

\$235,000 - 8040 Colonial Woods, Boerne

MLS® #1864857

\$235,000

Bedroom, Bathroom,
Land on 0.62 Acres

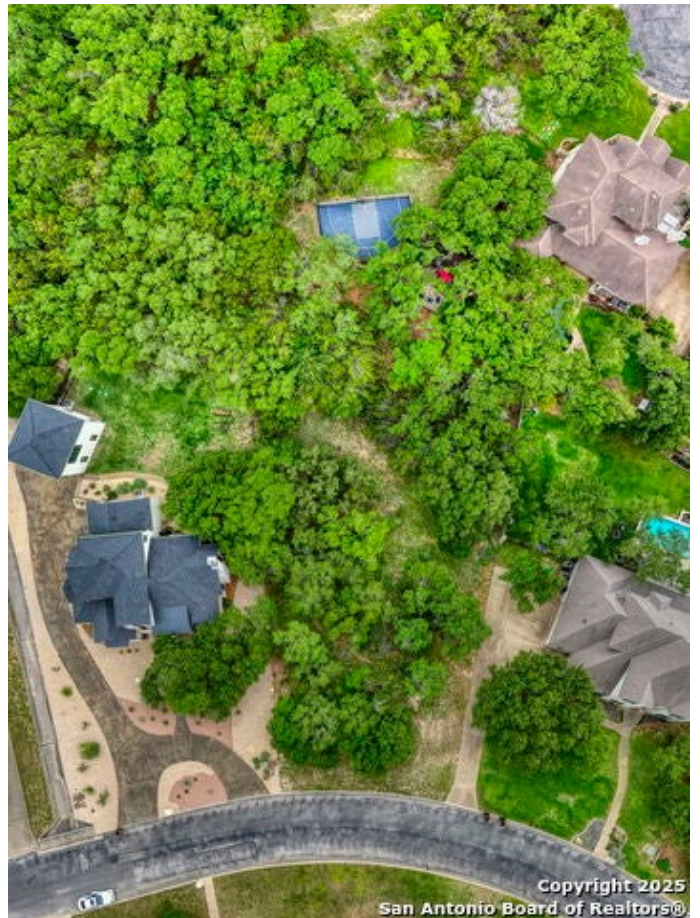
VILLAGE GREEN, Boerne, TX

LAST LOT IN VILLAGE GREEN! Discover the perfect spot to build your custom dream home on this 0.62-acre wooded lot in the desirable Village Green subdivision. This homesite is ideally located just south of the Fair Oaks Ranch city limits and lies within the highly acclaimed Boerne ISD, including Van Raub Elementary and Boerne Champion High School. Surrounded by mature oaks and gently sloping terrain, the property offers a serene and private setting. A new road has opened to make it even easier to access the lot! Enjoy the convenience of being just 2.5 miles from Fair Oaks Golf & Country Club. Village Green is a gated community with exceptional amenities, including a sparkling community pool, poolside bathroom facilities, and scenic jogging trails. Located just off the IH-10 corridor, you'll have easy access to upscale shopping and dining at La Cantera and The Rim. No city taxes! Boerne ISD. Welcome Home!

Essential Information

MLS® #	1864857
Price	\$235,000
Acres	0.62
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information



Address	8040 Colonial Woods
Area	1006
Subdivision	VILLAGE GREEN
City	Boerne
County	Bexar
State	TX
Zip Code	78015

Amenities

Amenities	Playground/Park, Neighborhood Pool, Controlled Access, Jogging Trails, Pool, Bike Trails, Street Gutters
Utilities	Water System, Electric, Telephone, Cable TV, Natural Gas
Has Pool	Yes

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Boerne
Elementary	Van Raub
Middle	Boerne Middle S
High	Champion

Additional Information

Date Listed	May 8th, 2025
Days on Market	181
Zoning	OCL

Listing Details

Listing Agent	Alexis Weigand
Listing Office	Real Broker, LLC

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