

INFORMATION PACKET
HARPER, TEXAS

GATED MAVERICK SUBDIVISION · HARPER, TEXAS

LOT 100 PACKSADDLE DR

An AG-exempt Hill Country corner lot with resort-style community amenities

$177,000	5.44	AG	Corner
LIST PRICE	ACRES	EXEMPT	LOT

Presented by Savannah Sikes · Absolute Charm Real Estate Group · (830) 992-0101

LOT 100 PACKSADDLE DR

HILL COUNTRY LIVING IN THE MAVERICK

5.44	AG	Corner	Gated	Up to 4
ACRES	EXEMPT	LOT	COMMUNITY	STRUCTURES



THE CORNER LOT FROM ABOVE

Your chance to own a piece of the Texas Hill Country in the gated Maverick subdivision, with both residential and investment potential. This AG-exempt corner lot comes with access to community amenities including a clubhouse, swimming pool and the Blue Hole swimming area, fed by streams that flow into the Pedernales River. Paved roads and underground utilities make building straightforward.

COMMUNITY AMENITIES

- Clubhouse and swimming pool
- Outdoor pavilion with restrooms
- Basketball and pickleball courts
- Shaded creek-side seating with fire pits
- Hiking trails
- Blue Hole swimming area

BUILD YOUR WAY

- Up to four structures, starting with a main residence (1,600 sq ft minimum)
- Add a guest house, cabin, barndominium, detached garage or storage building
- Paved roads and underground utilities
- Cattle, native wildlife and exotics roam the subdivision
- Private estate, retreat or STR investment

LOT 100 PACKSADDLE DR

PROPERTY FACTS



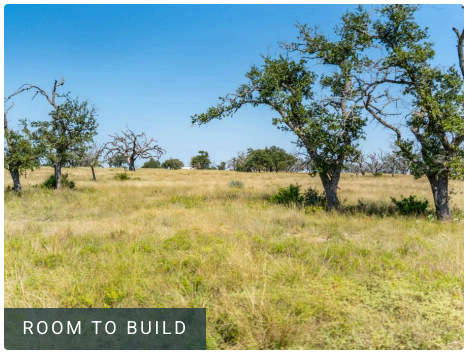
THE MAVERICK ENTRANCE


MATURE OAKS



ORYX VIEW DR & PACKSADDLE DR


NATIVE GRASSES


ROOM TO BUILD


HILL COUNTRY FROM ABOVE

OVERVIEW	
Location	Lot 100, Packsaddle Dr, Harper, TX 78631
List price	**$177,000**
MLS #	T105290A
Subdivision	The Maverick (gated)
Acreage	About 5.35 to 5.44 acres, corner lot
Tax status	AG exempt

BUILDING	
Structures	Up to four
Main residence	1,600 sq ft minimum
Other buildings	Guest house, cabin, barndominium, garage, storage
Roads / utilities	Paved roads, underground utilities

WHY IT'S A SMART BUY

- **Low holding costs:** AG-exempt, helped by the cattle and wildlife that roam the subdivision.
- **Amenities most rural land can't offer:** pool, clubhouse, courts, trails and the Blue Hole.
- **Ready to build:** paved roads and underground utilities.

THE AREA

Harper sits in western Gillespie County, an easy drive to Fredericksburg's shopping, dining, wineries and hospital.

SEE MORE

Photos and details: savannahsikesrealtor.com/listings/lot-100-packsaddle-dr/. Ask Savannah for the survey/plat and deed restrictions. Call or text (830) 992-0101.

Information is deemed reliable but not guaranteed and should be independently verified by the buyer, including permits, zoning, taxes, acreage, square footage and condition. Building is subject to the Maverick deed restrictions.



PAVED ROADS & UNDERGROUND UTILITIES



LET'S TALK ABOUT LOT 100 PACKSADDLE DR

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LISTING PAGE	savannahsikesrealtor.com/listings/lot-100-packsaddle-dr
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