



CAPROCK RIDGE RANCH

TBD Caprock Ridge Rd, Helotes, TX

52 Acres | \$649,950



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John Melnar

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PROPERTY DESCRIPTION

Two 26-acre tracts in the private gated community of Canyon Creek Preserve located just outside Helotes, TX. Build your dream home overlooking the San Geronimo Creek Valley with tremendous, long-range views. These tracts have multiple build sites, including a ridge-top location and below the rim location, both of which have great views and privacy. This Ag-exempt community has paved roads, is in the highly rated Northside ISD, and is conveniently located less than 30 minutes from Boerne and the San Antonio International Airport.

This property is classic Hill Country with long-range views and dramatic topography from the high ridgeline to the steep canyons with over 310' of elevation change.

But don't let the ruggedness of this property fool you; there are multiple build sites for your dream home. The majority of the property is a closed canopy Oak-Juniper woodland with excellent plant diversity.

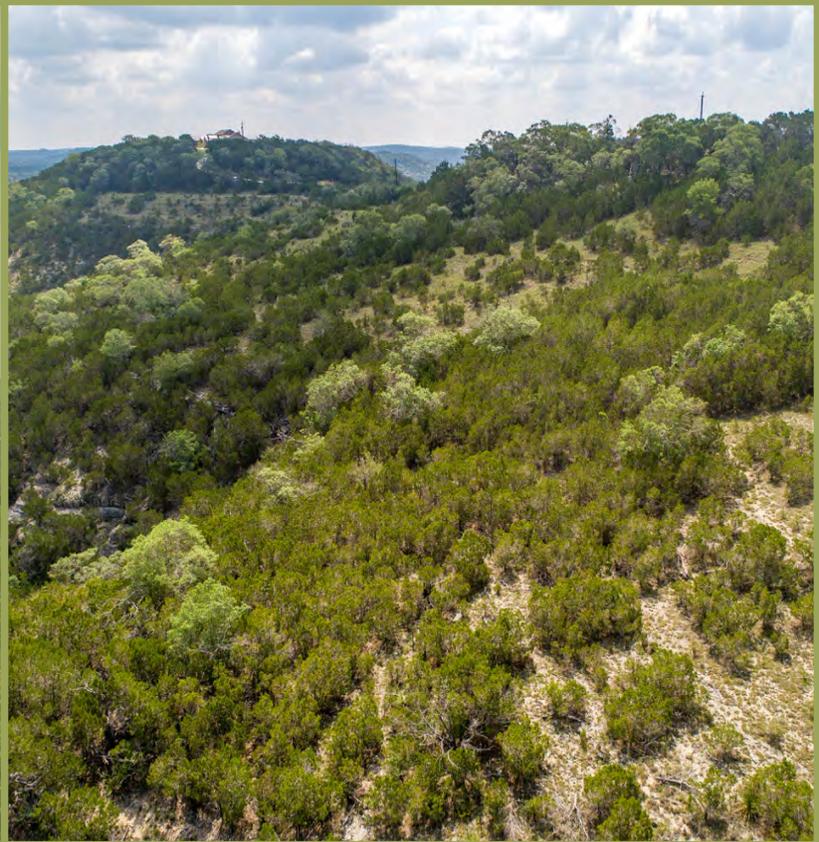
The property has approximately 1800' of frontage on Caprock Ridge Rd. Electricity runs along the road. A water well will be needed. Other wells within the community range from 650-770' in depth. A septic system will be required.

The property is qualified for the Agricultural Valuation via a cooperative grazing agreement within the community. 2022 taxes were approximately \$200. The Canyon Creek Preserve HOA has an annual fee of \$1,850.

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SCAN HERE TO VIEW MORE OF
CAPROCK RIDGE RANCH

Caprock Ridge Ranch | Helotes, TX

TREES

Live Oak
Spanish Oak
Ashe Juniper
Sycamore
Texas Redbud

GRASSES

Little Bluestem
Silver Bluestem
KR Bluestem
Seep Muhly
Hairy Grama

BRUSH

Mountain Laurel, Texas
Persimmon, Agarita,
Green Briar, Flame
Leaf Sumac, Evergreen
Sumac, Twisted Leaf
Yucca, Texas Sotol, and
Sacahuista

FORB

Lindheimer's Senna,
Texas Creeping
Oxeye, Upright
Prairie Coneflower,
Prairie Tea,
Maidenhair Fern,
and House Holly
Fern

WATER

Well needed
Nearby wells are
approximately 650-
770' deep

UTILITIES

Electric available at the
road.
Septic needed.

