



OAKWATER LOT #72

WALTER CROWDER, REALTOR® | 409-916-1222





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4.21± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

Discover the perfect spot for your dream home in the heart of Texas Hill Country. Lot 72 in the Oakwater Subdivision offers 4.21 acres of prime real estate, boasting a perfect blend of natural beauty and modern convenience. With a well already dug and ready for use, this lot features good elevation and a flat terrain that offers breathtaking views, making it an ideal canvas for your custom home.

Nestled in a brand-new subdivision right off Hwy 16, this property is designed for those who value both privacy and proximity. Enjoy the convenience of being just a short drive from Kerrville and Fredericksburg's vibrant downtown, where you can explore local shops, restaurants, and cultural attractions.

With CTEC Electric and underground cable service already on the property, along with paved road access, this lot is truly ready for you to break ground. The Oakwater Subdivision offers a rural setting that provides tranquility without sacrificing connectivity.

Don't miss your chance to own a piece of the Hill Country in one of the most desirable new subdivisions in the area. Contact us today to schedule a visit!

PROPERTY HIGHLIGHTS

Located in the **BRAND-NEW OAKWATER SUBDIVISION** off Hwy 16

4.21-acre lot with **EXCELLENT ELEVATION AND FLAT TERRAIN**, perfect for building

WELL ALREADY INSTALLED on the property

CTEC ELECTRIC and **UNDERGROUND CABLE** service in place

PAVED ROAD ACCESS

LESS THAN 10 MINUTES to Kerrville

15 MINUTES to Fredericksburg downtown



SCHEDULE A SHOWING TODAY

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