



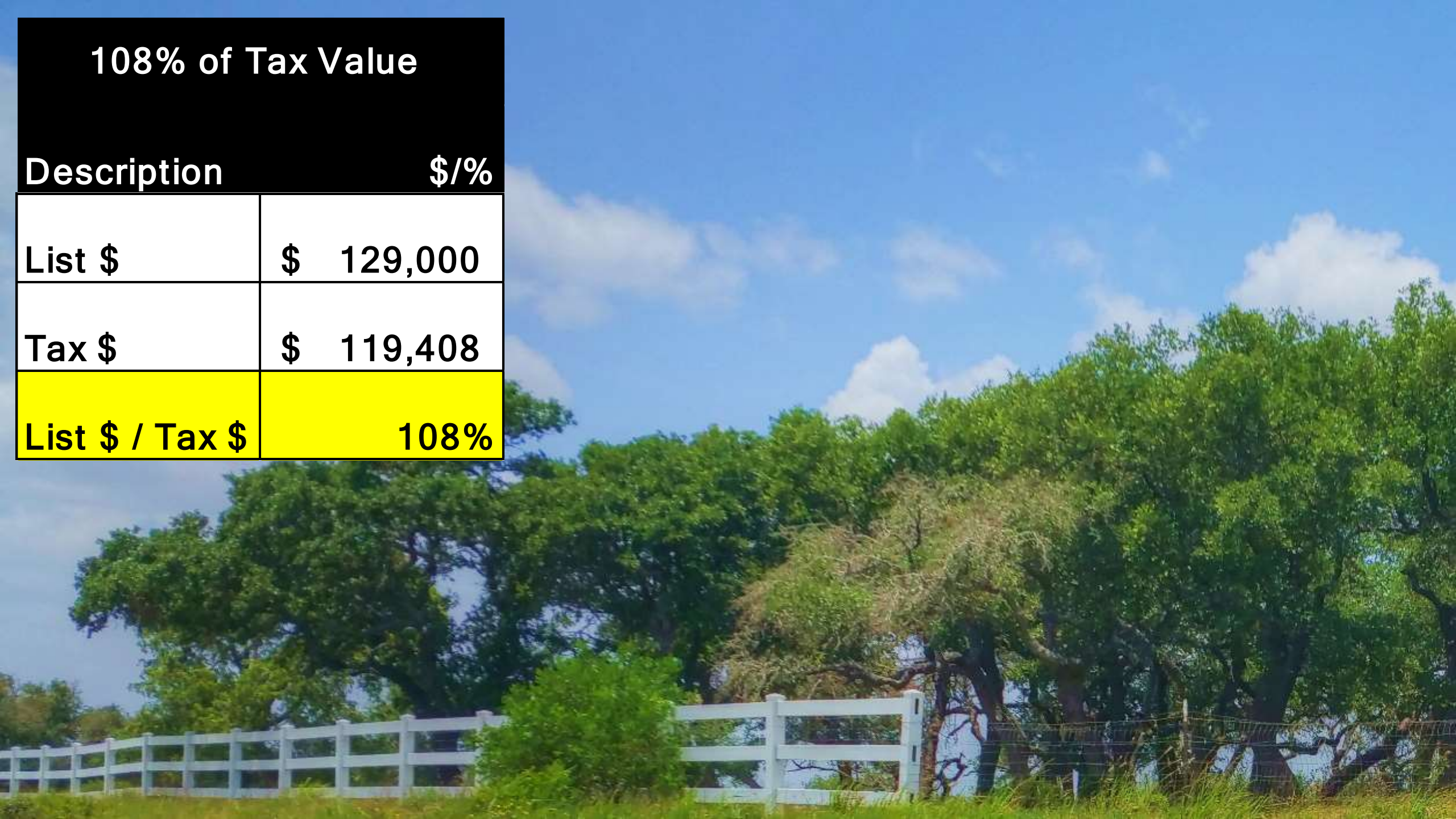
Graphics Pack Branded

Kerrville 8.78 Acres
108% of Tax Value
On TX-16-N/Fredericksburg RD



108% of Tax Value

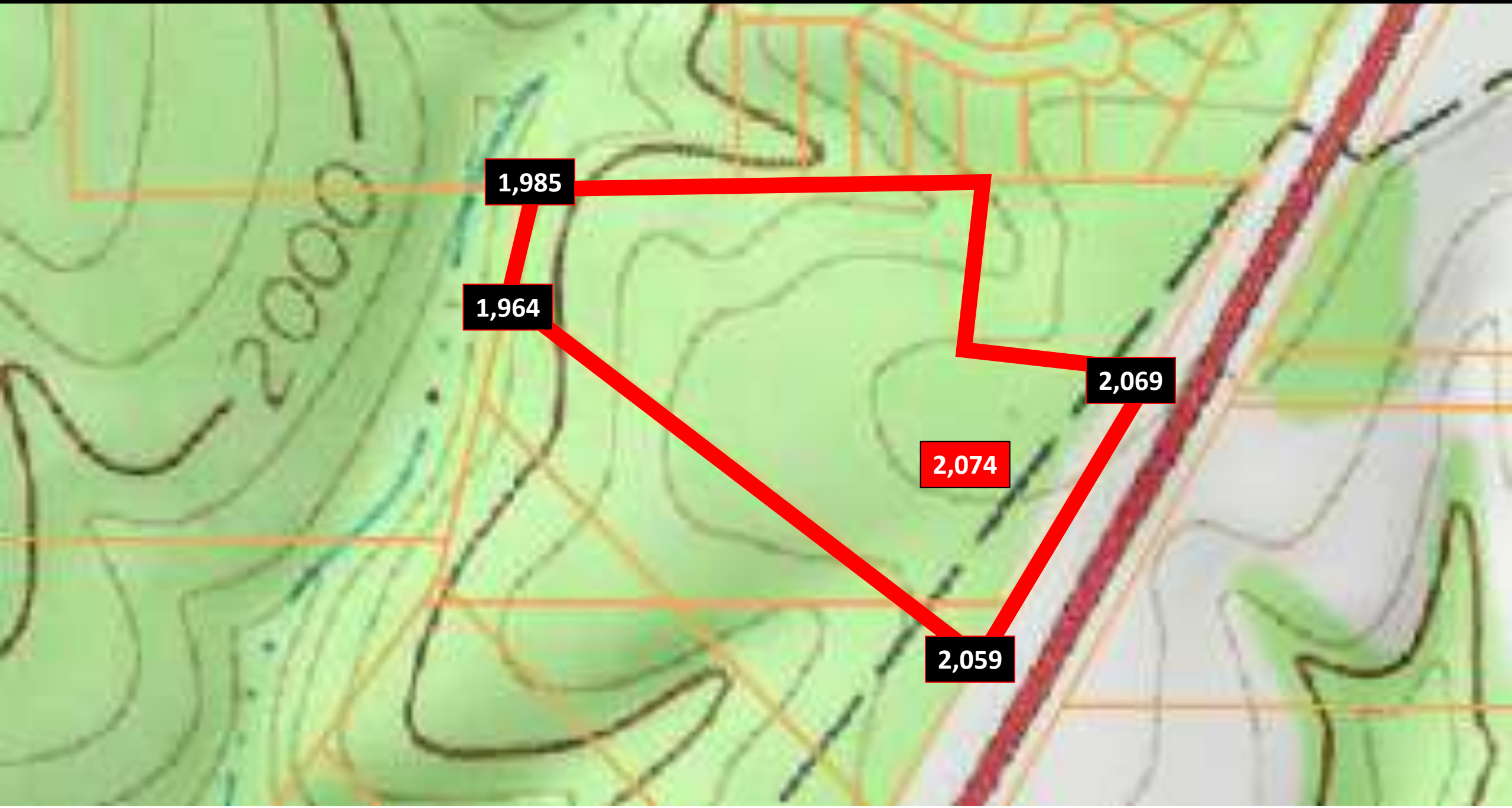
Description	\$/%
List \$	\$ 129,000
Tax \$	\$ 119,408
List \$ / Tax \$	108%

