

\$389,000 - 000 Cypress Flats, Comfort

MLS® #1916003

\$389,000

Bedroom, Bathroom,
Land on 5.42 Acres

CLEARWATER RANCH, Comfort, TX

Tract 18 - Cypress Flats | 5.427 Acres
Welcome to Cypress Flats at ClearWater Ranches, where Texas Hill Country charm meets everyday convenience. This scenic 5.427-acre tract sits just outside Comfort, Texas, offering the perfect blend of privacy, natural beauty, and accessibility. Enjoy peaceful surroundings with mature hardwoods, open build sites, and abundant wildlife including axis deer, whitetail, and turkey-all within a short drive of San Antonio, Boerne, and Comfort. ClearWater Ranches provides a true sense of Hill Country living, complete with a private Guadalupe River access area for owners to fish, swim, or simply relax along the water. The community is just 5 minutes from historic Comfort, known for its small-town charm, local festivals, and great dining. Bending Branch Winery, Singing Water Vineyards, and the 290 Wine Corridor are all nearby, while daily essentials are just 20 minutes away at H-E-B. Tract 18, "Cypress Flats," offers level topography, large oaks, and distant Hill Country views-ideal for building your dream home or weekend getaway. With an agricultural exemption available and a low-density layout that preserves privacy, this is one of the finest opportunities within ClearWater Ranches to own a beautiful slice of the Texas Hill Country.



Essential Information

MLS® #	1916003
Price	\$389,000
Acres	5.42
Type	Land
Sub-Type	Residential Lot
Status	Active

Community Information

Address	000 Cypress Flats
Area	3100
Subdivision	CLEARWATER RANCH
City	Comfort
County	Kendall
State	TX
Zip Code	78013

Amenities

Amenities	Fishing, Stream/River, Lake/River Park
Utilities	Well Allowed, Electric, Telephone
View	Guadalupe River

Exterior

Lot Description	Undeveloped, Wooded
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School Information

District	Comfort
Elementary	Comfort
Middle	Comfort
High	Comfort

Additional Information

Date Listed	October 16th, 2025
Days on Market	19
Zoning	RESIDENTIAL

Listing Details

Listing Agent	Zachary Biermann
Listing Office	Texas Landmen

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