

FOR SALE: 23.6 ACRES ON GUADALUPE RIVER

790 Thompson Dr, Kerrville, TX 78028



LOCATION	On the north side of Thompson Drive along the south banks of the Guadalupe River; 0.5 miles west of the intersection of Francisco Lemos St and Thompson Drive.	FLOOD HAZARD	A majority of the Property lies within the FEMA 100-year floodplain.
SIZE	±23.6 Acres	SCHOOL DISTRICT	Kerrville ISD Talley Elementary School Hal Peterson Middle School Tivy High School
FRONTAGE/ ACCESS	±1,645 feet of frontage along Thompson Drive and ±1,986 feet of frontage along the Guadalupe River.	JURISDICTION	City of Kerrville
UTILITIES	Water - City of Kerrville (12" waterline running along Thompson Dr), Electricity - Central Texas Electric Coop Wastewater - A city force main runs along Thompson Drive in front of the Property.	TRAFFIC COUNTS	10,392 VPD on Thompson Rd, just west of Francisco Lemos St (TXDOT 2022)
ZONING	R-1	PRICE	\$1,650,000.00
		COMMENTS	This tract is an ideal Townhome/ Garden Home/Condo Project Site centrally located along the banks of Guadalupe River in downtown Kerrville, TX. Other possible uses would be a family estate or hotel/resort. This Property is in a HUD designated 2023 Difficult Development Area (DDA).

[CLICK HERE FOR DRONE VIDEO](#)

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

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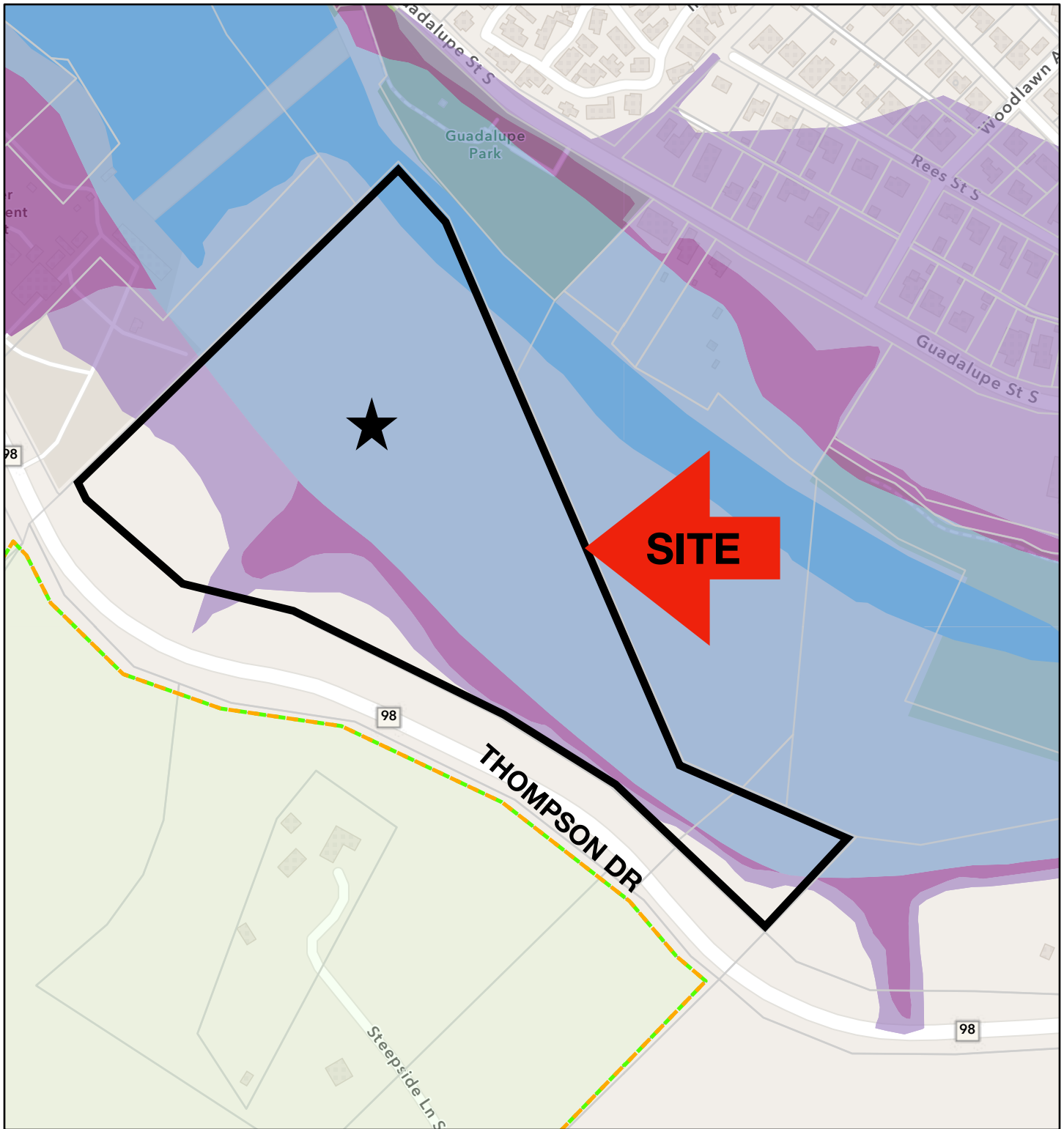
Bill@matexas.com

