



139 SKY TRAIL

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PROPERTY HIGHLIGHTS

**6.95± ACRES ALONG RANCH ROAD 783,
JUST SOUTH OF HARPER**

4,280± SF METAL BARN/SHOP

2,500± SF SHED/COVERED AREA

**1,440± SF TWO-STORY INTERIOR AREA
PARTIALLY BUILT**

- 720± SF main level + 720± SF second story, per Gillespie CAD

Expansive open shop area with high ceilings

Large overhead access and concrete flooring

Existing interior framing, electrical, and plumbing improvements

Extensive interior lighting

Generous covered exterior space

Large concrete parking and work area

Private well

Septic system

CTEC electric service

Corner location with paved access from RR 783

Ample room for vehicles, equipment, recreational gear, projects, or additional storage

Mobile homes permitted with minimum 550 SF, subject to recorded restrictions*

Additional acreage offering flexibility for residential, recreational, or agricultural use*

LOCATION:

- ~3 miles to Harper & US Highway 290
- ~11 miles to Interstate 10
- ~18 miles to Kerrville
- ~25 miles to Fredericksburg

**Property is subject to recorded deed restrictions. Buyer should independently verify permitted uses, restrictions, completion requirements, and suitability for intended use.*

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6.95± ACRES | HARPER, TEXAS | GILLESPIE COUNTY

Set on 6.95± acres just south of Harper, this unique Hill Country property combines usable acreage, substantial improvements, and exceptional flexibility for a buyer looking to create a property tailored to their needs. The centerpiece is a large metal barn/shop with expansive open interior space, extensive concrete work areas, and a two-story interior section currently under construction.

The approximately 4,280± SF metal barn/shop offers a spacious open layout with high ceilings, large overhead access, concrete flooring, and abundant interior lighting. An approximately 2,500± SF covered area extends along the exterior, providing generous protected space for vehicles, equipment, recreational gear, projects, or additional storage.

Within the structure is a two-story interior area with significant interior work already in place, including framing, electrical and plumbing infrastructure, giving the next owner the opportunity to complete and customize the space to suit their needs. GCAD identifies approximately 720 SF on the main level and an additional 720 SF on the second story, totaling approximately 1,440 SF of living area.

Outside, an extensive concrete area surrounds the improvements and provides ample room for parking, trailers, recreational vehicles, equipment, and outdoor projects. Beyond the developed portion, the remaining acreage offers additional open space and Hill Country surroundings, with room for a variety of residential, recreational, or agricultural uses.

Existing infrastructure includes a private well, septic system, and CTEC electric service. Conveniently located approximately 3 miles from Harper and US Highway 290, 11 miles from I-10, 18 miles from Kerrville, and 25 miles from Fredericksburg, the property combines acreage and substantial existing improvements with convenient access to surrounding Hill Country communities.



SCHEDULE A SHOWING TODAY

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