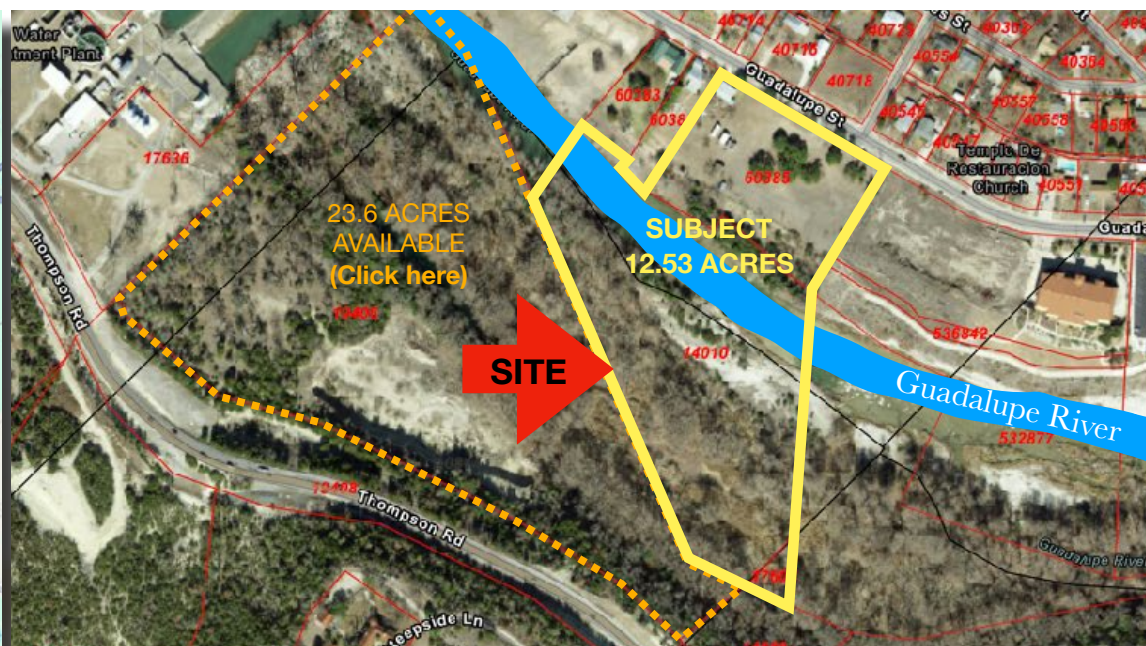


FOR SALE ±12.53 ACRES ON GUADALUPE RIVER

613 Guadalupe Street South, Kerrville, TX 78028



LOCATION	On the south side of Guadalupe Street; 0.6 miles south of the intersection of Junction Highway (SH27) and Guadalupe Street.	FLOOD HAZARD	Portions in 100-year and 500-year floodplains; engineering flood study needed for permitting and development
SIZE	Approximately 12.53 acres	JURISDICTION	City of Kerrville
FRONTAGE/ACCESS	Approximately 477' of frontage on Guadalupe Street, approximately 722' of frontage on northern Guadalupe River bank and approximately 812' of frontage on southern Guadalupe River bank.	PRICE	\$1,600,000.00
UTILITIES	Water - City of Kerrville (6" waterline along Guadalupe St.) Electricity - Central Texas Electric Coop. Wastewater - City of Kerrville (12" wastewater line along Guadalupe St.)	COMMENTS	This approximate 12.53 acres is an ideal Townhome/Condo Development Site with its central location and stunning riverfront views. Unique opportunity to own both the north and south banks of the Guadalupe River in downtown Kerrville. Adjoins the Palacios Del Guadalupe, a luxury condominium complex whose 2bdr units are selling for \$278 per square foot. This Property is in a HUD designated 2024 Difficult Development Area (DDA). Click here for adjacent 23.6 Acres or here to view the drone video.
ZONING	R-1		
SCHOOLS	Kerrville ISD (Talley Elementary, Hal Peterson Middle, Tivy High)		

