

\$299,500 - Cotaco, Boerne

MLS® #1876617

\$299,500

Bedroom, Bathroom,
Land on 1.00 Acres

PECAN SPRINGS, Boerne, TX

1-Acre Lot for Sale - Gated Community with hill country views and prime Location in Pecan Springs. Discover a rare opportunity to own a gently sloping, 1-acre homesite in one of San Antonio's most up-and-coming, top-rated communities-future host of the 2027 Parade of Homes. This beautiful, easy-to-build-on lot is nestled at the end of a quiet cul-de-sac on a dead-end street, offering peace, privacy, and spectacular Hill Country views. this gently sloped lot is ideal for custom construction. Water, gas, and electricity already installed. Cul-de-sac Location - Minimal traffic and added privacy Nestled in tranquil setting with nature and wildlife. Gated access with plans for a future guarded entrance. Tree-lined private roads and thoughtfully designed infrastructure. Located in the highly acclaimed Northside Independent School District. Just Minutes from La Cantera, The Rim, Fiesta Texas, and Loop 1604 and I-10 with top-tier shopping, dining, entertainment, and major employers. A short drive to world-class golf, resorts, and outdoor recreation. Future recreation park with covered pavilion and children's playground. Future 32-acre park with 2-3 miles of paved walking and biking trails. This lot blends natural beauty with modern convenience, making it the perfect place to build your dream home or invest in a community poised for growth and prestige.



Essential Information

MLS® #	1876617
Price	\$299,500
Acres	1.00
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	Cotaco
Area	1004
Subdivision	PECAN SPRINGS
City	Boerne
County	Bexar
State	TX
Zip Code	78006

Amenities

Amenities	Playground/Park
Utilities	Water System, Electric

Exterior

Lot Description	Improved, Partial Cleared, Irregular
-----------------	--------------------------------------

School Information

District	Northside
Elementary	Sara B McAndrew
Middle	Rawlinson
High	Clark

Additional Information

Date Listed	June 17th, 2025
Days on Market	140
Zoning	OCL

Listing Details

Listing Agent	Lonnie Lynn
Listing Office	The Lynn Group, LLC

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of LERA MLS®, and is updated as of November 5th, 2025 at 8:22am CST (date/time). IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective

properties consumers may be interested in purchasing.