



BROWNING COMMERCIAL
REAL ESTATE



**504 TIVY STREET
KERRVILLE, TX**

Premier Multi Use Opportunity



EXECUTIVE SUMMARY

Located in the heart of Kerrville's charming downtown historic district, 504 Tivy Street offers a rare blend of timeless character, exceptional craftsmanship, and flexible commercial potential. Designed with quality custom construction and immediate occupancy in mind, the property is ideally suited for a variety of uses, including professional office, medical, boutique hospitality, short-term rental, or investment purposes. Its highly walkable location places restaurants, retail, and local amenities just steps away, enhancing both convenience and long-term value. With ample on-site parking, adaptable floor plans, and the opportunity to serve as either an owner-occupied headquarters or a premier income-producing asset, 504 Tivy Street represents a distinctive investment in one of the Texas Hill Country's most desirable and rapidly growing downtown markets.





PROPERTY DETAILS

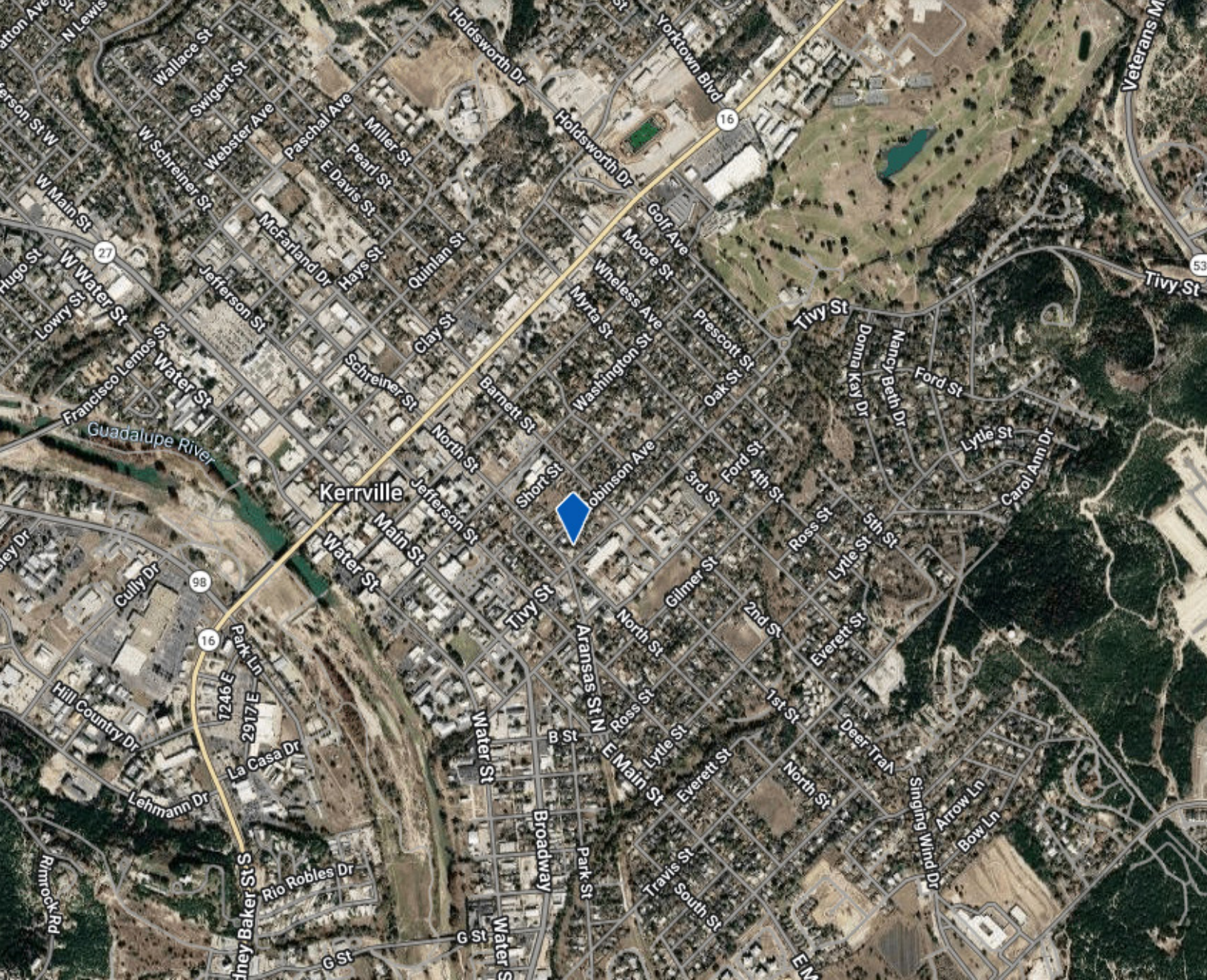
5,782± sf | .43± acres

INVESTMENT HIGHLIGHTS

- Prime downtown Kerrville location
- Excellent visibility and accessibility
- Strong surrounding demographics
- Flexible floor plan
- Ideal for office, medical, STR, Retirement Community, or hospitality use
- Owner-user or investment opportunity
- Quality custom construction
- Excellent condition
- Near Peterson Regional Medical Center and Schreiner University
- Minutes from Interstate 10

PROPERTY SPECIFICATIONS

- Property Type: Flex
- Zoning: RT
- Year Built: 2020
- Stories: 2
- Parcel Number: R543318



WHY KERRVILLE

Kerrville has emerged as one of the Texas Hill Country’s most desirable communities, driven by steady population growth, a thriving tourism industry, and a business-friendly environment. As the regional medical hub, anchored by Peterson Regional Medical Center and a growing network of healthcare providers, the city continues to attract professionals, businesses, and investment. Combined with its historic downtown, scenic beauty, exceptional quality of life, and convenient access to Interstate 10, Kerrville offers a compelling market for commercial investment and long-term growth.

KERRVILLE AREA AMENITIES



GUADALUPE RIVER

SCENIC WATERFRONT