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Kerr County Appraisal District

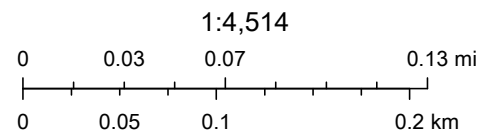


Kerrville Flood Map



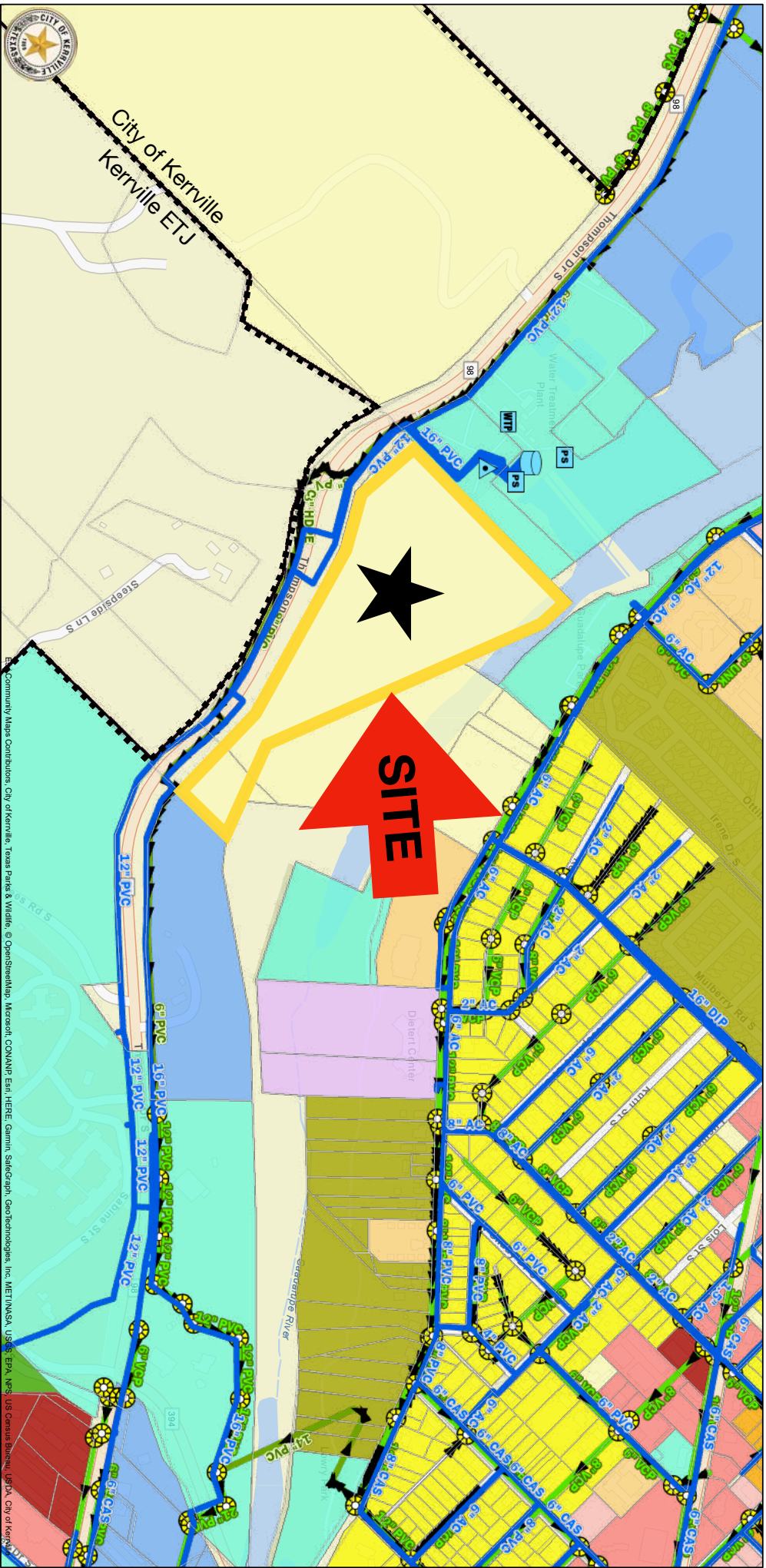
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|---------------------------------|---------------------|
| Tax Parcel | Regulatory Floodway |
| USA Flood Hazard Areas | City Limit |
| 1% Annual Chance Flood Hazard | ETJ |
| 0.2% Annual Chance Flood Hazard | |



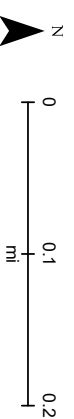
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USDA

Web AppBuilder for ArcGIS



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

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Development Services

Development Services Map



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date