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LOCATION

Medina County

3 miles to Hwy 16, 14 miles to Helotes, 22 miles to Boerne and Bandera, 32 miles to downtown San Antonio and the San Antonio International Airport.

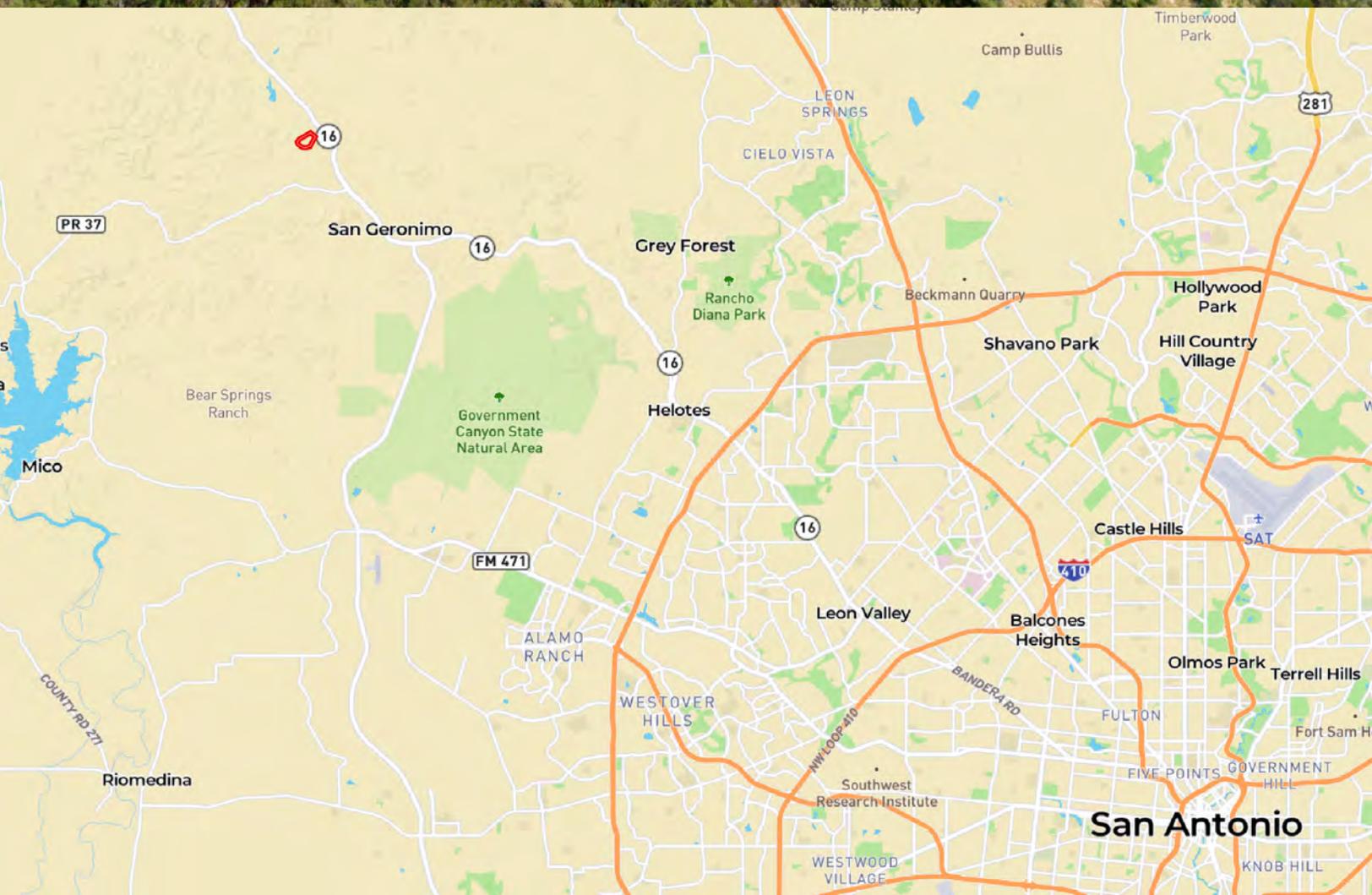
DIRECTIONS

From San Antonio take Hwy 16 west to Park Road 37, turn left and go 1.2 miles, turn right on Canyon Creek, go 1.1 miles, turn left on Caprock Ridge, property will be on the right. Sign on property.

