



**PROPOSED  
DEVELOPMENT**

**FOR SALE**

Hwy 16 & I-10  
Kerrville, TX 78028

- High Visibility from Interstate 10 & Hwy 16
- Surrounded by National Tenants
- High Traffic Counts

**± 59.75 ACRES | LAND**



## Property Specs

LIST PRICE **\$3,000,000.00**

LOT SIZE **±59.75 Acres**

TYPE **Land – Residential or Commercial**

- No City Sewer
- Zoning- Call Broker
- Possible 120 Lot Residential Subdivision subject to city approvals on Septic & Zoning



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.  
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# SUMMARY









INTERSTATE HIGHWAY 10

STATE HWY NO 88

ALPINE DRIVE

CHALET TRAIL

SUMMIT CREST DRIVE

TRACT 1: 2.14 ACRES

TRACT 2: 2.14 ACRES

TRACT 3: 2.14 ACRES

TRACT 4: 2.14 ACRES

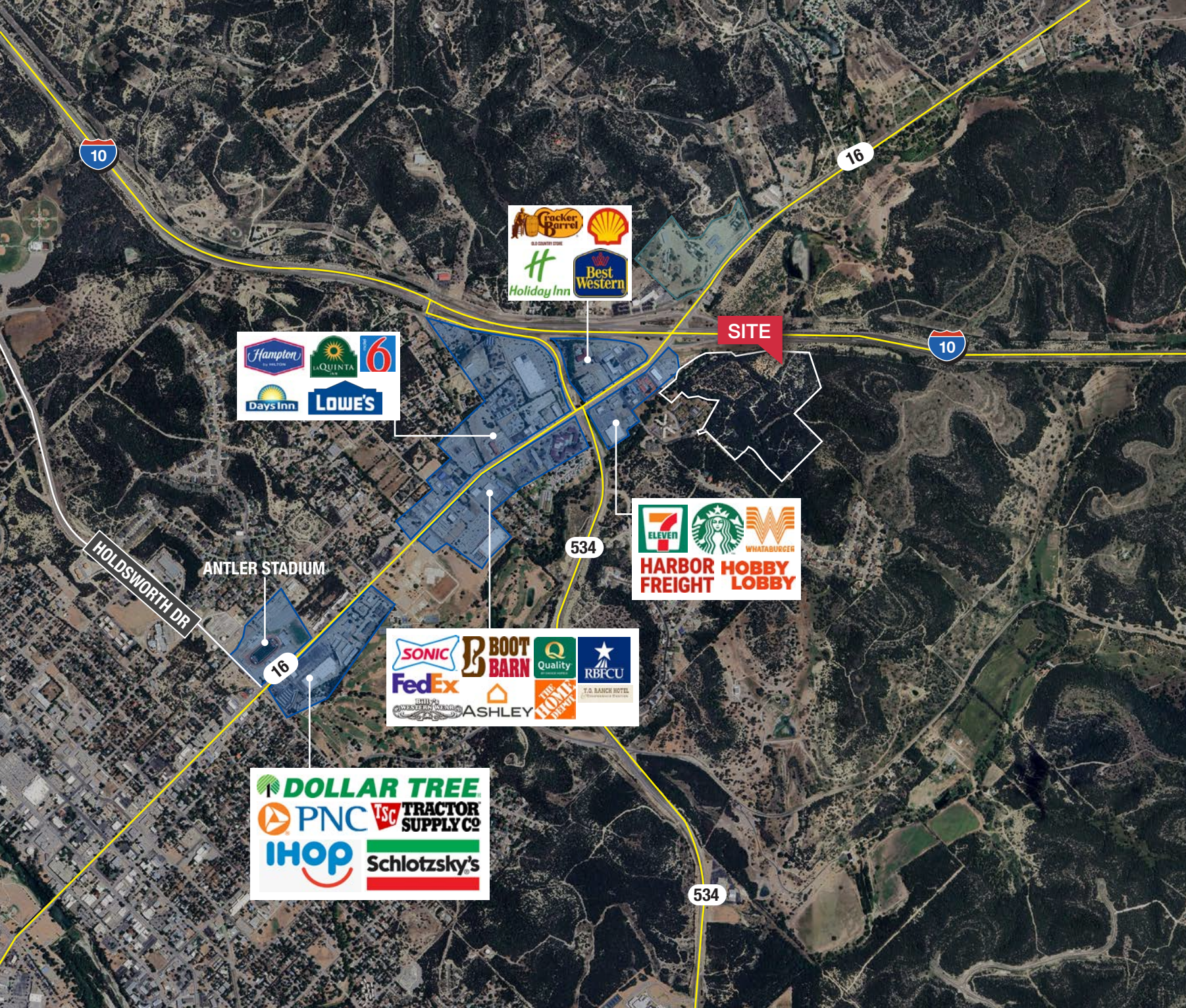
TRACT 5: 2.14 ACRES

REAL PROPERTY RECORDS  
BOOK 100, PAGE 100  
REAL COUNTY, TEXAS

DAVID L. SMITH  
SURVEYOR GENERAL OF TEXAS  
10/10/2010



# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	1,323	15,637	29,529
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	573	6,333	12,530
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$91,226	\$78,502	\$86,793

## Traffic Counts

STREET	AADT
Interstate 10	21,068
Veterans Highway	10,307

## Cities Nearby

San Antonio, Texas	63 miles
Austin, Texas	99 miles
Waco, Texas	189 miles
Fort Worth, Texas	250 miles
Houston, Texas	258 miles
Dallas, Texas	282 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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