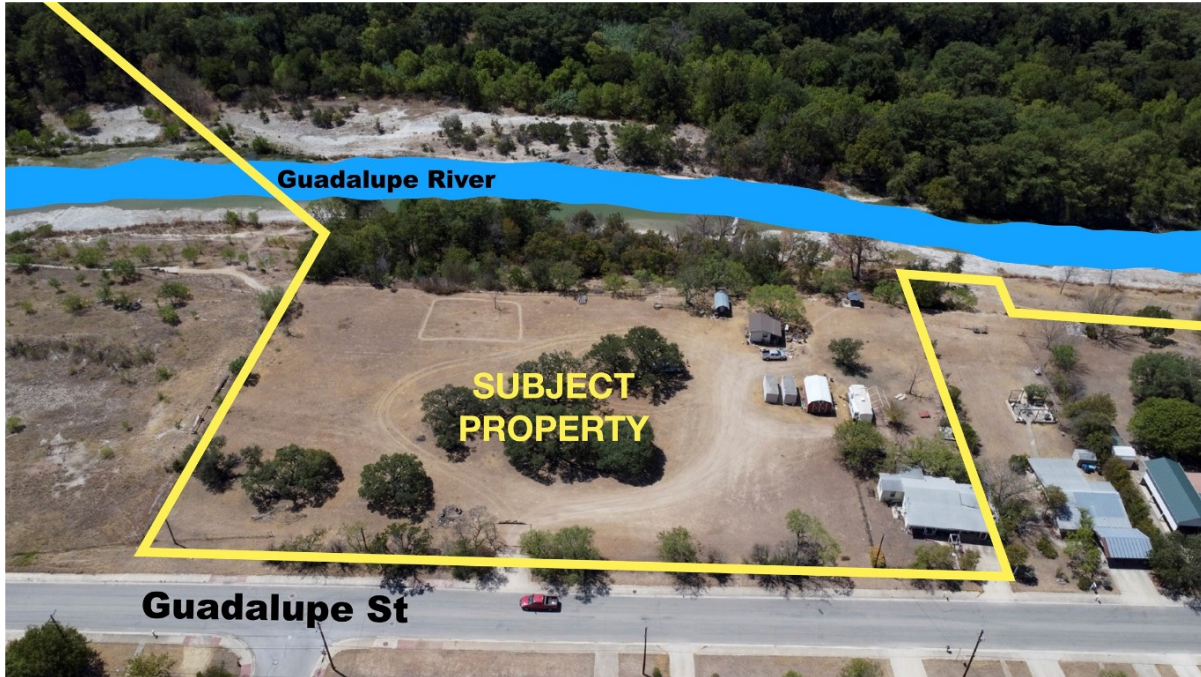


CENTURY 21

Judge Fite Company



613 GUADALUPE STREET S

KERRVILLE, TX 78028



\$1,550,000



708 sqft

DESCRIPTION

This ±12.53-acre property is a rare find for townhome or condo development, offering a central location and stunning riverfront views. With frontage on both the north and south banks of the Guadalupe River in the heart of Kerrville, it's a unique opportunity for a residential project in a highly desirable area. Right next door is Palacio Del Guadalupe, a luxury condo community where 2-bedroom units are selling for \$128 per square foot, highlighting the area's strong market potential. Plus, the property is in the HUD-designated 2024 Difficult Development Area (DDA), which could offer financial incentives for developers. There are also two existing residential units on-site that could be considered livable, adding even more possibilities to this incredible investment opportunity.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 7455324

YEAR BUILT: 2004

COUNTY: Kerr

TRACT OR SUBDIVIION: Woodbrook

LIST DATE: 03/16/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA: Out of Area

SQUARE FEET: 708

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 12.53

LOT SIZE (SQFT): 545,806

INTERIOR FEATURES

FLOOR COVERINGS:

- SeeRemarks

EXTERIOR FEATURES

PARKING:

- Driveway
- Gravel
- OnSite

SIDING:

- SeeRemarks

FOUNDATION:

- SeeRemarks

UTILITIES

UTILITIES:

- ElectricityConnected
- PhoneConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Spence Collins

PHONE: 512.472.2100

BROKERED BY: McAllister & Associates