McALLISTER & ASSOCIATES

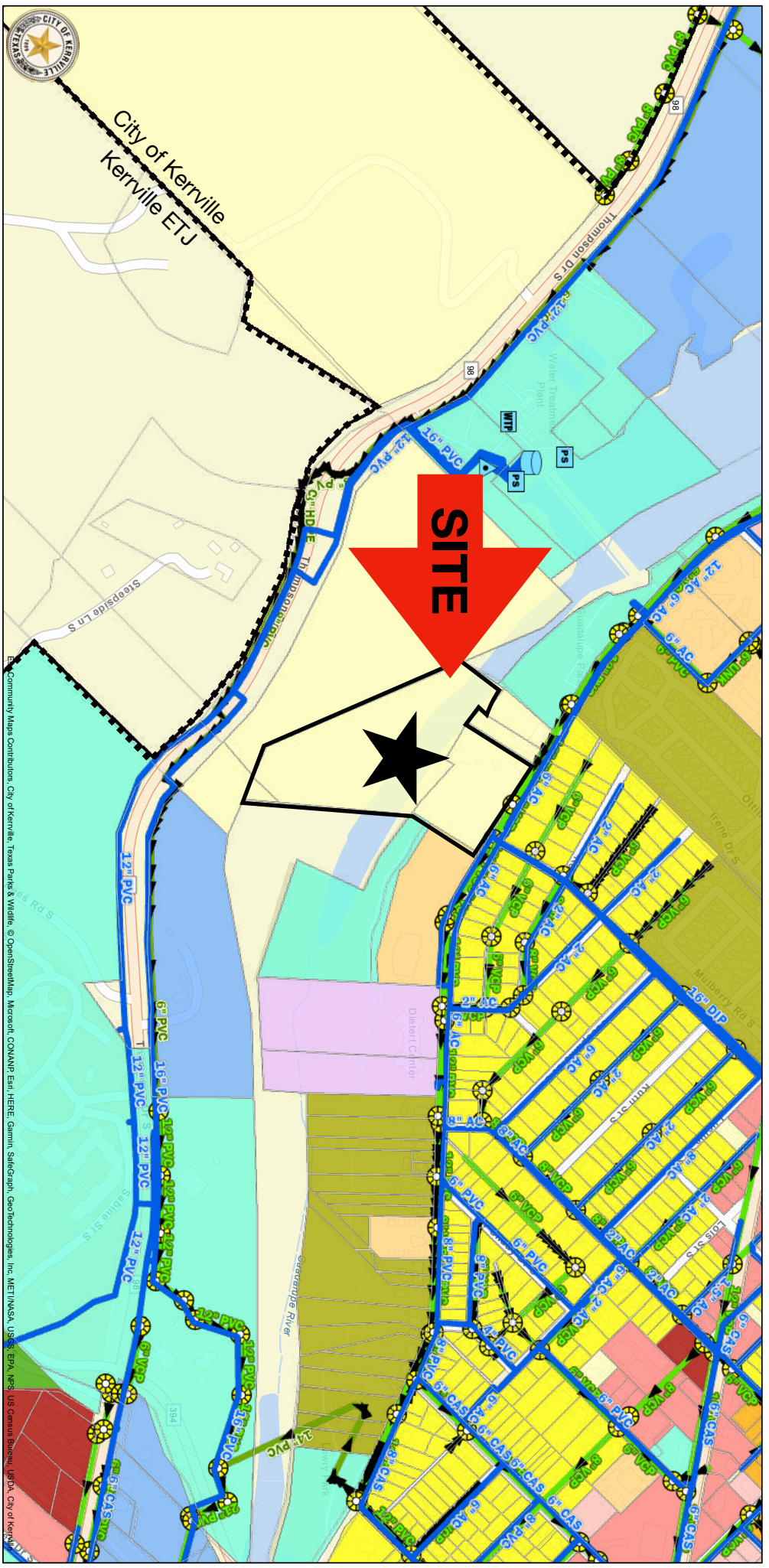
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Spence Collins Office: (512) 472-2100 Spence@matexas.com
CONTACT Bill Sheftall Office: (512) 472-2100 Bill@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Utility Map