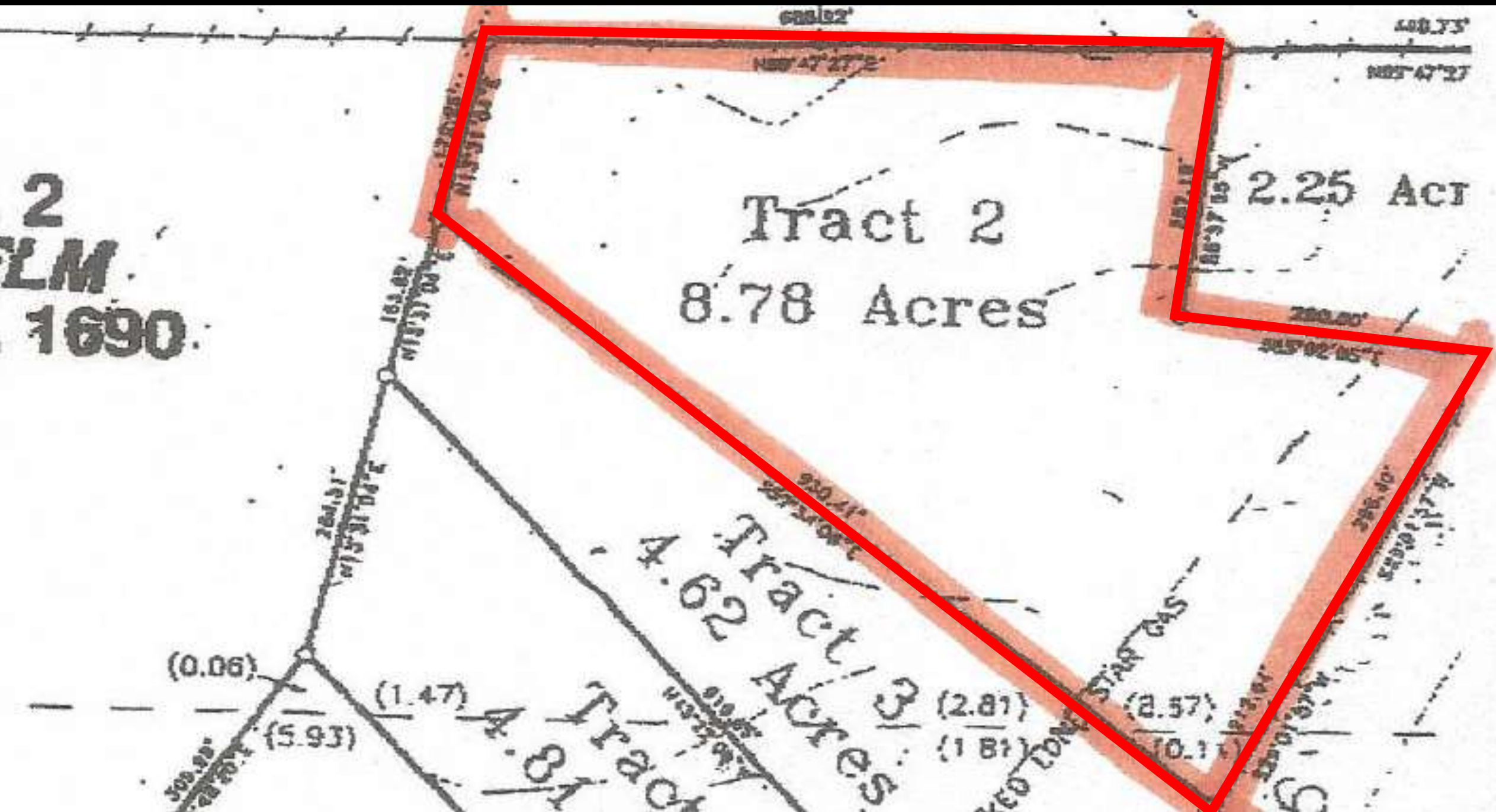


Satellite with Estimated Property Lines



EST Elevation – Home Site at 2,074 EST High Point – 110 Foot EST Elevation Range





7,361 EST AVG Daily 2-Way Traffic – Over 50% of Traffic of I10 Westbound



Excellent Development Potential – Subdivisions Further North, Large Ranch Adjacent, Estate Property Area



