

\$309,900 - Tbd Oakwater Drive, Fredericksburg

MLS® #1851718

\$309,900

Bedroom, Bathroom,
Land on 3.82 Acres

Out/Gillespie, Fredericksburg, TX

Welcome to Paradise!! Have you been searching for the perfect spot to build your dream home. or start and Airbnb venture? Look no further than this 3.82- acre piece of prime Hill country real estate. This beautiful tree covered lot has a variety of mature trees and offers ling range views of the valley below. An exclusive Fredericksburg address but outside of the city limits, close to interstate 10 just minutes from downtown Kerrville. This new Oakwater Subdivision is conveniently located approximately 13 miles south of Fredericksburg on Hwy 16 S. Where Southern Living calls Fredericksburg the best small town in Texas, Trip advisor calls it the most charming southern vacation spot and 15th best Honeymoon Destination, USA Today describes it as the best small town for shopping! Imagine sitting on your patio sipping on a glass of Fredericksburg's locally made and finest wines, overlooking the breathtaking, long range hill country views. A ranchette like property, peacefully nestled in a majestic setting, a rustic, and elegant designer like community, including covered pavilions and a playground for all to enjoy! This community includes common sense deed restrictions in order to preserve property aesthetics and values. Underground utilities are being put in place and well has already been drilled. Just need to add septic. Streets are underway, scheduled to be completed by the end of March. Amenities are in place. Buy now and build at a later date as there are no



restrictions on building time. Deed restrictions also include a vision for all to enjoy including however not limited to a multigenerational design with a minimum square footage of 1,400 sf and up to two additional structures of the same design/material and a minimum square footage of 600 sf. for each additional structure Deed restrictions allow for short term rentals... All information deemed reliable but not guaranteed.

Essential Information

MLS® #	1851718
Price	\$309,900
Acres	3.82
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	Tbd Oakwater Drive
Area	3100
Subdivision	Out/Gillespie
City	Fredericksburg
County	Gillespie
State	TX
Zip Code	78624

Amenities

Amenities	Playground/Park, Controlled Access
Utilities	Well Allowed, Electric

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Fredericksburg
Elementary	Fredericksburg
Middle	Fredericksburg

High Fredericksburg

Additional Information

Date Listed March 21st, 2025

Days on Market 223

Zoning RES

Listing Details

Listing Agent Summer Lafferty

Listing Office Southeast, REALTORS

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