

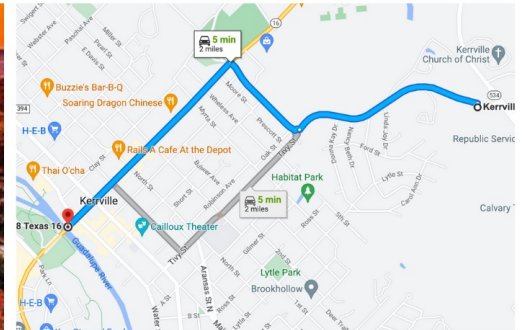
00 Cypress Creek Rd/00 Tivy St, Kerrville, TX

Legal Description:

- ABS A0193 HAND, SUR 115,TRACT (PT 23.81 ACS),ACRES .37**
- ABS A0193 HAND, SUR 115,TRACT (PT 23.81 ACS),ACRES 23.44**

List price: \$1,310,000

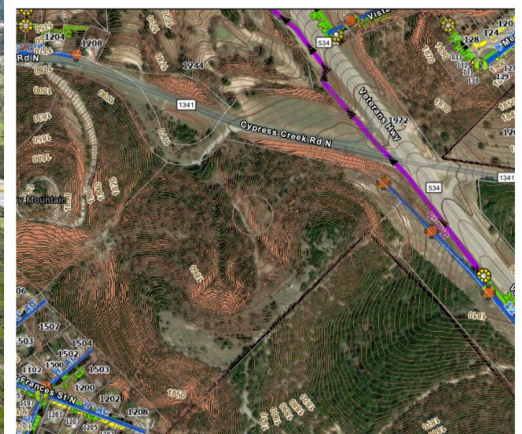
00 Cypress Creek Rd is a 23.81 Acre Development Opportunity located at the intersection of Cypress Creek Road and Loop 534/Veterans Hwy. This property neighbors Schreiner University and the newly constructed Middle School. It has road frontage to a very active intersection, is within the Kerrville City Limits and is currently zoned R1 - Single Family Residential. That said, the City of Kerrville has a very detailed development plan in the works for this area (Strategic Catalyst Area 8), and the land may easily be converted to residential mix for multi-family structures or to commercial zoning. Further, Schreiner University (the neighboring property / <https://schreiner.edu/>) has very detailed and upcoming plans for this area that have already been signed off on - making this property an IDEAL INVESTMENT in the IDEAL LOCATION!!