- Municipal Boundary
- Kerrville 1-Mile ETJ
- Tax Parcel 2023
- Water Main
- Water Ground Storage Tank
- Water Production Well
- Water Pump Station
- Water Treatment Plant
- Sewer Force Main
- Sewer Gravity Main
- Sewer Manhole
- R-1 Single-Family Residential
- R-1A Single-Family Residential with Accessory Dwelling Unit
- R-2 Medium Density Residential
- R-3 Multifamily Residential

- RT Residential Transition
- C-1 Neighborhood Commercial
- C-2 Light Commercial
- C-3 General Commercial
- MU Mixed Use
- PD Planned Development
- PI Public and Institutional
- AG Agriculture

Development Services Map

0 0.1 0.2
mi

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Development Services

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.

KERR COUNTY APPRAISAL DISTRICT

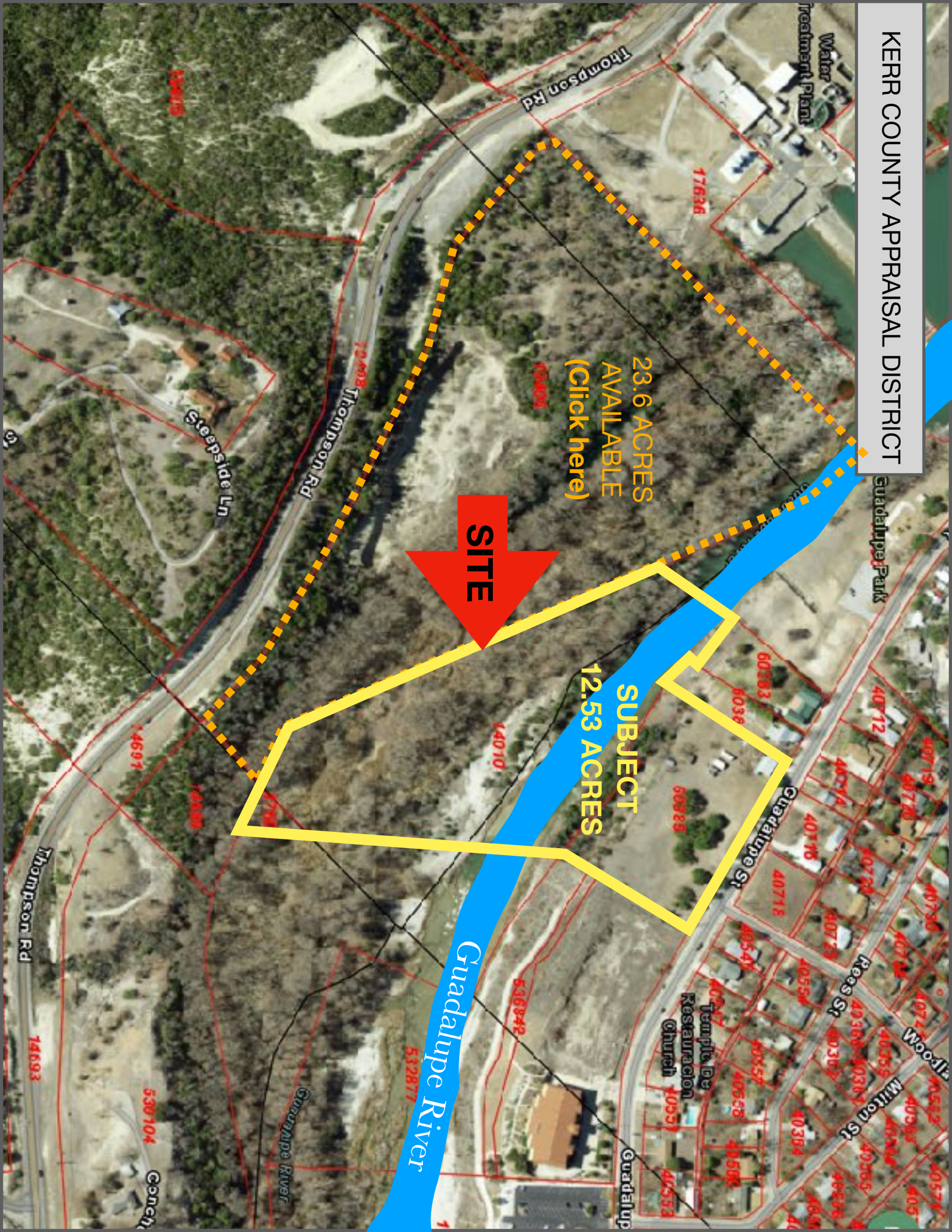
**23.6 ACRES
AVAILABLE
(Click here)**



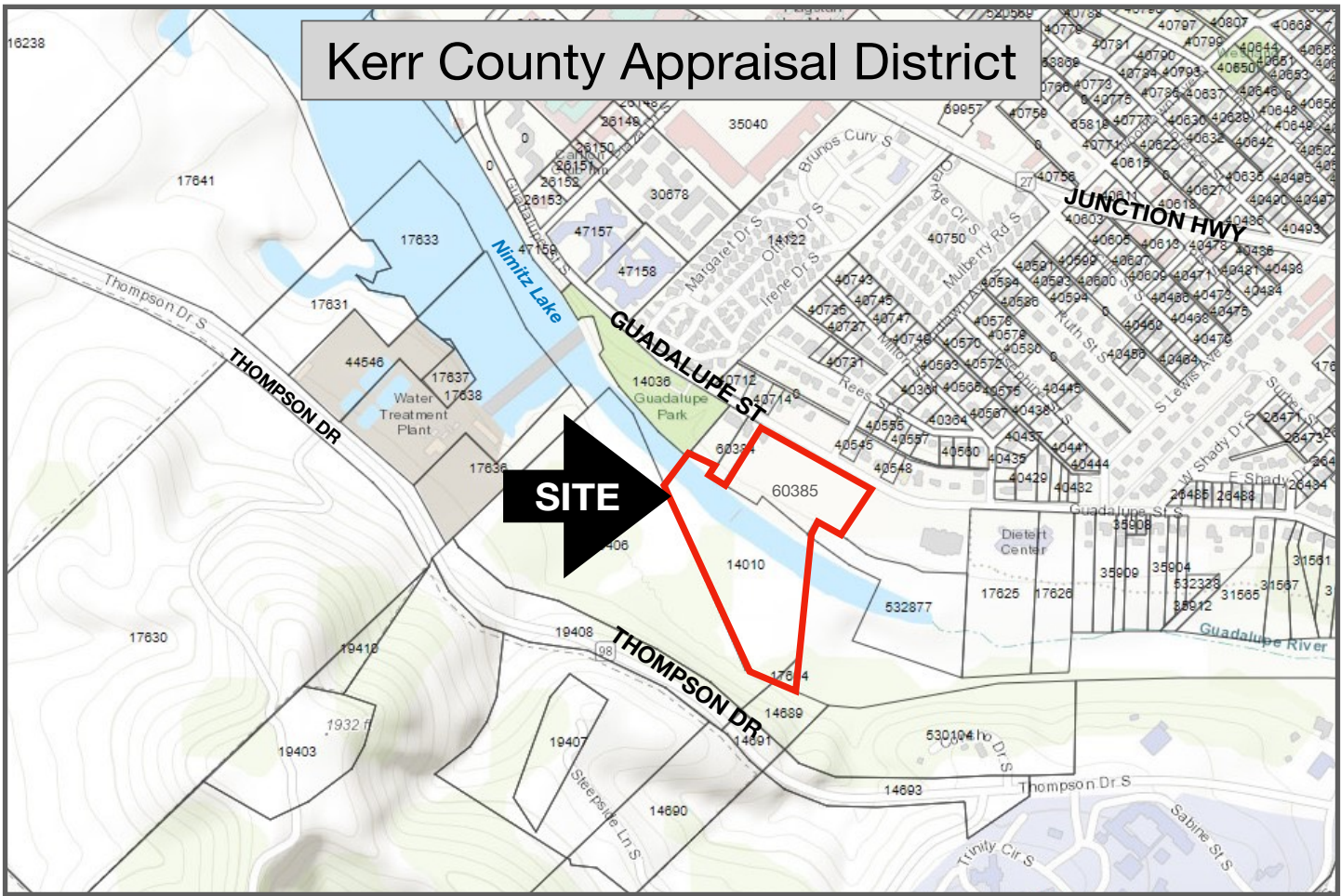
SITE

