



KERRVILLE, TEXAS · WESTLAND · UNIMPROVED RESIDENTIAL LOT

519 Lucille St

Kerrville, TX 78028 · Kerr County · two platted lots, one parcel · zoned R-1A · nothing built on it

\$175,000

LIST PRICE

± 0.40 acre

APPROXIMATE · TO BE VERIFIED

R-1A

CITY OF KERRVILLE ZONING

L119769A

MLS · ACTIVE

THE PARCEL

- Approximately **0.40 acre** — one conveyable parcel, offered and sold as one: two platted lots, **Lots 11 and 12 of Block 23, Westland**, under a single Kerr CAD account
- Kerr Central Appraisal District **Property ID 40597** · Geographic ID 6840-0230-011000
- Acreage is approximate and **to be verified** — the listing's own remarks record it as unverified
- No frontage figure and no lot dimension is published** — our sources disagree and do not reconcile. Take dimensions from a current survey and the recorded plat

THE GROUND

- Level and open — mown grass throughout, one mature tree near the pavement, a masonry wall along one side, wood fences behind the adjoining back yards
- Nothing is built on it** — no structure, no drive, no gate, nothing to remove
- 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

UTILITIES

- Nothing on this sheet establishes water, sewer, electric or gas service**, and no connection point appears in any published photograph. Confirm availability, location, capacity, timeline and cost with the City of Kerrville and each provider

THE PHOTOGRAPHS

- The **July 2025 listing set**, eight published frames, carrying no camera metadata — so **no capture date is stated**. Named by absence: no street-frontage frame, **no frame establishing the corner**, none showing an internal line between the two platted lots, no plan-view aerial, **no photograph of any utility connection point**. No video, no 3D tour, no map, plat or survey

ZONING — R-1A, CITY OF KERRVILLE

- City of Kerrville Code of Ordinances **Sec. 60-50(c)** — “*Single-family residential district with accessory dwelling unit.*” Read the section at source: **no setback, height or parking figure is printed on this sheet**, because the two copies of the section available to us disagree on some of them. Take those from the City in writing
- The ordinance allows **single-family detached homes** and permits **no more than one accessory dwelling unit**, which “*may be located within the main building or in a detached structure on the same lot as the main building.*” **One main building per lot** — a detached garage, carport or workshop is an **accessory** building, not a use in its own right. The unit's own floor area is capped at **half the main dwelling's**
- Accessory buildings are capped: “*An accessory building or structure with a floor area not exceeding 1,000 square feet and not exceeding 15 feet in height ... may extend into the required side or rear setback, but in no case shall be located closer than five feet from any property line.*”
- “*The total square footage of all accessory buildings or structures on a lot shall not exceed 50 percent of the rear yard area.*”
- The definitive list of permitted uses is the Land Use Table in the City's zoning code. This sheet neither reproduces nor summarises it.**
- In plain words:** a residential district — a house plus one accessory dwelling unit, and a detached garage or workshop only as an accessory building within those caps. **Whether any particular building or use is allowed here is the City's answer, and only the City's.** This sheet gives no legal advice and predicts no outcome
- Confirm your intended use with the City of Kerrville Planning Department before you write an offer.**



THE SHAPE OF THE GROUND

The property outline drawn in red on the photograph by the listing photographer, shown uncropped. It encloses **one continuous area — one parcel**, with no internal line, because that is what is sold: Lots 11 and 12 together under one account. It carries no dimension. The rest of the published set is on the listing page and in the presentation deck.

Approximate and for illustration only — not a survey.

WHAT A BUYER SHOULD VERIFY

Zoning and intended use — do this first. R-1A, Code of Ordinances Sec. 60-50(c). The permitted-use question is answered by the City's Land Use Table and its Planning Department, not by this sheet. **Call the City before you write.**

Acreage and boundaries. Approximately 0.40 acre, to be verified. Obtain a current survey and read the recorded plat. **Utilities:** nothing here establishes any service — confirm each with the City and the provider.

Two platted lots, one parcel. Lots 11 and 12 sit under one Kerr CAD account and sell together. **They are not two separately conveyable parcels**, and nothing here suggests two homesites — any replat is the City's call and none has been applied for.

Taxes and the listing record. The tax figure below is the without-exemptions figure — the one to plan on. Listed July 2025; **no days-on-market figure is published**, because our sheets predate a change in this listing's status. Verify status and terms with the listing agent.

SHOWINGS

Appointment required. Contact the listing agent to arrange access — call or text **830-383-2026**. Open ground on a public street; the setting is most of what there is to read.

OFFERS

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.**

TAXES & TERMS

Taxes without exemptions **\$1,818.54** per year (Kerr CAD Property ID 40597). **The current owners' exemptions do not transfer to a buyer.** Legal: WESTLAND BLK 23 LOT 11, 12. Listed July 2025.

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

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