THE GARDENS AT COMANCHE TRACE

Community Info

Nestled in the renowned Guadalupe River Valley just outside Kerrville, Texas, Comanche Trace is a 1,300-acre master-planned golf community that combines the best of wide open spaces with the comforts of a recreationally rich life. Comanche Trace encompasses the beauty of the Hill Country while offering luxurious homes and world-class resort amenities. Whether you seek the forever home of your dreams, a weekend retreat, or all the benefits of a private country club, Comanche Trace is ready to welcome you.

Essential Services and Utilities

-Police Services provided by Kerrville Police Dept.	Dial 911 for emergency services
-Fire Services provided by Kerrville Fire Dept.	Dial 911 for emergency services
-Electric service supplied by Kerrville Public Utility Board	(830) 257-3050
-Gas service supplied by Atmos Energy	(866)322-8667
-Water provided by City of Kerrville	(830) 257-8000
-Garbage and Recycling: City of Kerrville	(830) 257-8000
-HOA Management Company: Comanche Trace Ranch Community Association	(830) 895-8505

Kerrville Independent School District (KISD)

www.kerrvilleisd.net

Tom F Daniels Elementary School (K-5th)

2002 Singing Wind Drive
Kerrville, TX 78028
(830) 257-2208

Hal Peterson Middle School (6th-8th)

3175 TX-534 Loop
Kerrville, TX 78028
(830) 257-2204

Tivy High School (9th-12th)

3250 TX-534 Loop
Kerrville, TX 78028
(830) 257-2212

Community Assessment

Total HOA Assessments are $7,385 per year and include lawn maintenance (billed in two equal installments of $1,375), along with access to tennis, pickleball, group fitness, pool, social club, and club dining. Additional membership levels are available for those seeking expanded access or upgraded benefits.

In addition to the annual assessments, a one-time $325 Owner Conveyance Fee is payable to RealManage at the time of ownership transfer. The current tax rate is $1.8256 per $100 valuation. All fees and rates are subject to change.

Plans, prices, and specifications are subject to change without notice. All square footages are approximate and vary per elevation and can vary per community. Please see your sales professional for address specific information. 11.03.26