**12.53 ACRES
SUBJECT**

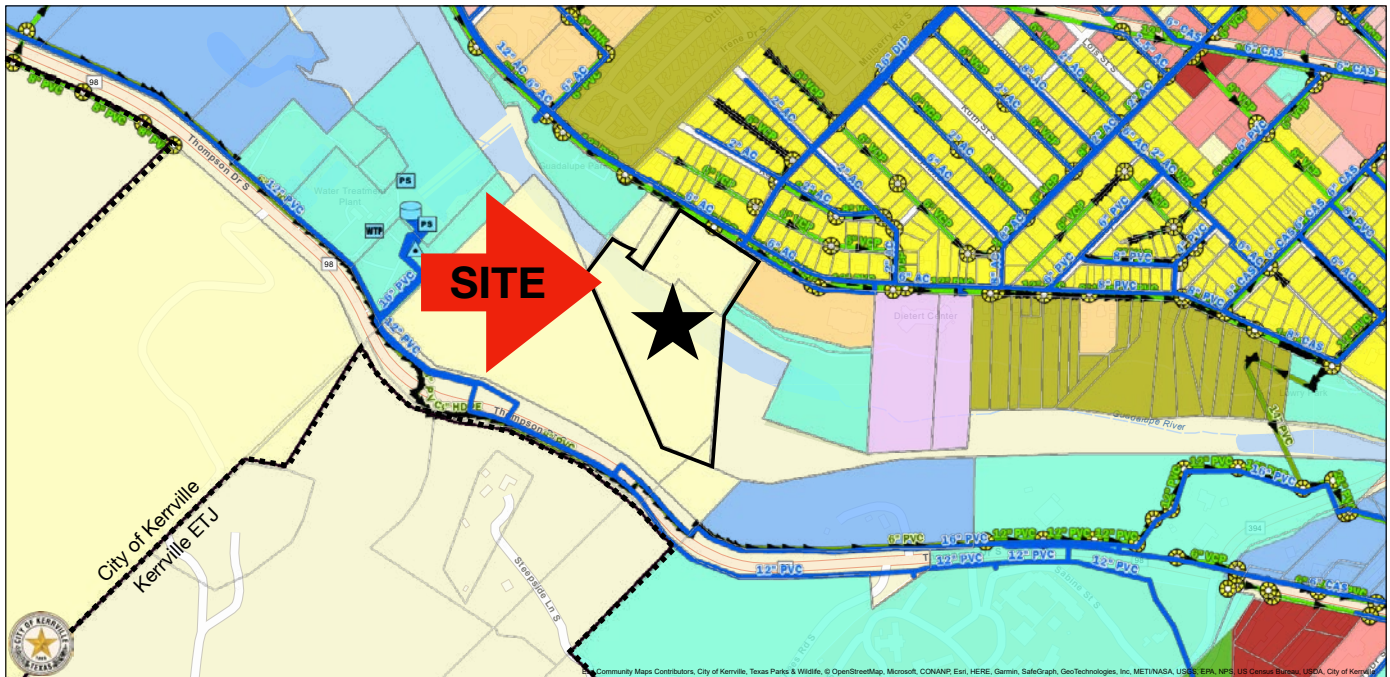
Guadalupe River



Kerr County Appraisal District



City of Kerrville Utility & Zoning Map



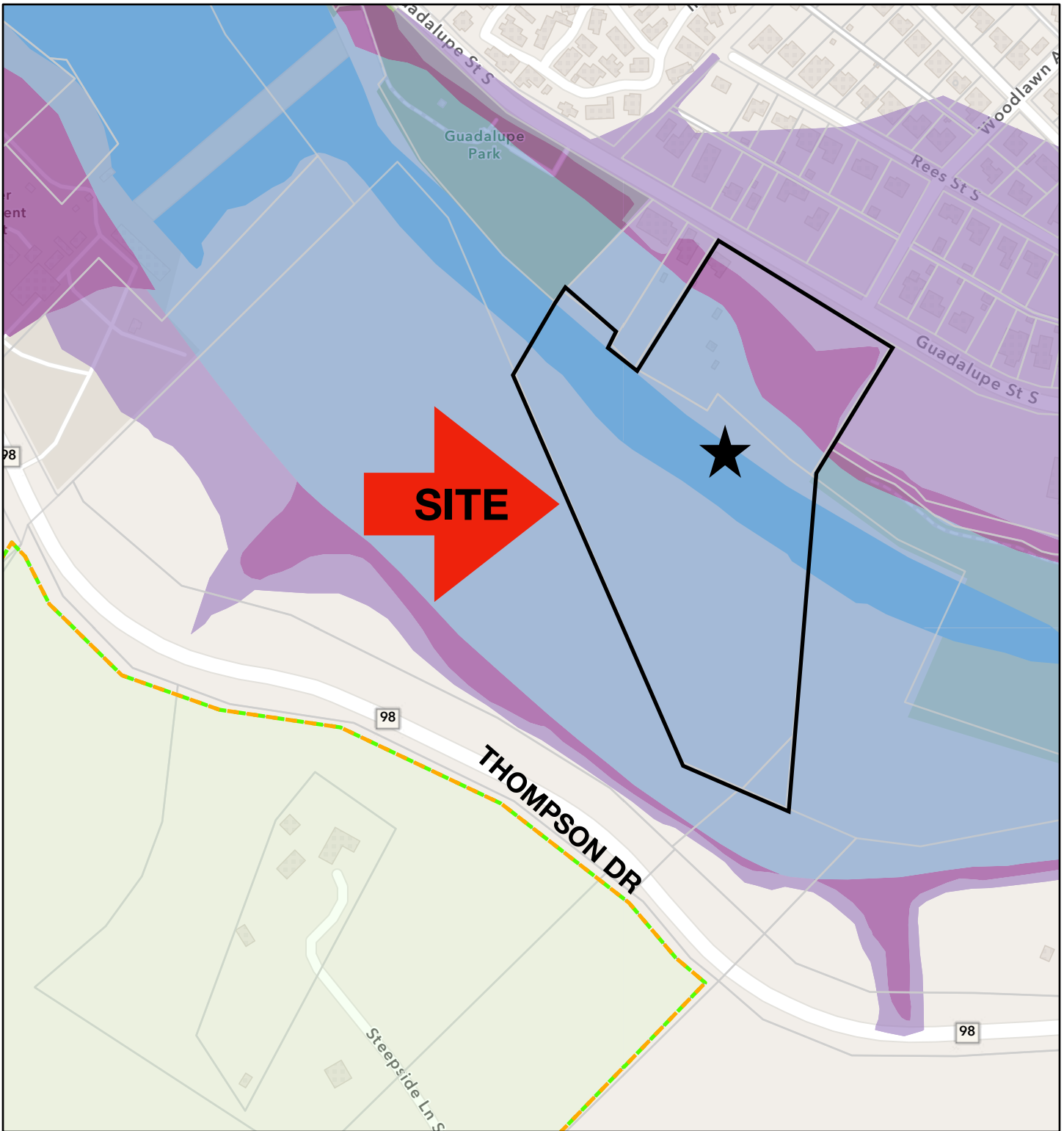
<ul style="list-style-type: none"> Municipal Boundary Kerrville 1-Mile ETJ Tax Parcel 2023 Water Main Water Ground Storage Tank Water Production Well Water Pump Station 	<ul style="list-style-type: none"> Water Treatment Plant Sewer Force Main Sewer Gravity Main Sewer Manhole R-1 Single-Family Residential R-1A Single-Family Residential with Accessory Dwelling Unit R-2 Medium Density Residential R-3 Multifamily Residential 	<ul style="list-style-type: none"> RT Residential Transition C-1 Neighborhood Commercial C-2 Light Commercial C-3 General Commercial MU Mixed Use PD Planned Development PI Public and Institutional AG Agriculture
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Development Services Map