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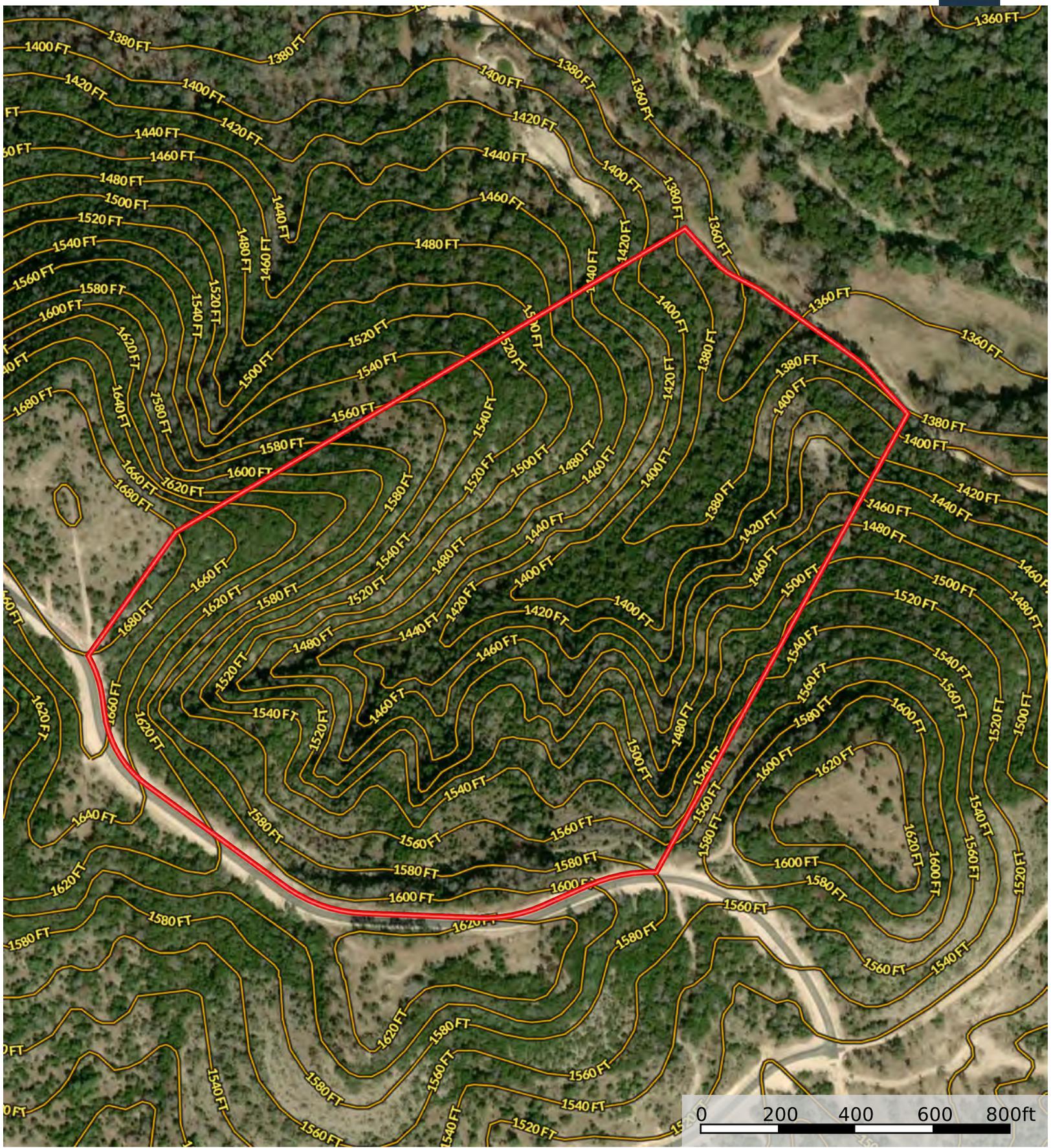