Subdivision

Wilderness

Dragon Springs Ranch

Subdivision

**376 Acre
Dragon Springs
Ranch**

**Estate
Properties**

Fredericksburg Rd

16

Property For Sale

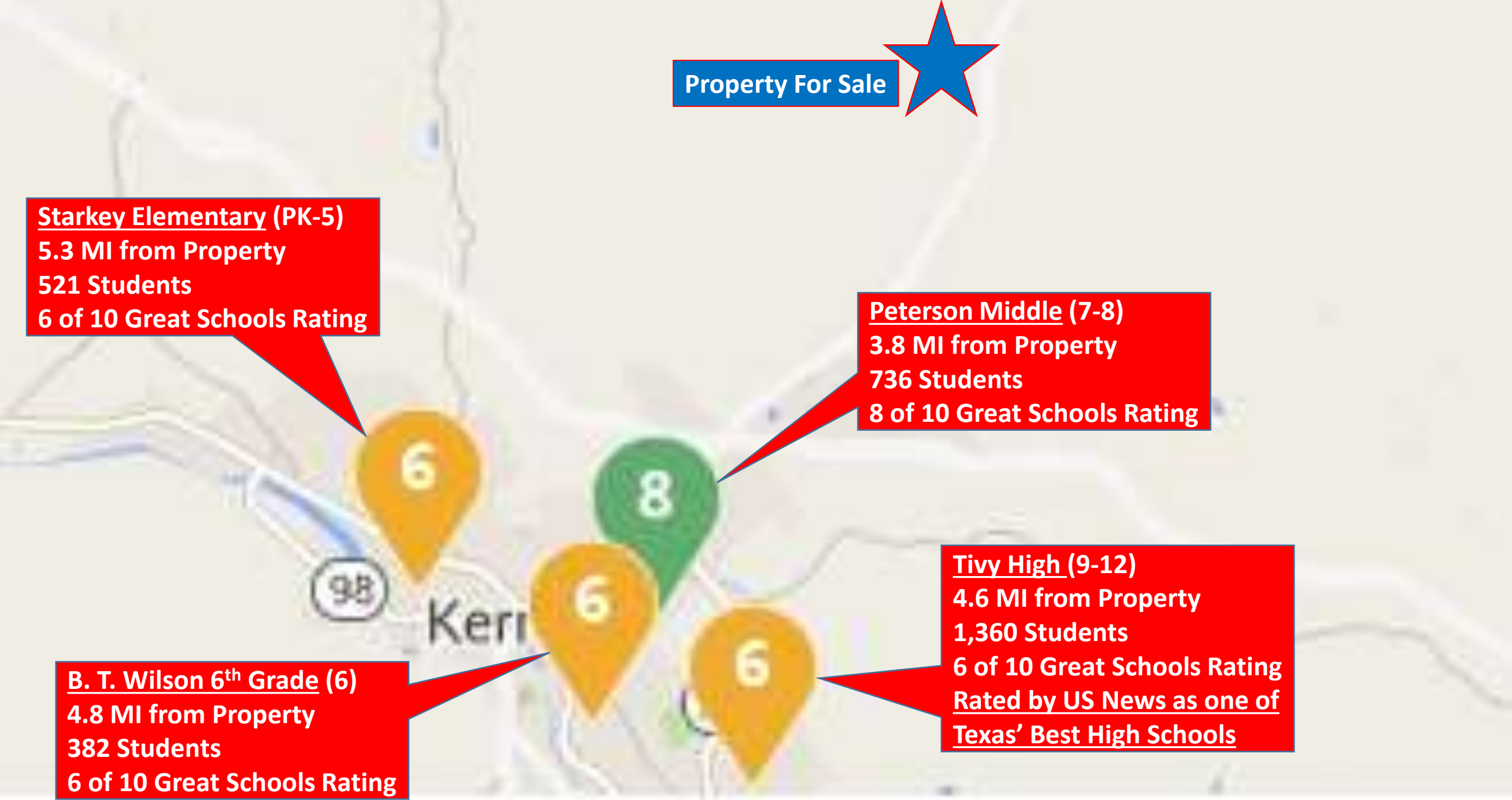


