



LAND &
RANCH

SINCE 2002

KERR COUNTY · KERRVILLE, TEXAS · WESTLAND

519 Lucille St

Level, open ground on a street inside the Kerrville city limits — two platted lots held under a single appraisal account and offered together as one parcel. It is zoned **R-1A**, a residential district. Page 4 sets out what the City's ordinance says that allows, in the ordinance's own words, before anyone spends a trip.

\$175,000

LIST PRICE

± 0.40 acre

APPROXIMATE · TO BE VERIFIED

R-1A

CITY OF KERRVILLE ZONING

LII9769A

MLS · ACTIVE

Property snapshot



THE PARCEL

± 0.40 acre

One parcel made up of two platted lots — Lots 11 and 12 of Block 23, Westland — under a single Kerr CAD account and offered together. Acreage is approximate and is to be verified



ZONING

R-1A

Single-family residential with an accessory dwelling unit, City of Kerrville · Code of Ordinances **Sec. 60-50(c)** · page 4 sets out what the ordinance says



LIST PRICE

\$175,000

Corroborated on the listing record and the signed listing agreement. Listed **July 2025**; confirm current status, price and terms with the listing agent



TAXES

\$1,818.54

Annual taxes **without exemptions** — the figure a buyer should plan on. The current owners' exemptions do not transfer to a buyer



WHAT IS ON IT

Nothing

Level, open ground — mown grass throughout, one mature tree near the pavement, a white masonry wall along one side. **No structure, no drive, no gate**



UTILITIES

Not established here

Nothing in this packet establishes service to the property, and no connection point appears in any published photograph. Confirm availability, location, timeline and cost with the City and each provider



WHERE IT IS

In town

Inside the Kerrville city limits, Kerr County · Westland subdivision · the listing record describes a **corner parcel with frontage on two streets** — verify against a current survey



LEGAL & ACCOUNT

Westland Blk 23

Lots 11 and 12 · Kerr Central Appraisal District **Property ID 40597** · Geographic ID 6840-0230-011000 — one account, one parcel



FRONTAGE & DIMENSIONS

Not published

Our sources **disagree** on frontage and lot dimensions and do not reconcile, so no figure is printed anywhere in this packet. Take dimensions from a current survey and the recorded plat

Figures are from the confirmed listing record for MLS #L119769A, Active, listed July 2025. **No days-on-market figure is published with this packet** — the source sheets predate a change in this listing's status and there is no figure we can print correctly. **Acreage.** The listing's own remarks record that acreage is to be verified; approximately 0.40 acre is used throughout and no bare figure appears. **Photography.** The photographs in this packet are the July 2025 listing set. Their files carry no camera metadata, so **no capture date can be stated** and none is stated. There is no video, no 3D tour and no aerial map of any kind for this property. There is no house, no well, no septic system and no meter on the ground; it is offered as an unimproved lot. A buyer should independently verify acreage, boundaries, easements, zoning, permitted use, taxes and the availability and cost of every utility. All measurements are approximate.

About the property

WESTLAND · KERRVILLE, TX 78028

Four-tenths of an acre, give or take, of level open ground on Lucille Street, inside the Kerrville city limits. Mown grass from edge to edge, one mature tree standing near the pavement, a white masonry wall running along one side and wood fences behind the adjoining back yards. Nothing is built on it.

On paper it is **two platted lots — Lots 11 and 12 of Block 23, Westland** — and in practice it is one parcel: the two sit under a single Kerr Central Appraisal District account and are offered together, as one. Read the legal description rather than any structured lot field — at least one listing system prints only Lot 11 and silently drops half the ground.

The property is zoned **R-1A** by the City of Kerrville, and that is the first thing we tell anyone about it rather than the last. R-1A is a residential district: a single-family detached home, one accessory dwelling unit, and accessory buildings inside stated size and height caps. **Page 4 sets that out in the ordinance's own words, with the section number, so a buyer can read it at source.** Any use beyond what the district allows is a question for the City of Kerrville Planning Department — not for us, and not for a marketing packet.

