

A scenic rural landscape featuring a gravel path in the foreground, tall grass, and several trees. A white fence is visible in the background under a blue sky with scattered clouds. A dark semi-transparent rectangle is centered over the image, containing the text "Graphics Pack Unbranded" in white.

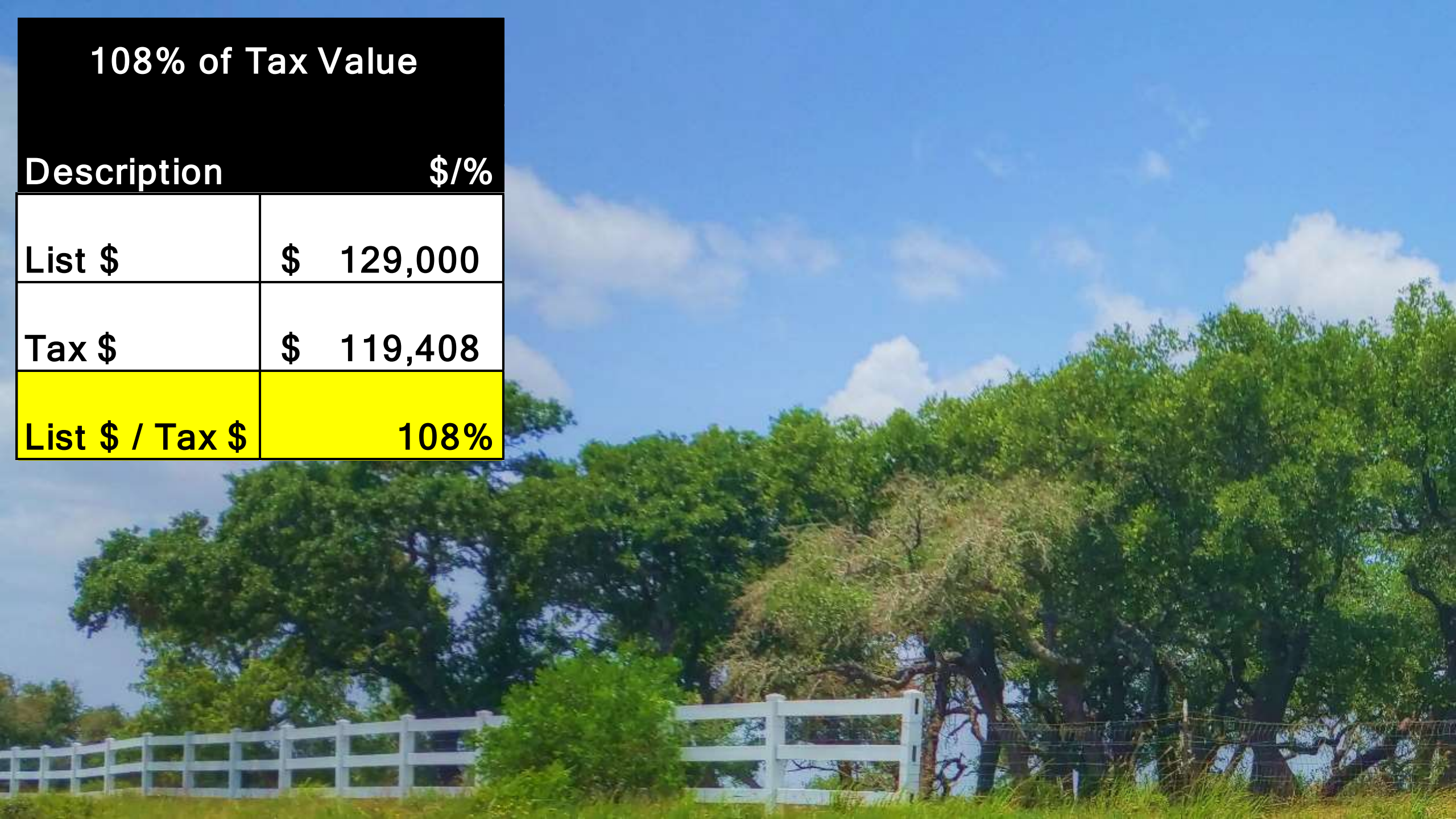
Graphics Pack Unbranded

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



108% of Tax Value

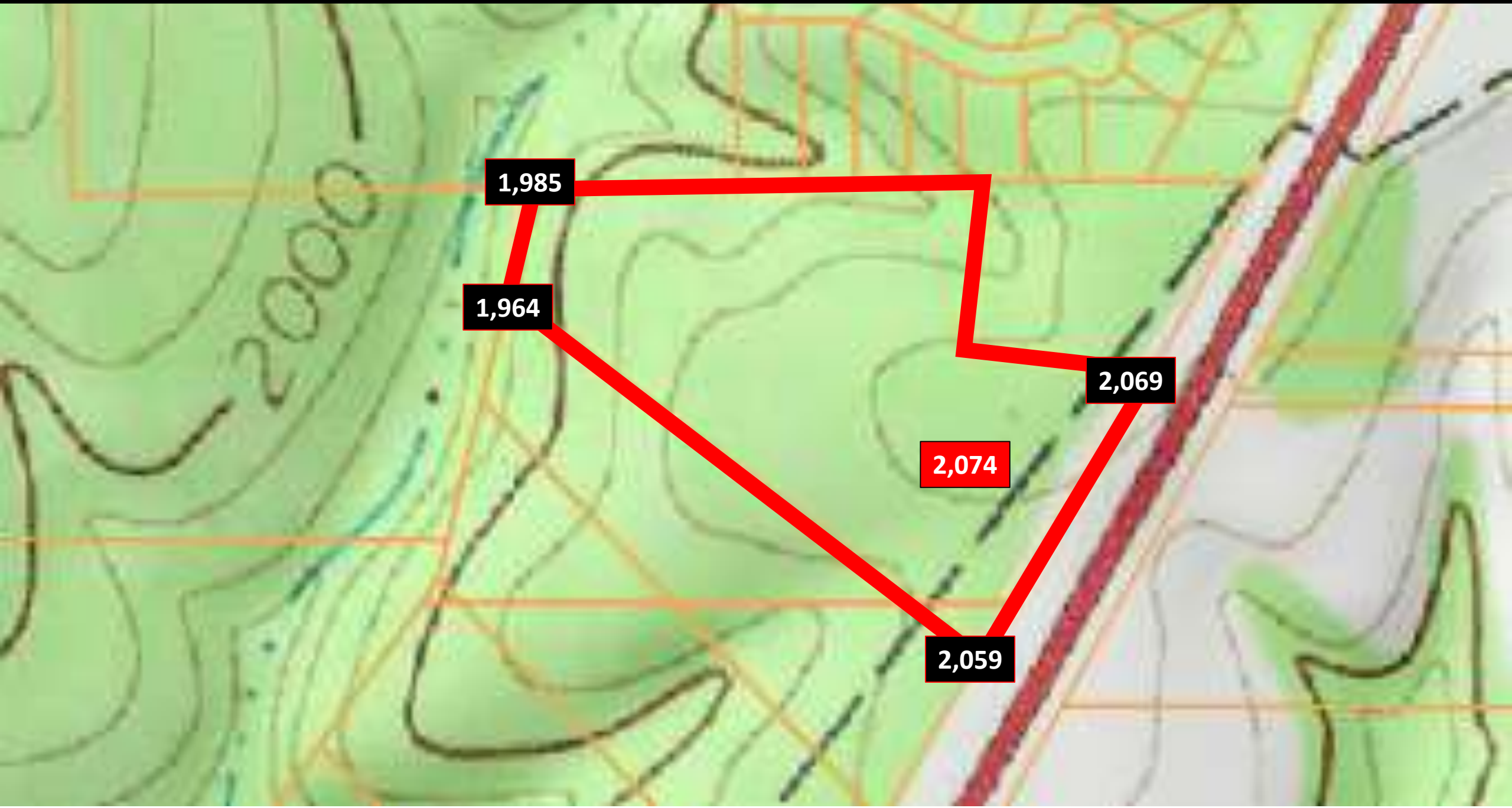
Description	\$/%
List \$	\$ 129,000
Tax \$	\$ 119,408
List \$ / Tax \$	108%