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Development Services

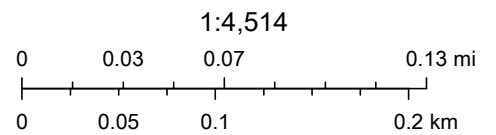
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Kerrville Flood Map



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- Tax Parcel
- Regulatory Floodway
- City Limit
- ETJ
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard



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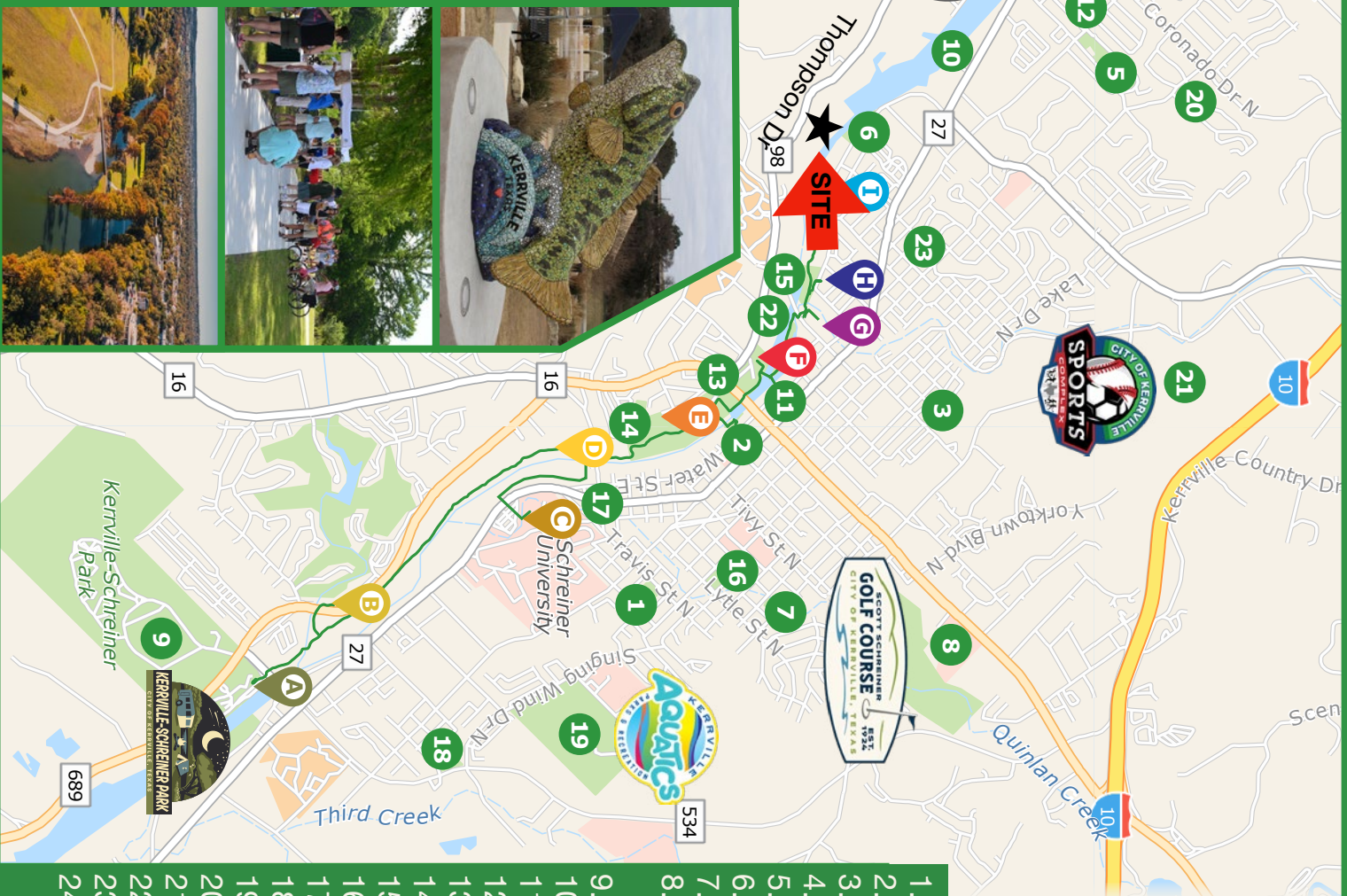
City of Kerrville Parks & Trails