We put it that plainly for a practical reason. Buyers have come to this listing with a plan the district does not carry and found out at the end of a drive rather than the start of one. What the ground itself offers is simple: it is flat, it is clear, it is in town, and there is nothing on it to remove.

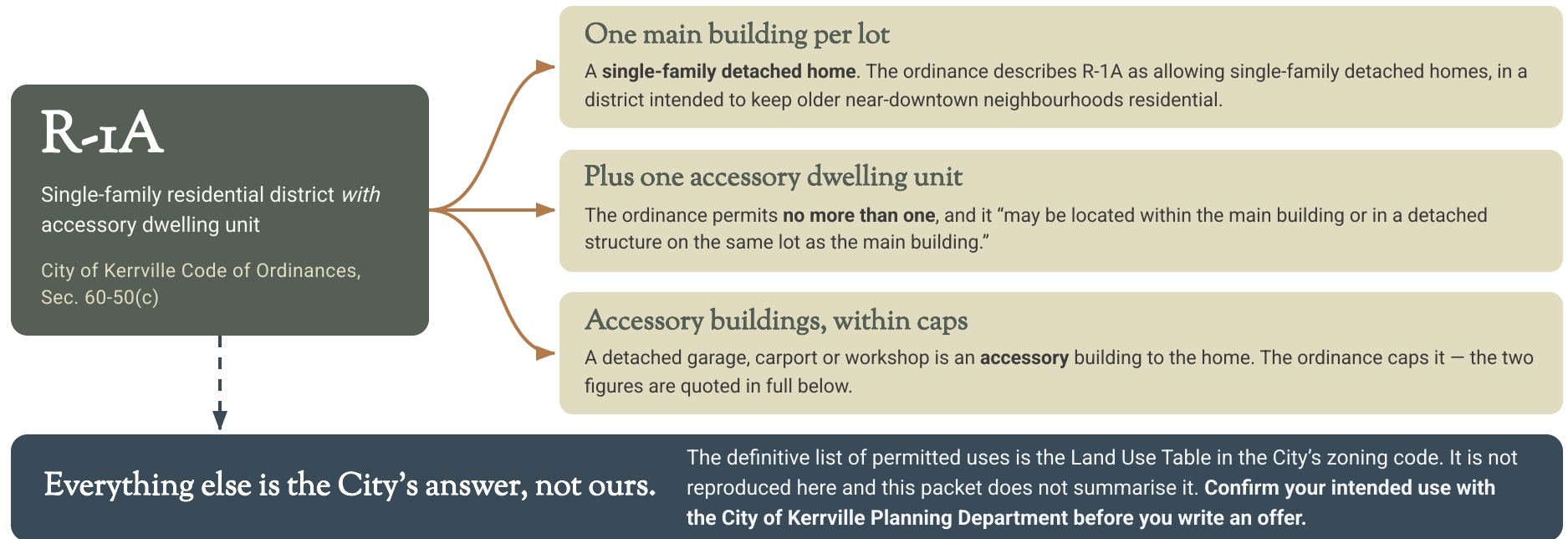
The listing record describes a corner parcel with frontage on two streets, and in practice that means pavement on more than one side, neighbours either side, and the ordinary movement of a Kerrville street. See it at the hour you would actually be living on it. Annual taxes run **\$1,818.54 without exemptions** — the figure to plan on, because the current owners' exemptions do not transfer to a buyer.



Ground-level view across the open grass toward the paved street on the far side. A white masonry wall runs along the left-hand edge; the fences and buildings beyond the street are on adjoining property.



Looking along the side of the property toward a neighbouring house and its outbuildings, with a dirt and gravel track running along the fence line at right. **The buildings in this frame stand on adjoining property and are not included in the sale.**



The question that keeps coming up is a shop. The ordinance does not answer it in the abstract — it sets caps on accessory buildings, and it does so in these words: “An accessory building or structure with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height, including, but not limited to a detached accessory dwelling unit, carport, or garage, may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.” And: “The total square footage of all accessory buildings or structures on a lot shall not exceed 50 percent of the rear yard area.”

