

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

MLS® #1526032

## \$9,950,000

5 Bedroom, 3.00 Bathroom, 3,750 sqft  
Farms and Ranches on 381.00 Acres

N/A, 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® #	1526032
Price	\$9,950,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,750
Acres	381.00
Year Built	1995
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

### **Community Information**

Address	1249 Thompson Dr
Subdivision	N/A
City	Kerrville
County	Kerr
State	TX
Zip Code	78028

### **Amenities**

Utilities	Electricity, Water, Telephone, High Speed Internet, Cable TV
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### **Exterior**

Construction	Frame
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### **School Information**

District	Kerrville. ISD
Elementary	Tally
Middle	Peterson
High	Tivy

### **Listing Details**

Listing Office	eXp Realty, LLC
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