Starkey Elementary (PK-5)
5.3 MI from Property
521 Students
6 of 10 Great Schools Rating

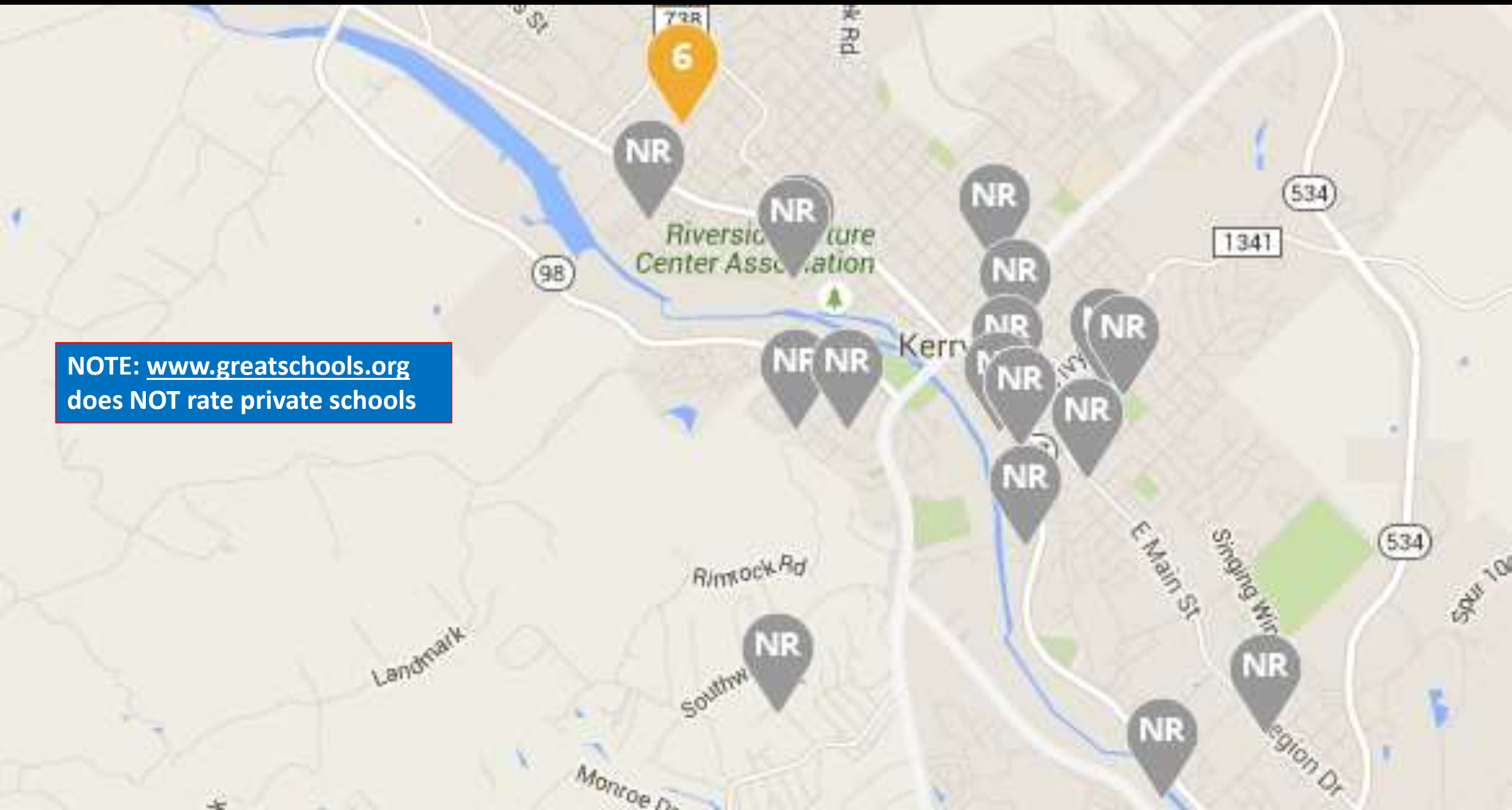
Peterson Middle (7-8)
3.8 MI from Property
736 Students
8 of 10 Great Schools Rating