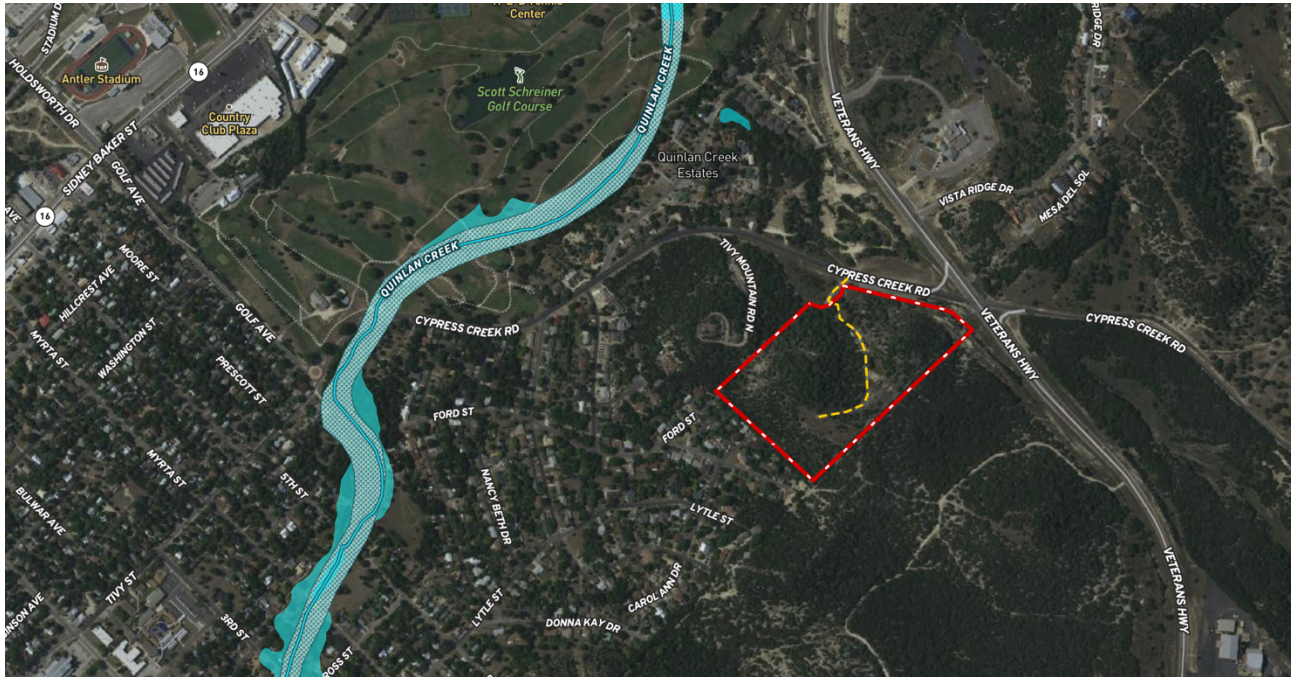
—PRICE IMPROVEMENT—

**23.81 AC, Cypress Creek Rd,
Kerrville, TX**

- Great Development Potential
- High Visibility
- Loop 534 & Cypress Creek Frontage
- Utilities Available
- Panoramic Views
- Close Proximity to downtown Kerrville

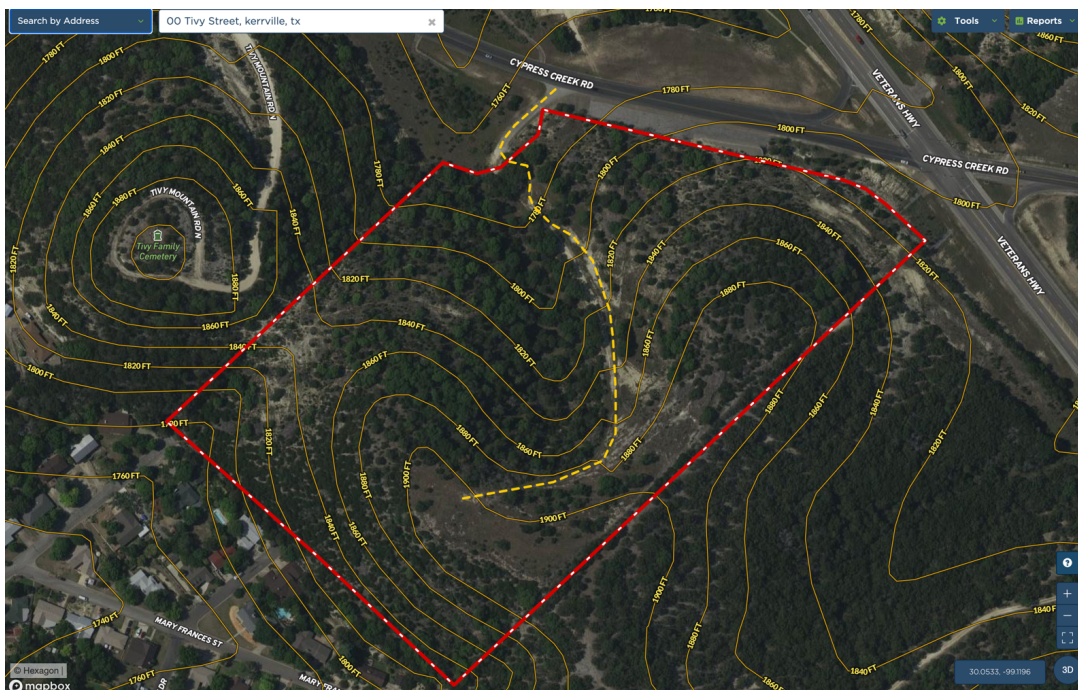


- **23.81 Acres • Diverse elevation • Panoramic Views**



Link to Interactive map:

<https://mapright.com/ranching/maps/bbdb777742d093565db80bb10d3290a5/share>



• **Utilities available**

• **Veterans Hwy Frontage**

• **Mature trees**

• **Zoning: R-1**

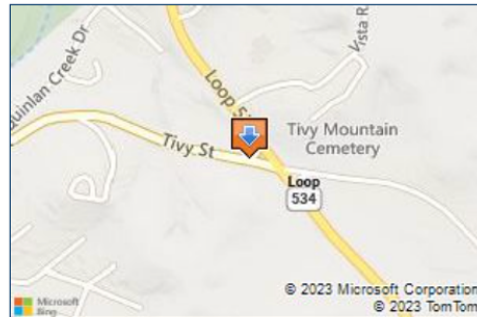
- **Not located within a flood zone**
- **Within Kerrville City Limits**



Public Report

23.81 AC Cypress Creek Road

LP:\$1,310,000



MLS #: 1533186		Address: 23.81 AC Cypress Creek Road		Zip: 78028	Status: Active	Class: CL	LP: \$1,310,000
Land Square Ft: 1037163		Area: 3100	Inst/Dir: From San Antonio, take I-10W toward Kerrville. Exit 508 toward Kerrville. Turn left onto Fredericksburg Rd/Sidney Baker St. Turn Left onto TX-534 Loop S. Property on Rt about 1 mile down.				
Price/SqFt: \$1.26	Grid:	County: Kerr	City: Kerrville				
Land Acres: 23.81	Type: CMLND	Zoning: R1					
Price/Acre: \$55,018	Util Avail: Electricity, Natural Gas, Water, Sewer	Present Use: Vacant					
Front Feet: 599	Util On: None	Currently Leased:					
Lot Size: 23.81	Lot Dimensions:	Other Structures: \$OTHER_STRUCTURES		Lease Expiration:			

23.81 Acre Development Property located within Kerrville's city limits and in the Strategic Catalyst Area 8 corridor! Neighboring Tivy Mountain and Schreiner University, near Tivy Middle School & only FIVE MINUTES from downtown Kerrville. The land offers a beautiful rock wall upon the entrance along Cypress Creek & Loop 534, has a newly constructed road that winds to the tallest point of the property, overlooks all of the Guadalupe Valley, painting panoramic views of the city, has diverse vegetation a... (text truncated for print)

List Office: South Texas Realty, LLC

Contingent Info:

Contract Date:

Owner LREA/LREB: No

Closing Date:

