

\$899,000 - 316 W San Antonio Ave, Boerne

MLS® #1886792

\$899,000

3 Bedroom, 1.00 Bathroom, 1,419 sqft

Residential on 0.70 Acres

N/A, Boerne, TX

Don't miss this rare opportunity to own one of the largest residential parcels in downtown Boerne—just 3 blocks from Main Street and the charming local square! Situated on an oversized .696-acre lot, this property spans three city lots (Lots 8, 9, and part of Lot 7) and offers incredible potential for redevelopment in one of the Hill Country's most desirable small towns. With Cibolo Creek bordering the back of the property and the city's recent road expansion providing ample street parking, the location couldn't be more ideal for a custom home, vacation rental, or short-term investment. The existing structure provides a clean slate for your vision, with Historic Landmark Com. approval already in place for removal—saving you time and opening the door for immediate planning. While part of the lot lies within a floodplain and drainage way protection zone (see additional documents), there is still generous space outside those areas to build. Whether you're an investor, builder, or dream-home buyer, this is your chance to secure a premier piece of Boerne real estate with unmatched location and potential. For development guidelines, refer to the City of Boerne's Unified Development Code.

Built in 1968

Essential Information

MLS® #

1886792



Price	\$899,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,419
Acres	0.70
Year Built	1968
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Historic/Older
Status	Active

Community Information

Address	316 W San Antonio Ave
Area	2508
Subdivision	N/A
City	Boerne
County	Kendall
State	TX
Zip Code	78006

Amenities

Amenities	None
Parking	None/Not Applicable
Pool	None

Interior

Interior	One Living Area
Appliances	City Garbage service
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	1.0
Stories	1

Exterior

Exterior	Brick
Exterior Features	Storage Building/Shed, Mature Trees
Lot Description	Mature Trees (ext feat), Level, Creek

Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

Additional Information

Date Listed	July 24th, 2025
Days on Market	102
HOA Fees	0.00

Listing Details

Listing Agent	Jessica Hochstetler
Listing Office	Legacy Broker Group

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