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



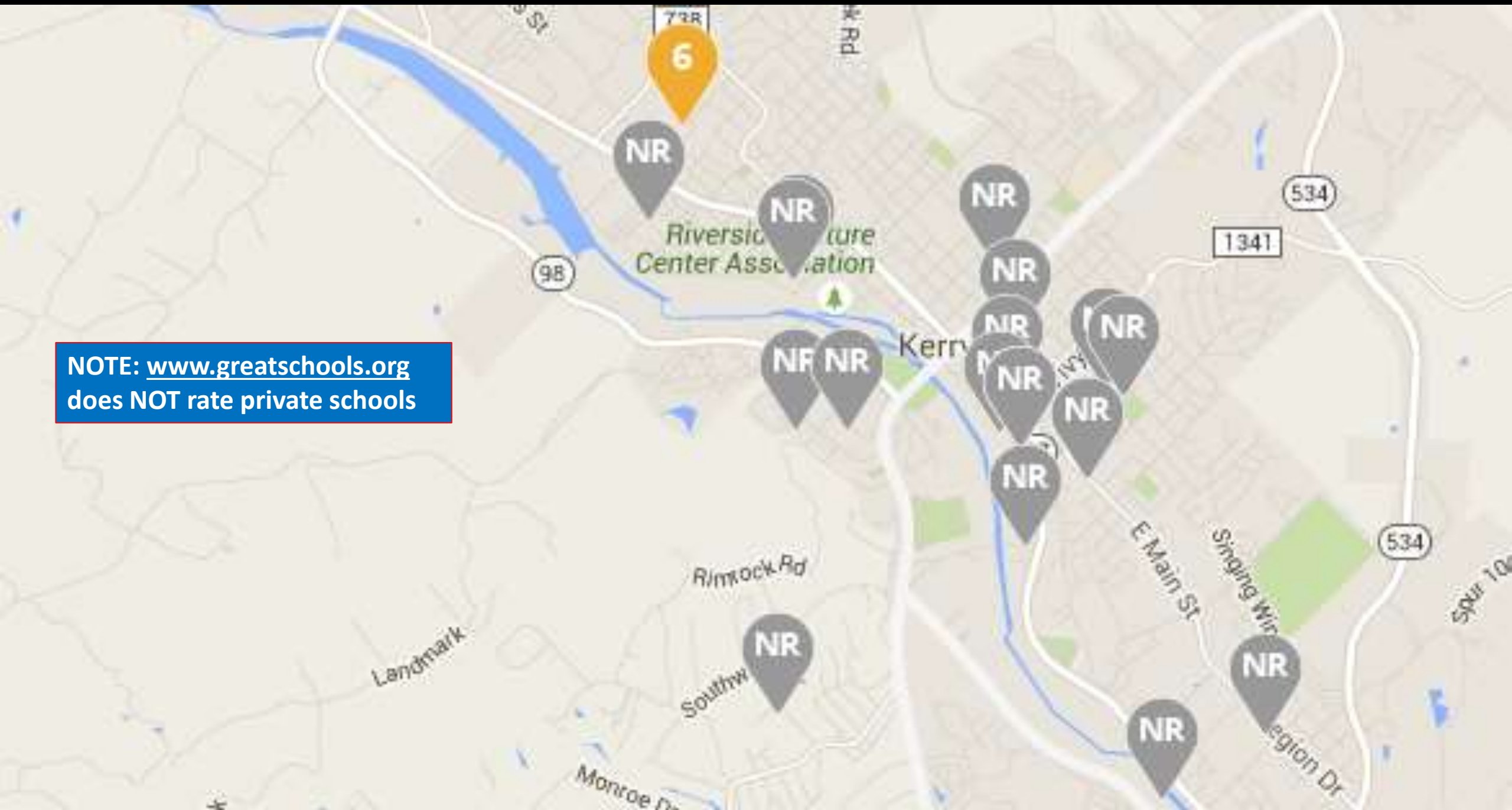
Starkey Elementary (PK-5)
5.3 MI from Property
521 Students
6 of 10 Great Schools Rating

