



NIMITZ LAKE RANCH

Kerr County, Texas | 72 ± ACRES

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THE RANCH

The 71.73 +/- acre Nimitz Lake Ranch is an incredible opportunity to own three separate tracts, with over 3,000 ft. of waterfront property along the Guadalupe River/ Nimitz Lake in Kerrville, Texas. The land has optimal road frontage, with approximately half a mile of road frontage along Thompson Road, and approximately 1300 ft of road frontage along James Road. The ranch is currently being utilized for cattle, but the property is zoned for mixed-use, providing an abundance of opportunity for its next owner. The land is mostly cleared, with beautiful sycamore trees, mature oaks scattered throughout and nice, tall cypress trees lining the Guadalupe riverbank.



Nimitz Lake Ranch would make for a great multi-purpose property, cattle ranch, a gorgeous residential retreat with tons of river frontage for recreational endeavors and for aesthetics, or a combination of commercial, multi-family, or even a nice hospitality endeavor. The property has all city utilities onsite. There is a portion of the property in the flood plain, but there is an engineering analysis report on the usability and floodplain- which is available upon request. This river frontage on the property is amazing, providing several places to launch boats or kayaks along with several spots to fish from the bank. Next door, there is a new mixed-use development under construction, making this a great piece of land for development or long-term investment. With the fantastic waterfront views, amount of road frontage, and location- the possibilities are endless with this ranch.





LOCATION

Located just inside the city limits of Kerrville, the Nimitz Lake Ranch is in a prime and convenient location, just minutes away from restaurants, shopping and more! The ranch is less than 30 minutes away from Fredericksburg and under an hour to San Antonio. The focal point on the ranch, the Guadalupe River, truly captures the essence of the beautiful Texas Hill Country. This area is known as one of the most beautiful regions in the state of Texas. Rolling hills, spring fed rivers and lakes, diverse art and music offerings, specialty shopping, and the state's capital city make the Hill Country a favorite destination for Texans and out-of-state visitors alike. Next door to the ranch, there is a brand-new mixed-use development called The Landing, which is made up of residential, retail, office and restaurants on 60 acres.

WILDLIFE

The Nimitz Lake Ranch features the typical native Hill County wildlife, including whitetail deer, Axis deer, turkey, dove, ducks, and various fish and varmints.

TERRAIN

Nice, Hill Country terrain that is mostly cleared pastures and fields that gently slopes downward as you get closer to the riverbank. There is approximately 60 ft of elevation change from the highest eastern portion of the property to the lowest portion of the ranch, near the river.

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RANCHES



DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

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