Flowing through the center of Kerrville, the Guadalupe River is the city’s defining natural feature. Miles of walking trails, shaded parks, kayaking, fishing, and riverside picnic areas create a year-round destination for outdoor recreation. Whether enjoying a morning stroll or watching the sunset over the water, the river offers a peaceful Hill Country backdrop just minutes from home.

MUSEUM OF WESTERN ART

CULTURAL LANDMARK

Dedicated to preserving the spirit and heritage of the American West, the Museum of Western Art features an impressive collection of paintings, sculptures, and rotating exhibitions from nationally recognized artists. Beautiful architecture and thoughtfully curated galleries make it one of Kerrville’s premier cultural attractions.



DOWNTOWN

CITY CENTER

Downtown Kerrville blends historic architecture with a vibrant collection of locally owned boutiques, art galleries, restaurants, coffee shops, and wine bars. Community events, farmers markets, and seasonal festivals bring residents together throughout the year, while the walkable streets create an inviting destination for shopping, dining, and experiencing the charm of the Texas Hill Country.



CAILLOUX THEATER

PERFORMING ARTS

Spanning more than 500 acres along the Guadalupe River, Kerrville-Schreiner Park is one of the area’s premier outdoor destinations. Visitors enjoy hiking and biking trails, camping, kayaking, fishing, birdwatching, and scenic overlooks showcasing the beauty of the Texas Hill Country. The park offers endless opportunities for recreation just a short drive from home.



KERRVILLE-SCHREINER PARK

OUTDOOR RECREATION

Spanning more than 500 acres along the Guadalupe River, Kerrville-Schreiner Park is one of the area’s premier outdoor destinations. Visitors enjoy hiking and biking trails, camping, kayaking, fishing, birdwatching, and scenic overlooks showcasing the beauty of the Texas Hill Country. The park offers endless opportunities for recreation just a short drive from home.

RIVERSIDE NATURE CENTER

NATURE PRESERVE

Nestled along the Guadalupe River, the Riverside Nature Center showcases native Texas landscapes through peaceful walking trails, gardens, and educational exhibits. The preserve provides opportunities for birdwatching, wildlife viewing, and learning about the unique ecosystems that define the Texas Hill Country.



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