B. T. Wilson 6th Grade (6)
4.8 MI from Property
382 Students
6 of 10 Great Schools Rating

Tivy High (9-12)
4.6 MI from Property
1,360 Students
6 of 10 Great Schools Rating
Rated by US News as one of
Texas' Best High Schools

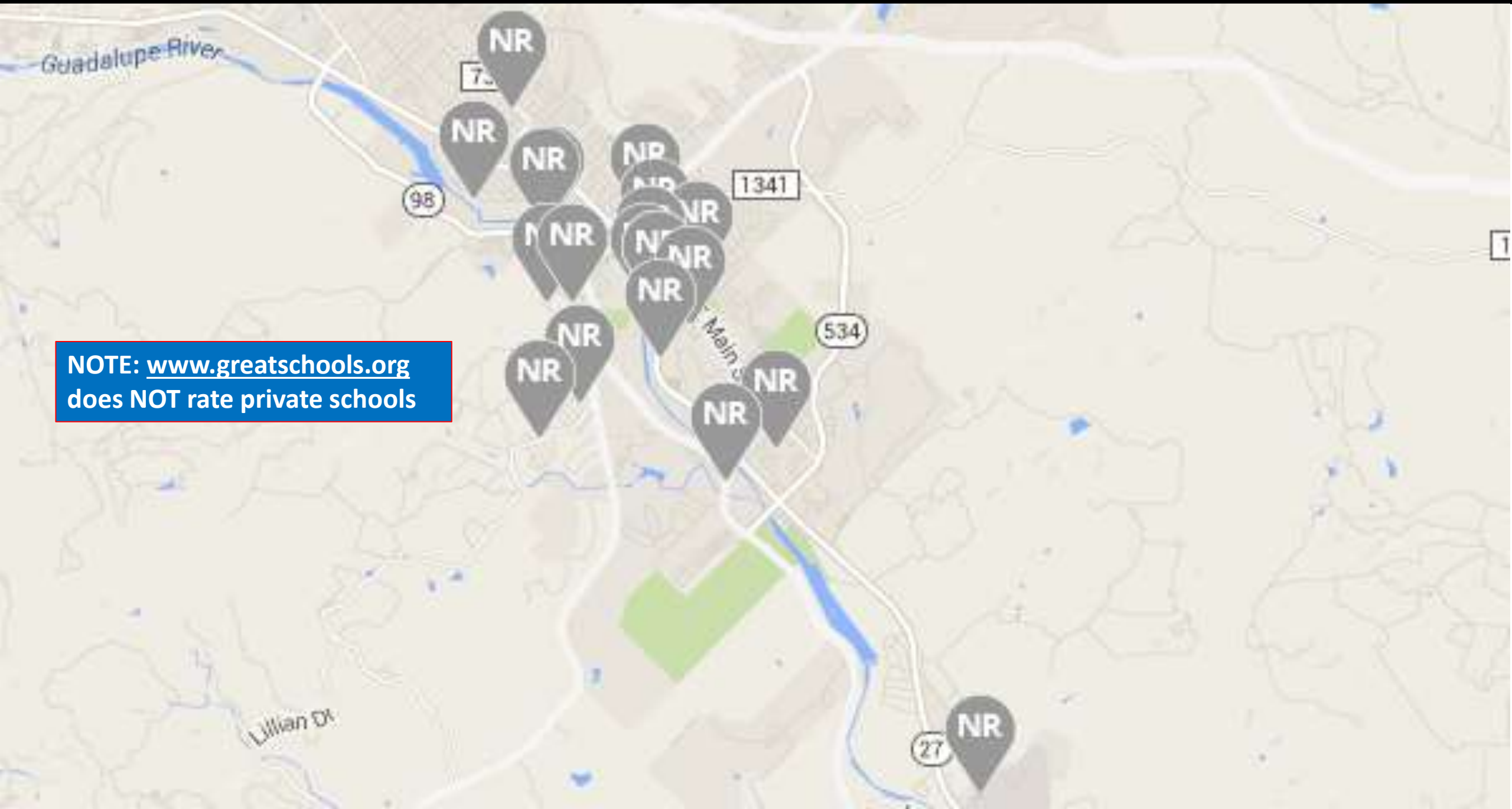


NOTE: www.greatschools.org
does NOT rate private schools



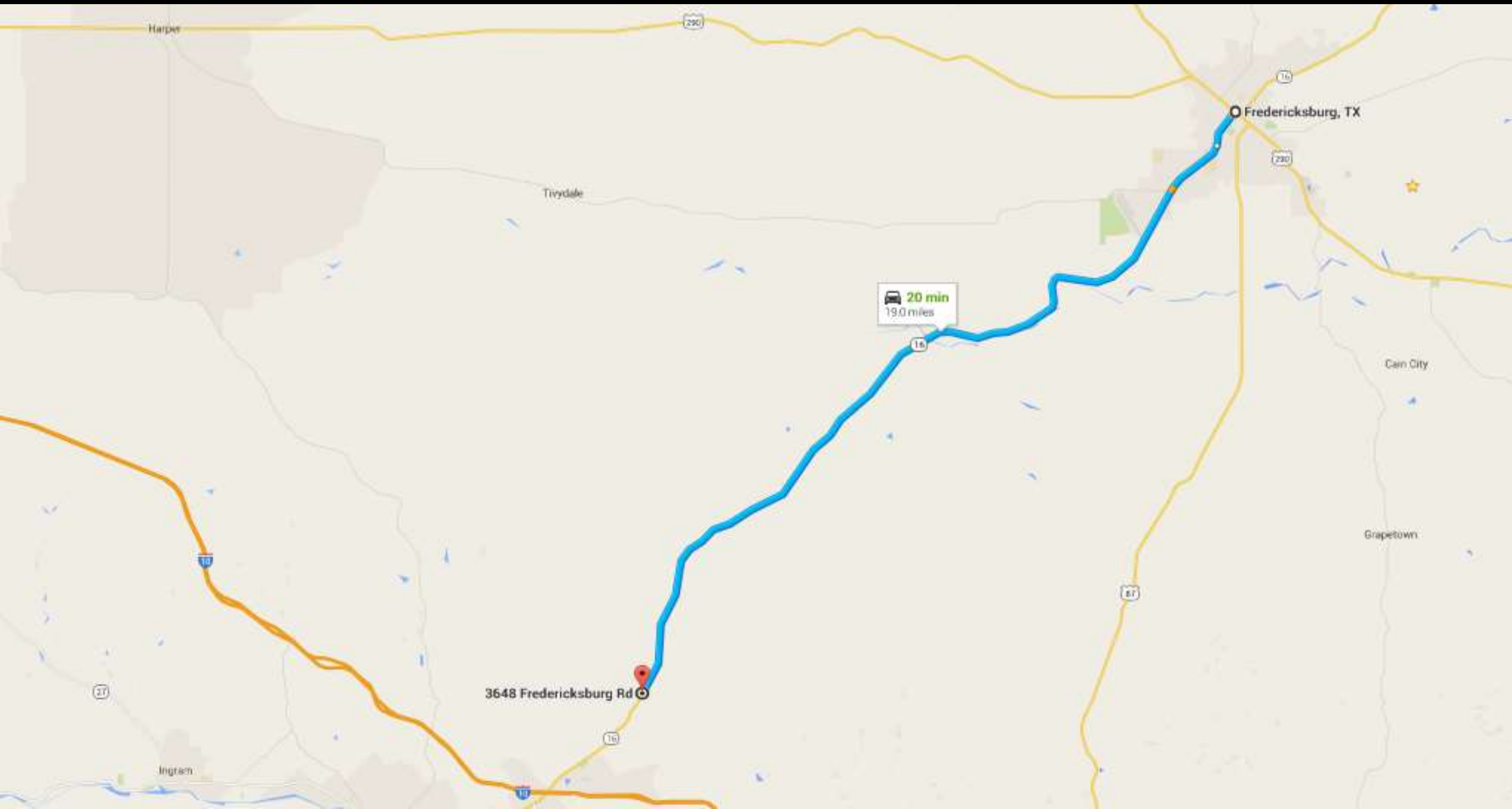
21 Private School Options – Information From www.greatschools.org