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

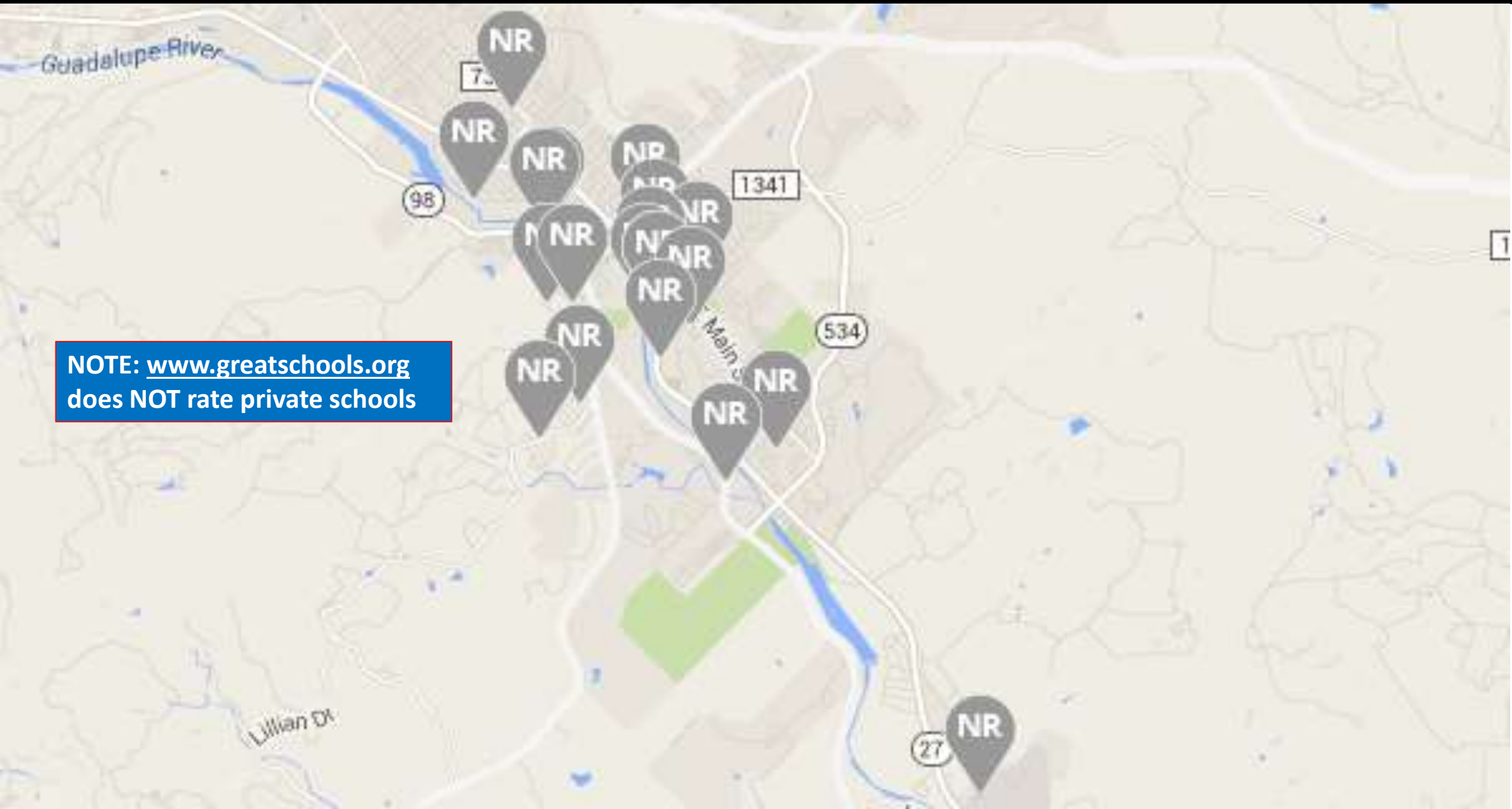
Tivy High (9-12)
4.6 MI from Property
1,360 Students
6 of 10 Great Schools Rating
Rated by US News as one of
Texas' Best High Schools

