

Suttle and Company Real Estate

**Lot 2, Blk CB4661A, 7.18 Ac
Boerne, Tx 78006**



*“Your Real Estate
Professionals”*

Attributes

- Utilities
- Blacktop Frontage
- Great Location
- Unrestricted



Suttle and Company Real Estate

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This is the retreat in the country to build your dream home. No restrictions and no HOA. Rolling, tree covered topography that features a large ranch that is subject to a conservation easement as your neighbor to the east, giving you a high degree of privacy. Approximately, 7.18 acres fronts on the Toutant Beauregard in close proximity to the Yellow Rose horse facility, Boerne, TX but in Bexar County. There are old improvements on site that need to be removed. This is the blank slate for your dream home without the subdivision rules and regulations.