In plain words: this is a residential district. It allows a house plus one accessory dwelling unit. A detached garage or workshop is allowed as an accessory building — but the ordinance caps accessory buildings at **1,000 square feet and 15 feet in height** where they sit in a required setback, and all accessory buildings together at **half the rear yard area**. **Whether any particular building or any particular use is allowed on this parcel is the City’s answer, and only the City’s.** This packet states what the ordinance says. It gives no legal advice and predicts no outcome.

No setback, height or parking figure is printed in this packet, and that is deliberate. The ordinance also sets minimum lot dimensions, setbacks, a maximum building height and parking counts for R-1A. Two copies of the section available to us — the City’s current online code and a copy filed with this listing — **do not agree on all of them**, and we are not able to say which version governs. Rather than print a figure that may be superseded, this packet prints none: take every dimensional standard from the City of Kerrville Planning Department, in writing. An accessory dwelling unit is separately capped by the ordinance at one-half the main dwelling’s floor area and, if detached, at 50 percent of the rear yard area.

One parcel. This is one conveyable parcel under one appraisal account. Nothing in this packet suggests the ground can be divided or built on as two homesites: any replat is the City of Kerrville’s decision and none has been applied for.

What you are buying

ONE PARCEL · TWO PLATTED LOTS



The same view as the cover, with the property outline drawn in red on the photograph by the listing photographer.

Approximate and for illustration only — not a survey.

The line is the photographer's

The red line was drawn on the photograph by the listing photographer in July 2025. **It has not been checked against the recorded plat or against a survey**, and nothing in this packet represents that it is accurate. It shows shape only — it carries no dimension, and none is published with it.

One parcel, two platted lots

What it encloses is **one continuous area**, and that is right. This is **one conveyable parcel** under a single Kerr Central Appraisal District account — Property ID 40597 — made up of two platted lots, **Lots 11 and 12 of Block 23, Westland**, offered together and sold together. It is not two parcels, and nothing in this packet suggests the ground can be divided or built on as two homesites: any replat is the City of Kerrville's decision, and none has been applied for.

Take it from the survey. Boundaries, dimensions and the position of the two platted lots come from a current survey and the recorded plat — not from a photograph, and not from this packet. No frontage figure and no lot dimension is published anywhere in this packet.

The ground — and what the photographs cover

THE JULY 2025 LISTING SET



Along the street

Wider view with the masonry wall along the left and the street running along the right. The ground is clear and grassed, with no structures standing on it.



Toward the back

The rear portion of the property, looking toward the wood fences of the adjoining back yards. A vehicle parked on the day of the photography appears at the left; it is not part of the property.

What this photo set does and does not cover

Worth saying plainly, because it changes how you read the pictures. **Eight photographs exist for this listing, and this packet publishes all eight.** They are the July 2025 listing set, all made on one visit under flat, bright overcast, with the grass part-dormant in mid-summer. Their files carry no camera metadata, so **no photography date can be stated** beyond the month the listing began — and none is stated here.

Named by absence, so nothing is implied that the photographs do not show: there is no ground-level frame taken from the public right of way looking at the property the way a buyer first sees it on arrival; **no frame establishes the corner**, although the listing record describes frontage on two streets; **nothing in the set shows an internal line between the two platted lots** — no stake, no marker, no fence, no change in ground cover, which is consistent with one parcel but means the photography cannot illustrate the two-platted-lot fact at all; there is no plan-view or overhead aerial; there is no boundary pin visible on the ground; and **there is no photograph of a water tap, a sewer connection, an electric meter or any other service point, so the photographs prove nothing whatever about utilities.**

No photograph in this packet is annotated except the frame on page 5, and the line on that frame is the photographer's, not a survey.

