

# \$279,000 - 306 Irons, Boerne

MLS® #1910509S

## \$279,000

Bedroom, Bathroom, 1,246 sqft  
Land / Farm on 0.33 Acres

The Flats, Boerne, TX

Large Creek Front Lot in the very sought after Irons & Graham Addition aka The Flats. Approximately 1/3 of an acre that is on both sides of the creek and fronts Irons Street (Paved) & Herff Street (unpaved). \*\*\* There is an existing house with a large carport. \*\*\* This area is increasingly having high 6 to low 7-Figure homes built on lots that are a fraction of the size of this lot and most of which don't front on a creek (because waterfront lots rarely come up on the market) \*\*\* We will seriously look at all written, signed offers.



## Essential Information

MLS® #	1910509S
Price	\$279,000
Square Footage	1,246
Acres	0.33
Type	Land / Farm
Sub-Type	Residential Lot
Status	Price Change

## Water Feature/View

Is Waterfront Yes

## Community Information

Address	306 Irons
Area	2508
Subdivision	The Flats
City	Boerne

County	Kendall
State	TX
Zip Code	78006

### **Amenities**

Amenities	Stream/River, Water Front Access
Utilities	Water System, Electric, Telephone, Cable TV, Natural Gas, Other, Sewer System

### **Exterior**

Lot Description	Wooded, Improved, Partial Cleared
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### **School Information**

District	Boerne
Elementary	Fabra
Middle	Boerne Middle N
High	Boerne

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	15
Zoning	R2-M