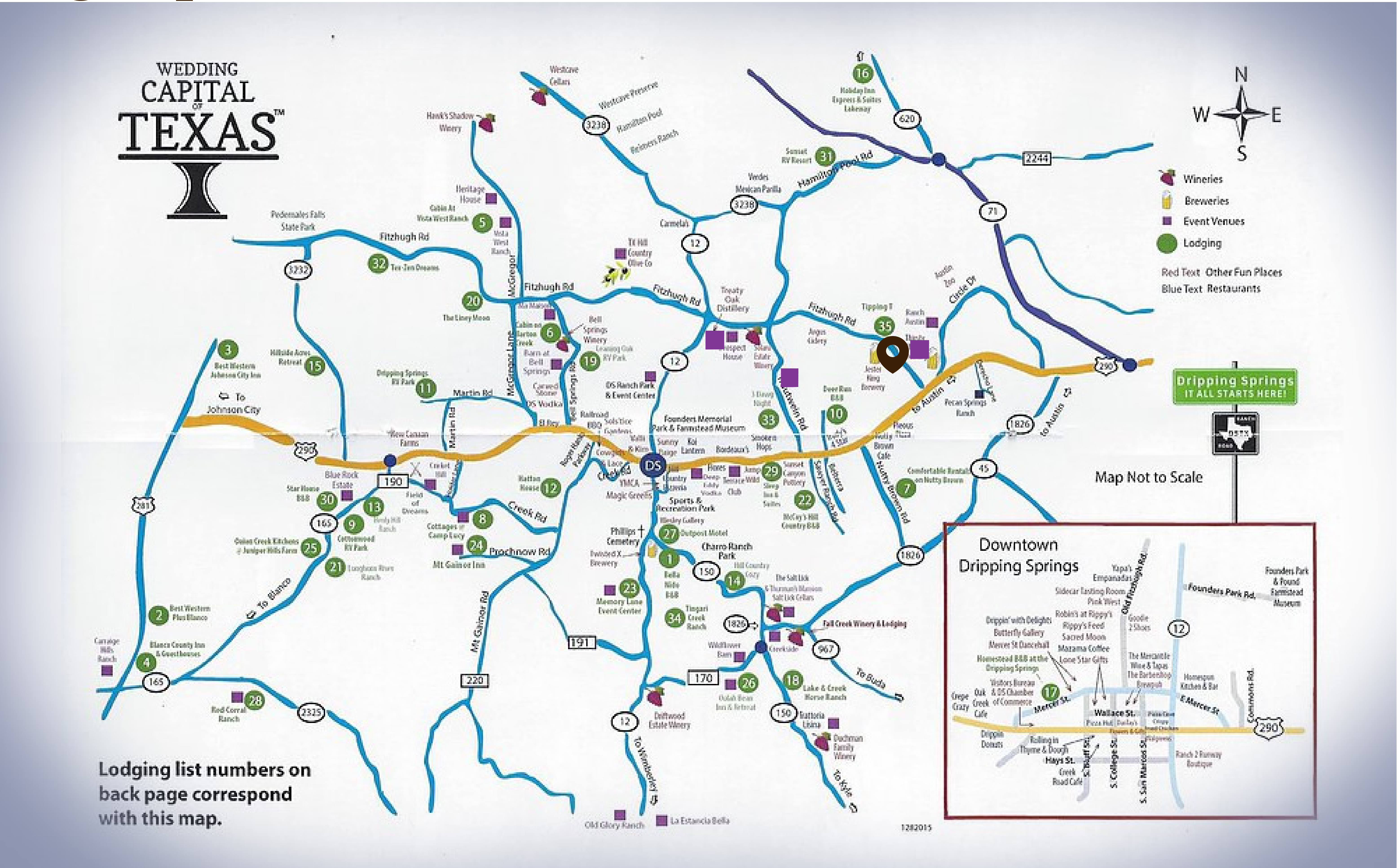
Craft Breweries



Wineries

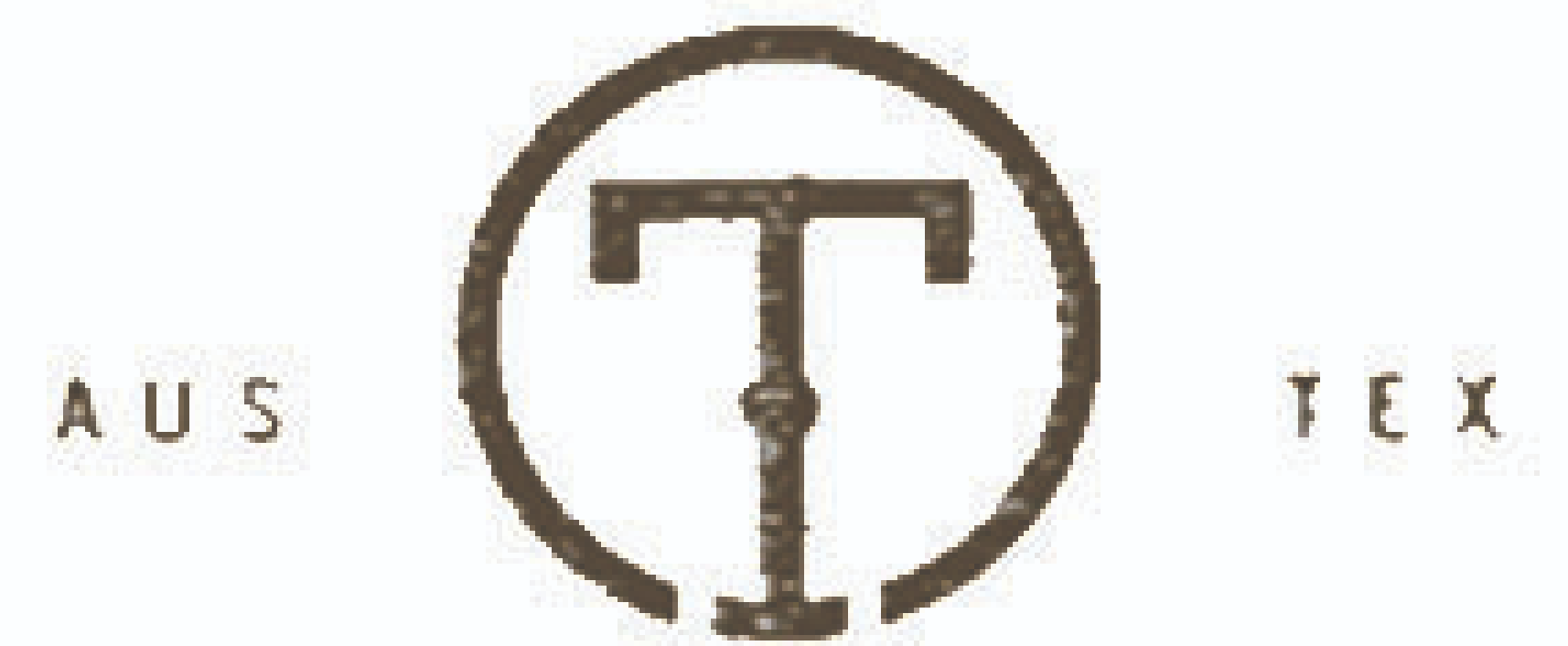


Wedding Capital of Texas



Dripping Springs, The Wedding Capital of Texas, is a national wedding destination, boasting over 35 wedding venues within a 15 mile radius. Over 2,000 weddings are hosted each year. Accommodations and spaces to host dinners, brunches and celebrations are in high demand.

Thank you.



TIPPING T

[Contact us for more information](#)