See it all

THE FULL PHOTO SET



Full listing page

The specs, the zoning explanation, the photographs and this packet, in one place.

brokenarrowgroup.com/listings/519-lucille-st/



Photo gallery

All eight published frames, each captioned — including the outline frame and its disclosure.

brokenarrowgroup.com/listings/519-lucille-st/#photos



Ask us anything about it

frontdesk@brokenarrowrealtygroup.com



Call or text

830-383-2026 · David Hughes / Jayden Hughes



Showings are by appointment — **contact the listing agent to arrange access**, call or text 830-383-2026. This is an unimproved lot on a public street with no structure and no utility service on it. **There is no video, no 3D tour and no aerial map for this property**, and nothing stands in for them here.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

 **Zoning and intended use — do this first.** The property is zoned **R-1A** by the City of Kerrville, Code of Ordinances **Sec. 60-50(c)**. Page 4 sets out what the ordinance says: a single-family detached home, no more than one accessory dwelling unit, and accessory buildings capped at 1,000 square feet and 15 feet in height where they sit in a required setback, with all accessory buildings together capped at half the rear yard area. The definitive list of permitted uses is the Land Use Table in the City's zoning code; this packet does not reproduce or summarise it. **Confirm your intended use with the City of Kerrville Planning Department before you write an offer.** This packet gives no legal advice and predicts no outcome.

 **Two platted lots, one parcel.** Lots 11 and 12 of Block 23, Westland, under a single Kerr CAD account (Property ID 40597), offered and sold together. **They are not two separately conveyable parcels.** Any division or replat is the City of Kerrville's decision and none has been applied for.

 **Acreage, boundaries and dimensions.** Approximately 0.40 acre — the listing's own remarks record that acreage is to be verified. **No frontage figure and no lot dimension is published in this packet:** our sources disagree and do not reconcile. Obtain a current survey and read the recorded plat. The red line on page 5 is illustration only and is not a survey.

 **Taxes. \$1,818.54 per year without exemptions** (Kerr CAD Property ID 40597). That is the buyer-relevant figure: **the current owners' exemptions do not transfer**, and any exemption a buyer qualifies for has to be applied for in its own right.

 **Utilities. Nothing in this packet establishes water, sewer, electric or gas service to this property**, and no connection point appears in any published photograph. Confirm availability, location, capacity, timeline and cost with the City of Kerrville and with each provider before relying on any of them.

 **The listing record and the photographs.** Listed **July 2025. No days-on-market figure is published** — the sheets we hold predate a change in this listing's status and no figure can be printed correctly. The photographs are the July 2025 set and carry no capture date. Verify current status, price, terms and availability with the listing agent.

How to submit an offer

Contact the listing agent for offer instructions before you write. This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

 **There is no offer-instructions document published with this listing.** Ask the listing agent, and you will be told how the seller wants offers submitted.

 Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.

 **Showings:** by appointment. Contact the listing agent to arrange access. It is open ground on a public street — there is nothing to see indoors, and the setting is most of what there is to read.

 **Call the City before you spend a trip.** If your buyer's plan turns on anything other than a single-family home with an accessory dwelling unit and accessory buildings within the caps on page 4, put the question to the City of Kerrville Planning Department first. That call is quicker than the drive and it is the only place the answer lives.

 **What conveys:** the land, as one parcel. There is no house, no well, no septic system, no meter and no improvement of any kind on the ground. Confirm the final terms in the contract.

 **Bring the survey and the plat to the table.** The two platted lots, the boundaries and the dimensions are established there and nowhere in this packet. Order the survey early — every other question on this listing routes back to it.



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Let's go take a look.

Straight answers, before the drive.

David Hughes

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The photographs in this packet are the July 2025 listing set. Their files carry no camera metadata, so no capture date is stated. The outline drawn on the page-5 photograph was drawn by the listing photographer and has not been checked against a survey or the recorded plat: **approximate and for illustration only — not a survey**. It carries no dimension. No other image in this packet is annotated, and this packet contains no map, plat or survey.

David Hughes · TREC #501321 · Jayden Hughes · TREC #728099

Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026

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Information for MLS #L119769A is believed reliable but not guaranteed. Zoning text is quoted from the City of Kerrville Code of Ordinances, Sec. 60-50(c); it is reproduced for reference, is not legal advice, and predicts no outcome — permitted use is determined by the City of Kerrville. Acreage, boundaries, dimensions, easements, taxes, permitted use and the availability of utilities are approximate or unverified and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.