

Mercer's Preserve at Lake Comanche

Mercer's Preserve is a private community located near the town of Comanche in the northern part of the hill country, in the heart of central Texas. The community has a fenced perimeter and is accessible through three security gate entrances. It is approximately 1,140 acres in size and is home to Lake Comanche, a 260 acre lake that has been featured on ESPN twice for its outstanding fishing.

There are 148 properties ranging in size from 2 acres to 20 acres. Of these beautiful properties, approximately 50% are located on the waterfront. The lake has a boat ramp and 3 boat docks with a total of 44 boat slips. The roads in the community are paved and are approximately 5 miles in length. There are 58 acres of common area that accommodate a boat storage area, picnic area, and recreational area for a variety of outdoor activities.

The Lake Comanche Property Owners Association is incorporated in the state of Texas, and in order to fund the operations and upkeep of the community, there is currently an annual dues assessment on each property of \$245.00.

Directions: From Comanche, TX, take Hwy 16 south approximately 3 miles and turn right (west) on FM 3200. The community is located approximately ¼ mile down FM 3200 on the left (south).