RIVER TRAIL TRAILHEADS

- A Kerrville-Schreiner Park Trailhead
- B Birkdale Trailhead
- C Schreiner University Trailhead
- D G Street Trailhead
- E Lehmann-Monroe Park Trailhead
- F Louise Hays Park Trailhead
- G Riverside Nature Center Trailhead
- H Lowry Park Trailhead
- I Dieter Center Trailhead

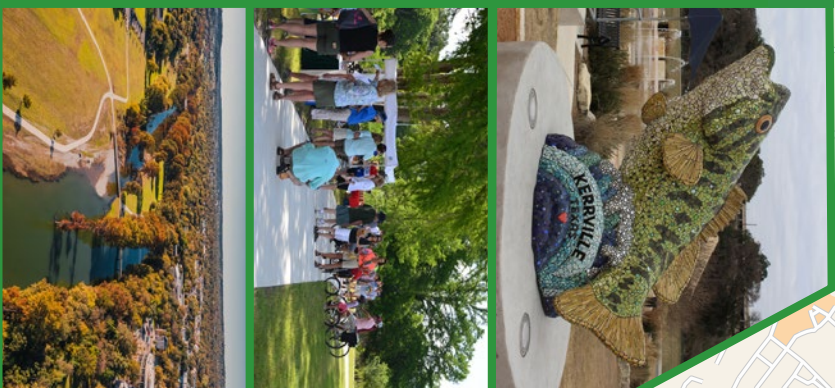
LEGEND

- | | | | |
|--|--------------------|--|--------------------|
| | Amphitheater | | Picnic Shelter |
| | Baseball | | Playground |
| | Basketball | | Pollinator Garden |
| | Bicycling | | Restrooms |
| | Bird Watching | | River Trail Access |
| | Boat Ramp | | RV Campground |
| | Campground | | Soccer |
| | Covered Shelter | | Sprayground |
| | Disc Golf | | Swimming |
| | Dog Park | | Skateboarding |
| | Exercise / Fitness | | Tennis |
| | Fishing | | Trail |
| | Grill | | Volleyball |
| | Monument | | Walking |
| | Parks Office | | Water Hook-up |
| | Picnic Area | | |



GET OUTDOORS. BE ACTIVE. PLAY.

1. B.C. Richards Park
2. Boardwalk Pavilion
3. Carver Park
4. Cypress Park
5. Elm Creek Park
6. Guadalupe Park
7. Habitat Park
8. Kerrville Tennis Complex
9. Kerrville-Schreiner Park
10. Knapp Crossing Park
11. Library Park
12. Lois Park
13. Louise Hays Park
14. Lehmann-Monroe Park
15. Lowry Park
16. Lytle Park
17. Memorial Park
18. Sample Park
19. Singing Wind Park
20. Schultz Park
21. Sports Complex
22. Tranquility Island
23. Westland Park
24. Kerrville River Trail





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins	345335	spence@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date