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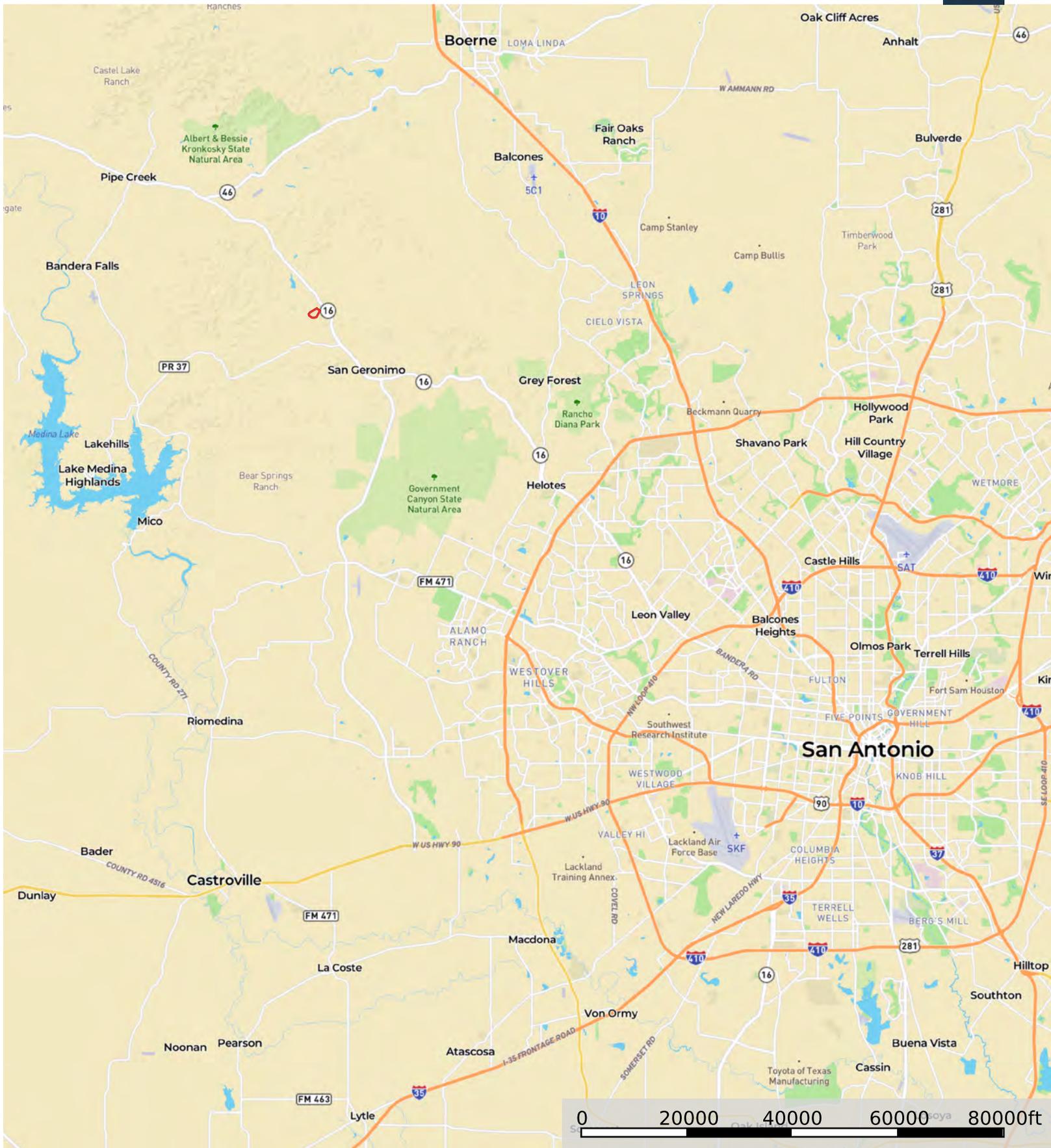
 Boundary