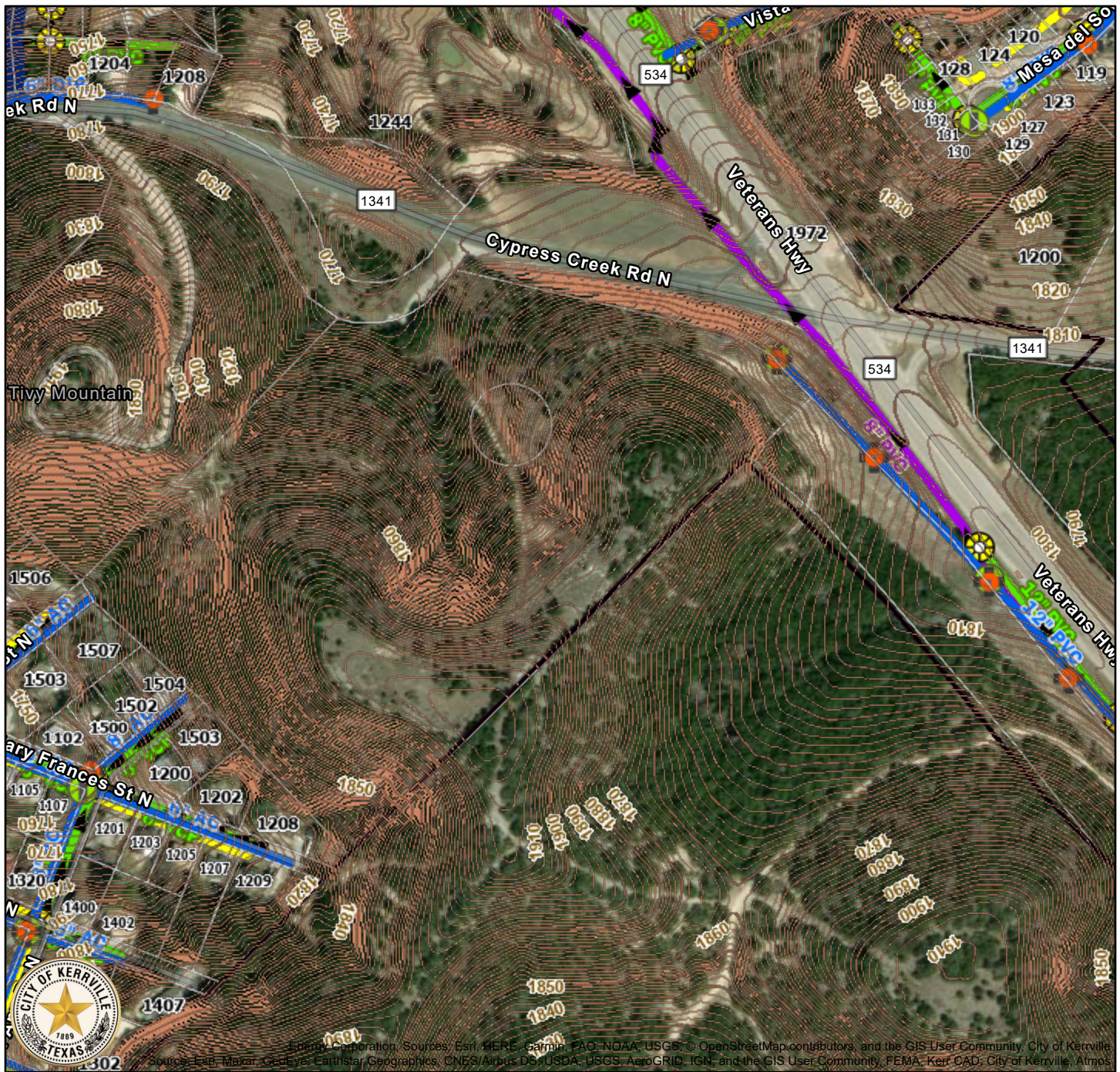
Total Tax: \$4,698

Sold Price:

Price per SQFT:

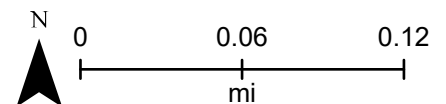
All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Heather Stewart, AHWD | South Texas Realty, LLC | 10/01/2023 03:57 PM



Utility Admin Map

- | | |
|----------------------|-----------------------------|
| Site Address Point | Water Main |
| 2ft Contour | Water System Valve - Opened |
| 10ft Contour | Water Hydrant - In Service |
| Municipal Boundary | Reclaim Force Main |
| Kerrville 1-Mile ETJ | Sewer Gravity Main |
| Tax Parcel 2021 | Sewer Manhole |
| Water Casing | Atmos Gas Main |



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Utility Admin

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative locations.

Strategic Catalyst Area 8

This strategic catalyst area surrounds Loop 534 and is largely undeveloped. In the future, it will likely serve as a link to Tivy High School.

Defining Characteristics: SCA 8 is the Loop 534 corridor. Tivy High School is the anchor institution.

Allowable Place Types: Estate Residential, Neighborhood Residential, Preservation Residential, Transitional Residential, Community Commercial

Place Type Distinctions: Community Commercial place types are most appropriate along the highway corridor. Transitional Residential, Preservation Residential, Neighborhood Residential, and Estate Residential place types are more appropriate as topography becomes hillier and more challenging.

Size: 878 acres

Developable Sites: 679 acres

Residents: 112

Jobs: 26



Figure 15: Strategic Catalyst Area 8

