



**STRANSKY
PROPERTIES**

411.38 Acres

Stephen Stransky | Office: 210-254-7700 | Fax: 210-568-4650 | www.Stranskyproperties.com

411.38 Acres North of Boerne on I-10/Hwy 87



This beautiful 411.38 acre property borders I-10/Hwy 87 at the Welfare exit number 533 and has approximately 2,000 feet of frontage on the two-way I-10 frontage road. The property is easily accessible being located at the Welfare exit and includes a 100 ft ROW access from Spanish Pass Road. The property is located approximately 6 miles from downtown Boerne. The property is covered with beautiful old oaks and has an abundance of wild game. This 411.38 acres would make a great ranch to enjoy with family and an even better investment to sell when Boerne reaches your doorstep in the near future!



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Property Highlights:

- 411.38 Acres
- 360° views with elevation changes of over 300 feet
- Access from I-10
- Access from Spanish Pass Road
- Serene Zinke Creek runs through the property
- Two (2) stock tanks
- 6 Miles from Boerne
- No zoning requirements



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- Beautiful hill country elevated views
- No zoning restrictions and no city taxes
- Electricity onsite
- Private Water Well
- Septic System
- Minimal Zone A 100-year flood plain on the property
- Asking \$15,000 per acre