NOTE: www.greatschools.org
does NOT rate private schools

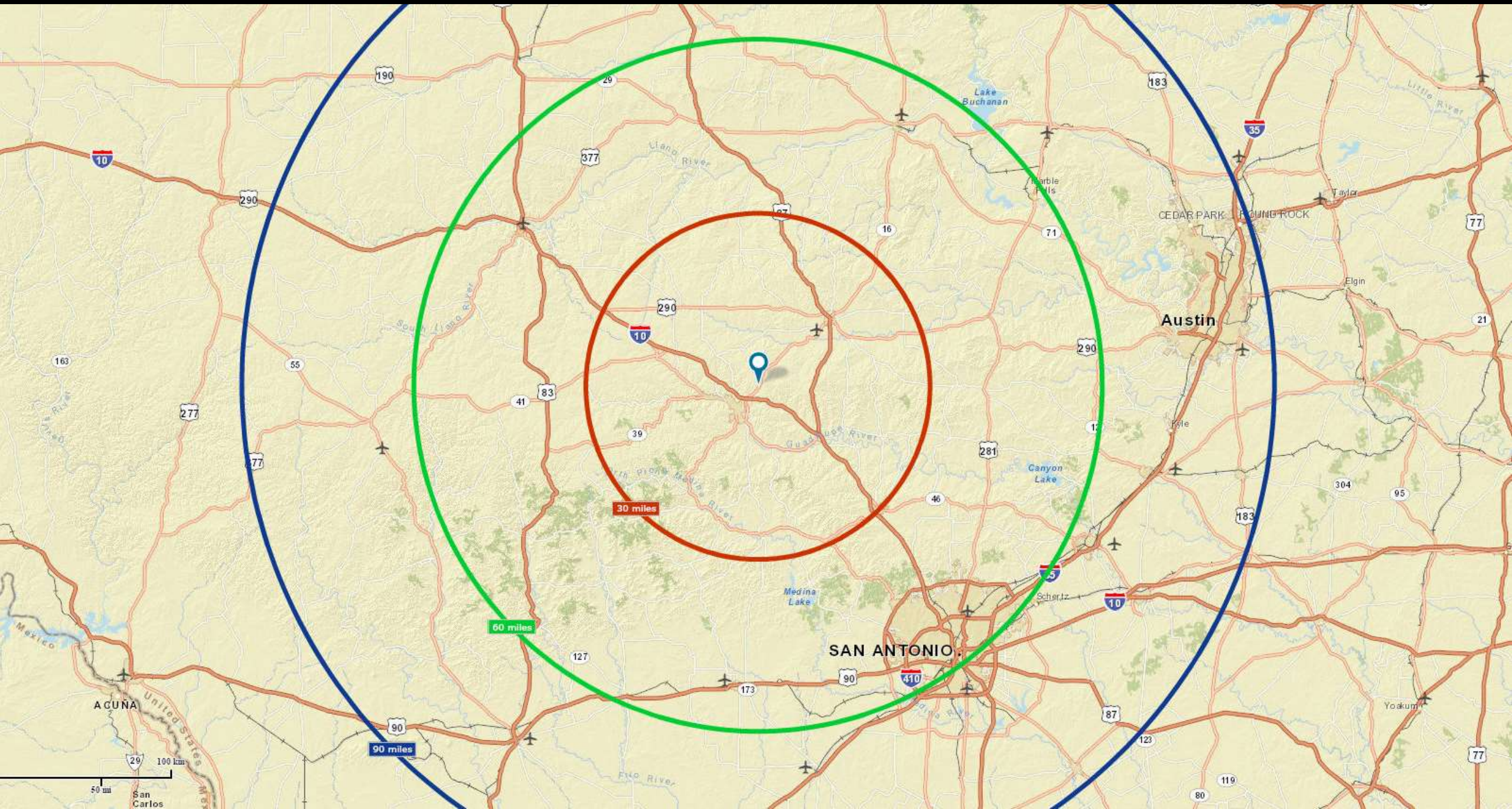


The map displays a route starting at 2141 Fredericksburg Rd and ending at 3548 Fredericksburg Rd. The route is highlighted in blue and follows a path that includes Interstate 10 and several local roads. A distance marker indicates 2.8 miles and 3 minutes travel time. The map also shows various other roads and landmarks in the area, including Kernville County Dr, 1604 N, 1455 N, 2253 N, and 2288 N. The map data is attributed to Google, 2015.

