

\$9,950,000 - 1249 Thompson Dr, Kerrville

MLS® #1526018

\$9,950,000

5 Bedroom, 3.00 Bathroom, 3,750 sqft
Residential on 381.50 Acres

None, Kerrville, TX

This is the last large acreage gentleman's ranch, residential and commercial development located adjacent to the Kerrville city limits near downtown and overlooking the beautiful Guadalupe River Valley. Located on Thompson Dr with a daily traffic count of 10,392 and ~3,000 ft of road frontage this is a prime commercial development property. The entire property consists of 384 acres (~25 ac commercial) with lower-lying residential building spots with views and several high ridges with beautiful hill country views and other building sites overlooking Kerrville. Several spring feed ponds are located throughout. The property is bordered by several developments and a 130 ac preservation land association property. A regional hospital and doctor offices (3 min) are very close, grocery (5 min), and big box stores are 10 mins or less away. The property is accessed off of Thompson Dr with a second entrance off of Sheppard Rees Rd. City water and city sewer (2 taps) are available along Thompson Dr. Out of flood plain! Whether you're looking for a great investment opportunity, a city ranch, or a commercial and residential development, this property presents a possible combination of all of these! Ag Exempt.

Built in 1995

Essential Information



MLS® #	1526018
Price	\$9,950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,750
Acres	381.50
Year Built	1995
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active

Community Information

Address	1249 Thompson Dr
Subdivision	None
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

Amenities

Amenities	None
Pool	Hot Tub

Interior

Interior	Two Living Area, Eat-In Kitchen, Laundry Main Level
Appliances	Ceiling Fans, Cook Top, Built-In Oven
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Other
Exterior Features	Privacy Fence, Storage Building/Shed, Horse Stalls/Barn
Lot Description	City View, County View, Water View, Horses Allowed, 15 Acres Plus, Ag Exempt, Partially Wooded, Mature Trees (ext feat), Secluded, Gently

Rolling, Sloping, Pond /Stock Tank, Borders State Park / Game Ranch,
Hunting Permitted

Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Kerrville. ISD
Elementary	Tally
Middle	Peterson
High	Tivy

Listing Details

Listing Office	eXp Realty, LLC
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