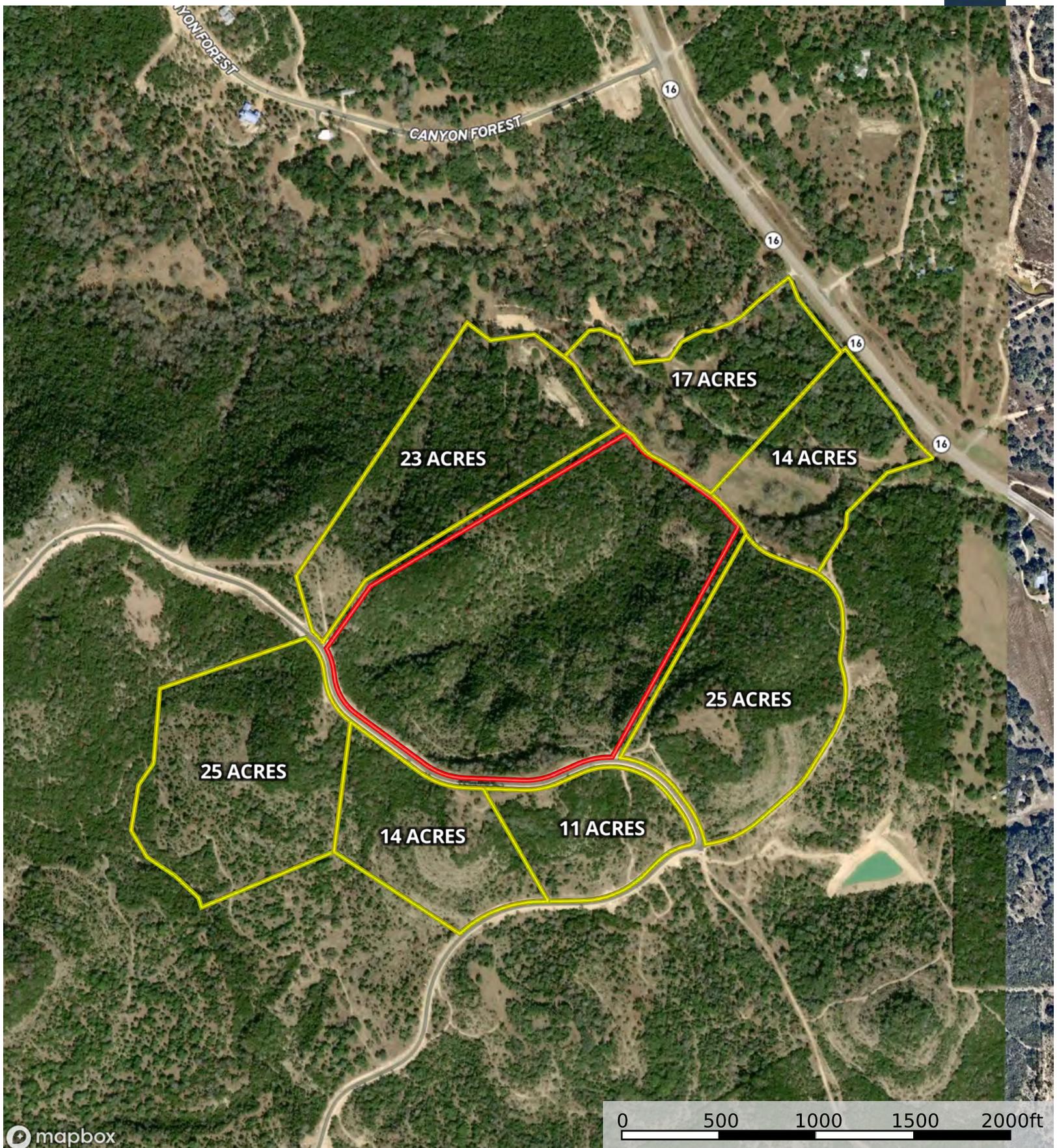


Boundary

Lots 6-7 Canyon Creek Rd, Helotes, TX 78023

Texas, 52.033 AC +/-





Boundary 1 Boundary