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

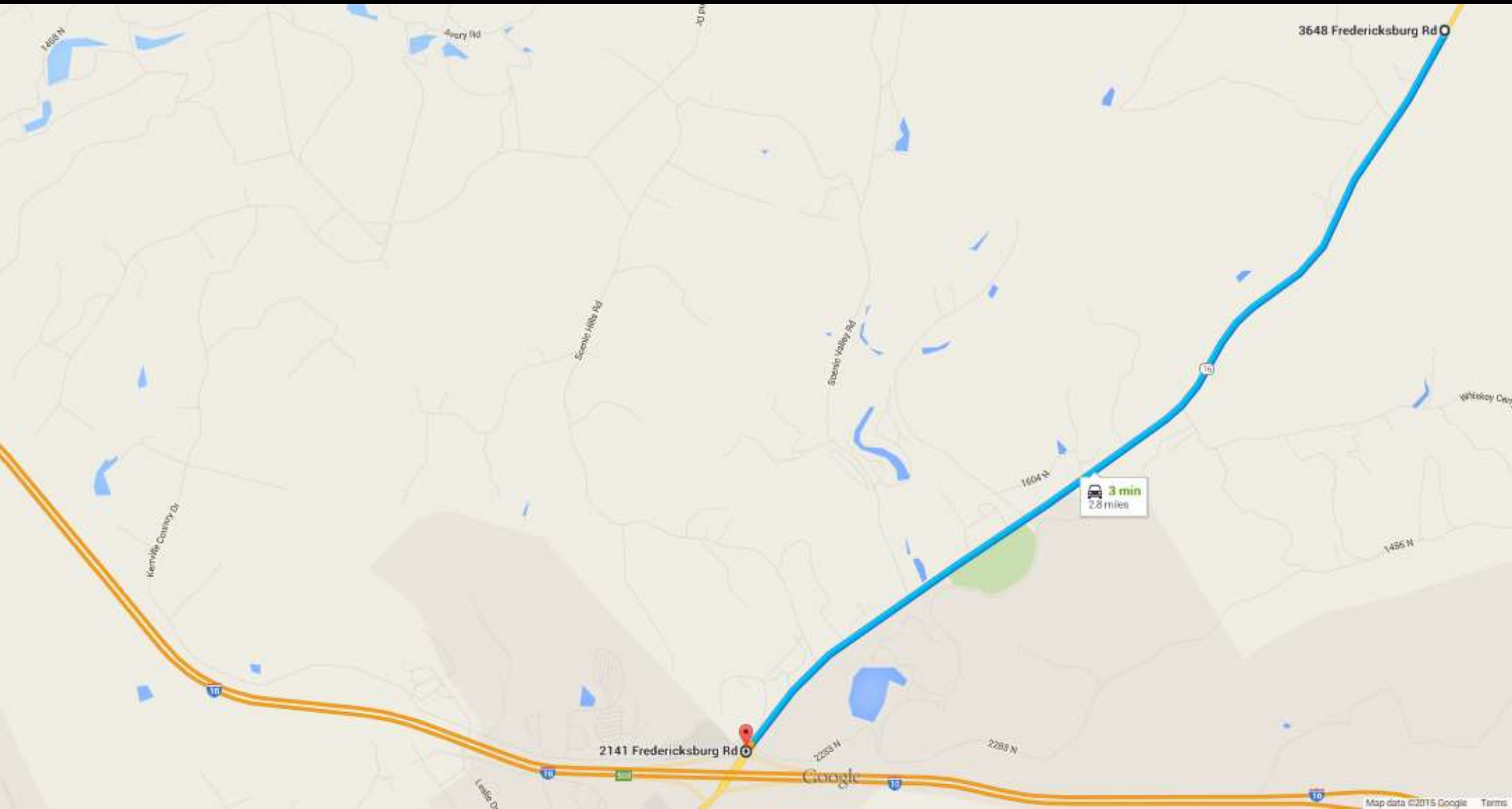


21 Private School Options – Information From www.greatschools.org

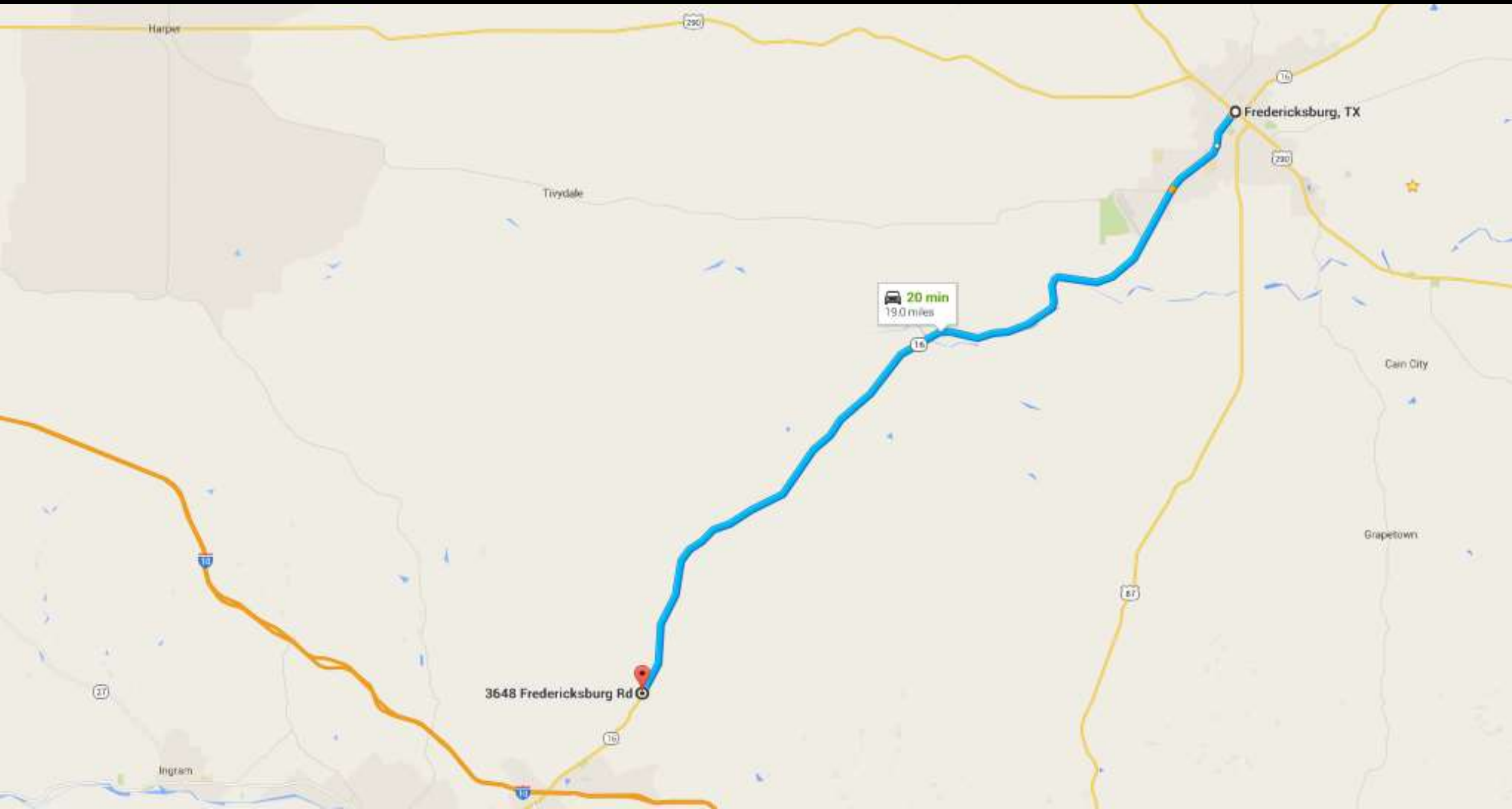
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2.8 MI North of I10 at TX-16-N/Fredericksburg RD



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



[illegible]

30, 60, 90 Minute Drive Time Map