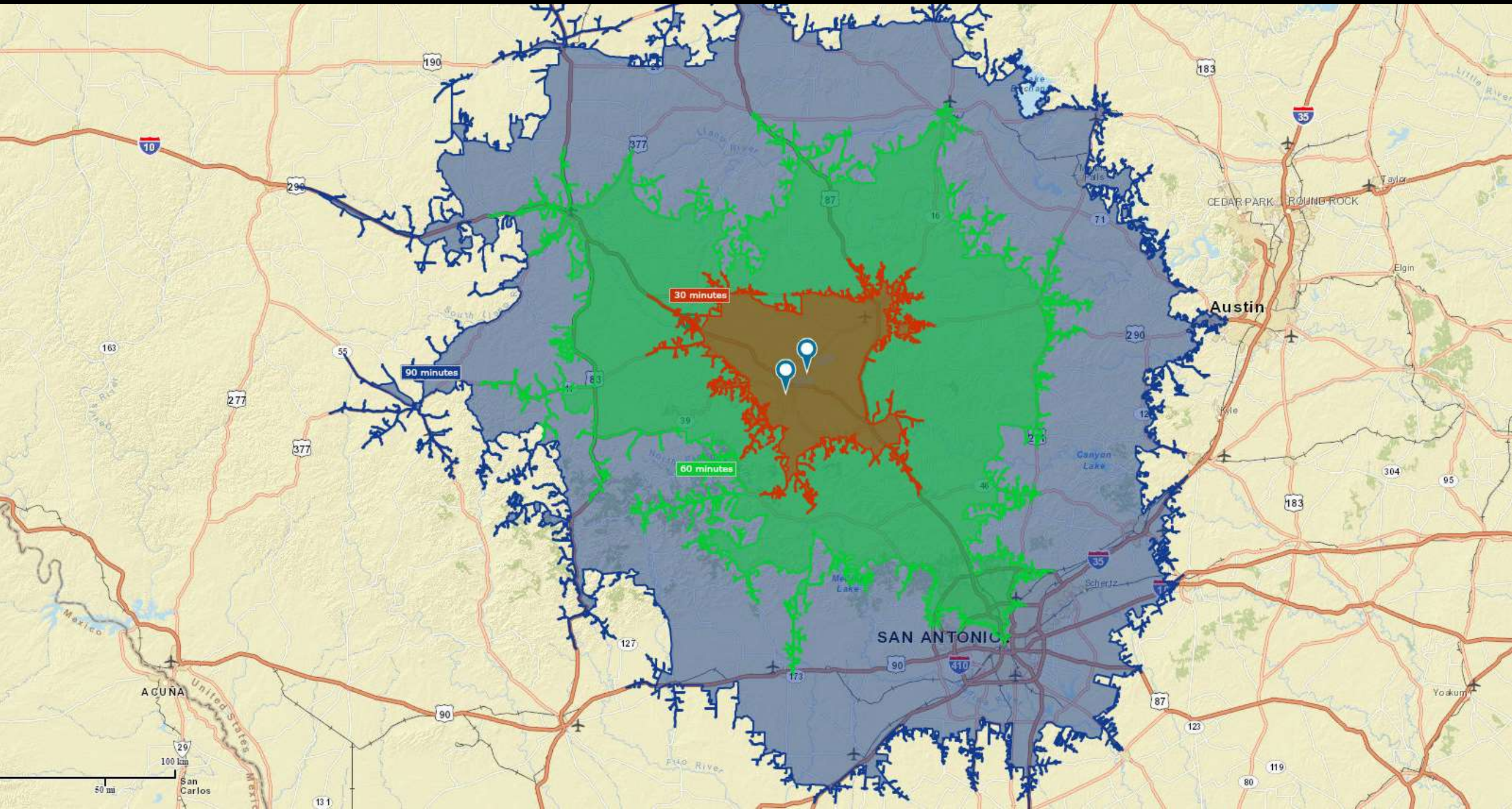
19 MI Southwest of Fredericksburg RD Main ST at TX-16-S /N Adams ST



30, 60, 90 Mile Radii Map



30, 60, 90 Minute Drive Time Map





**Southwest
Partners**

Global Partners
INTERNATIONAL REALTY

Don Stefanov

GRI, Realtor©, PARTNER

M +1 830.998.5677

O +1 979.421.9996

don@swpre.com



**Southwest
Partners**

Global Partners
INTERNATIONAL REALTY

Pam Stefanov

GRI, Realtor©, PARTNER

M +1 830.998.7473

O +1 979.421.9996

pam@swpre.com

Kerrville TX Hill Country 8.78 Acres 108 Percent Tax Value



<http://swpre.com/?p=23351>