

# \$3,950,000 - 1249 Thompson Dr, Kerrville

MLS® #1526245

## \$3,950,000

Bedroom, Bathroom, 6,355,404 sqft  
Commercial on 145.90 Acres

N/A, Kerrville, TX

This 145.9 acre Gentleman's Ranch is part of the last large acreage ranch, residential and/or commercial property located adjacent to the Kerrville city limits near downtown and overlooking the beautiful Guadalupe River Valley. Property includes a spring fed pond and other watering holes. This property consists of 145.9 acres (~9+ ac commercial) with lower-lying residential building spots with views and a high point with beautiful breathtaking hill country views and building sites overlooking Kerrville. The property is bordered by a 130 ac preservation land association property. A regional hospital and doctor offices (3 min away), grocery (5 min), and big box stores are 10 mins or less away. As a development the property is ready to be annexed by the City of Kerrville. City water and sewer is available. An adjoining 132.5 acre with a home is available also. Whether you're looking for a great investment opportunity, a gentleman's ranch, horse property, or a commercial and residential compound or development, this property presents a possible combination of all of these! Ag Exempt.



## Essential Information

MLS® #	1526245
Price	\$3,950,000
Square Footage	6,355,404
Acres	145.90

Type	Commercial
Sub-Type	Commercial Land
Status	Active

### **Community Information**

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

### **Amenities**

Utilities	Electricity, Sewer
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### **Additional Information**

Zoning	KERR
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### **Listing Details**

Listing Office	eXp Realty, LLC
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