



118 Old San Antonio Road

±3.9 ACRES AND ±1,440 SF BUILDING AVAILABLE FOR SALE

±3 ACRES AVAILABLE FOR GROUND LEASE

118 Old San Antonio Road
Boerne, TX 78006

 Transwestern

About the Building

PROPERTY HIGHLIGHTS

- ±3.9 acres
- ±1,440 SF building
- ±3 acres available for ground lease
- Zoning: C2

AREA HIGHLIGHTS

- Easy access to downtown Boerne, IH-10 West and State Hwy 46
- Adjacent to Boerne Police Department and Alamo Fiesta RV Resort
- Near Kendall Elementary School, Cibolo Center for Conservation and Cascade Caverns
- Abundance of amenities within minutes of the site
- City of Boerne Water and Sewer



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Aerial



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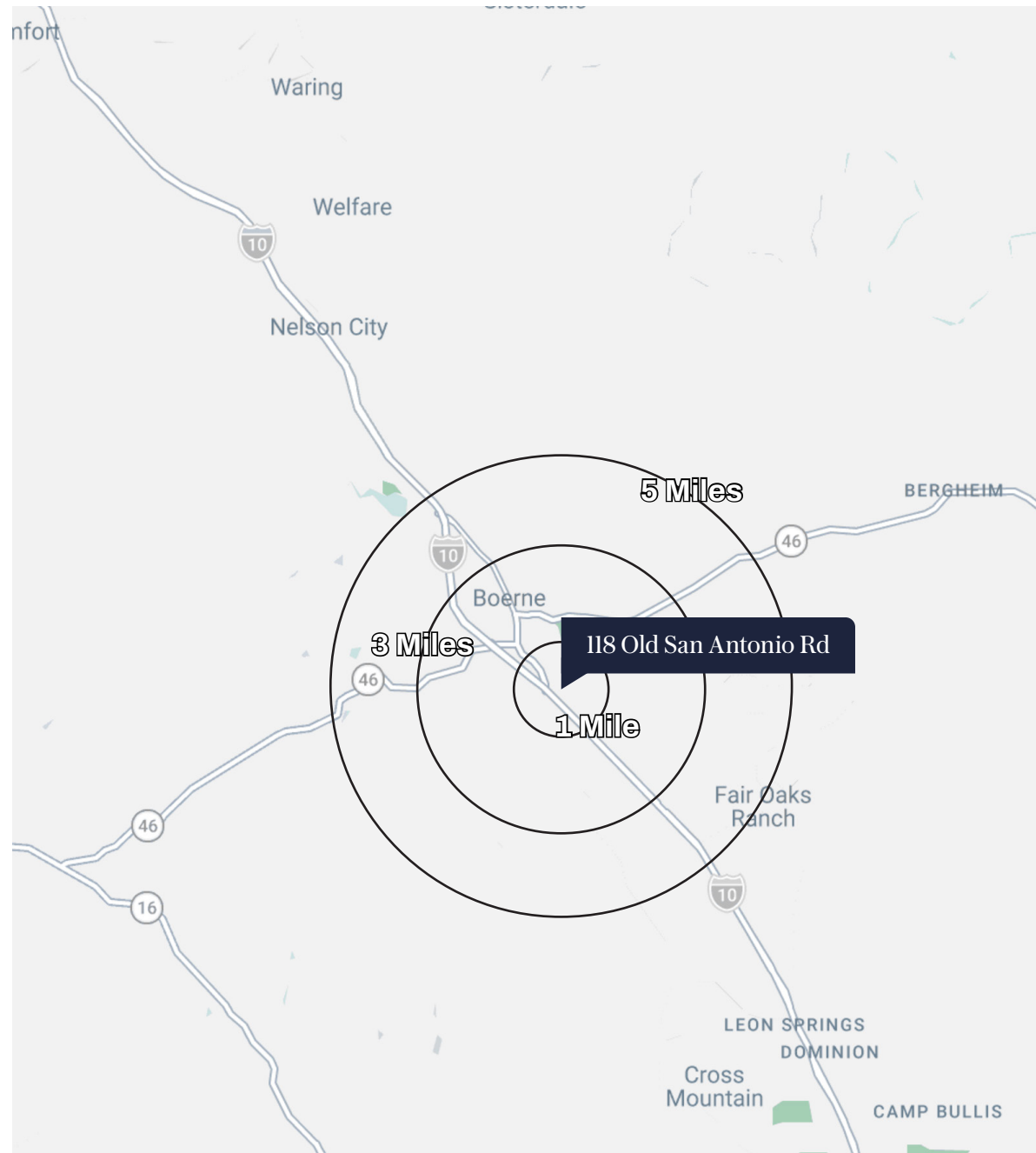
Demographics

Population	1 Mile	3 Miles	5 Miles
2025	2,907	25,701	44,981
2030 Projection	3,349	29,118	50,319
2025–2030 Annual	3.0%	2.7%	2.4%

Household Income	1 Mile	3 Miles	5 Miles
Average Household Income	\$133,659	\$129,704	\$141,956
Median Household Income	\$110,294	\$96,154	\$112,872

Housing Value	1 Mile	3 Miles	5 Miles
Median Home Price	\$497,741	\$487,288	\$520,768

Housing Units	1 Mile	3 Miles	5 Miles
Owner-Occupied Housing	836	7,119	13,576
Renter-Occupied Housing	386	3,514	4,767



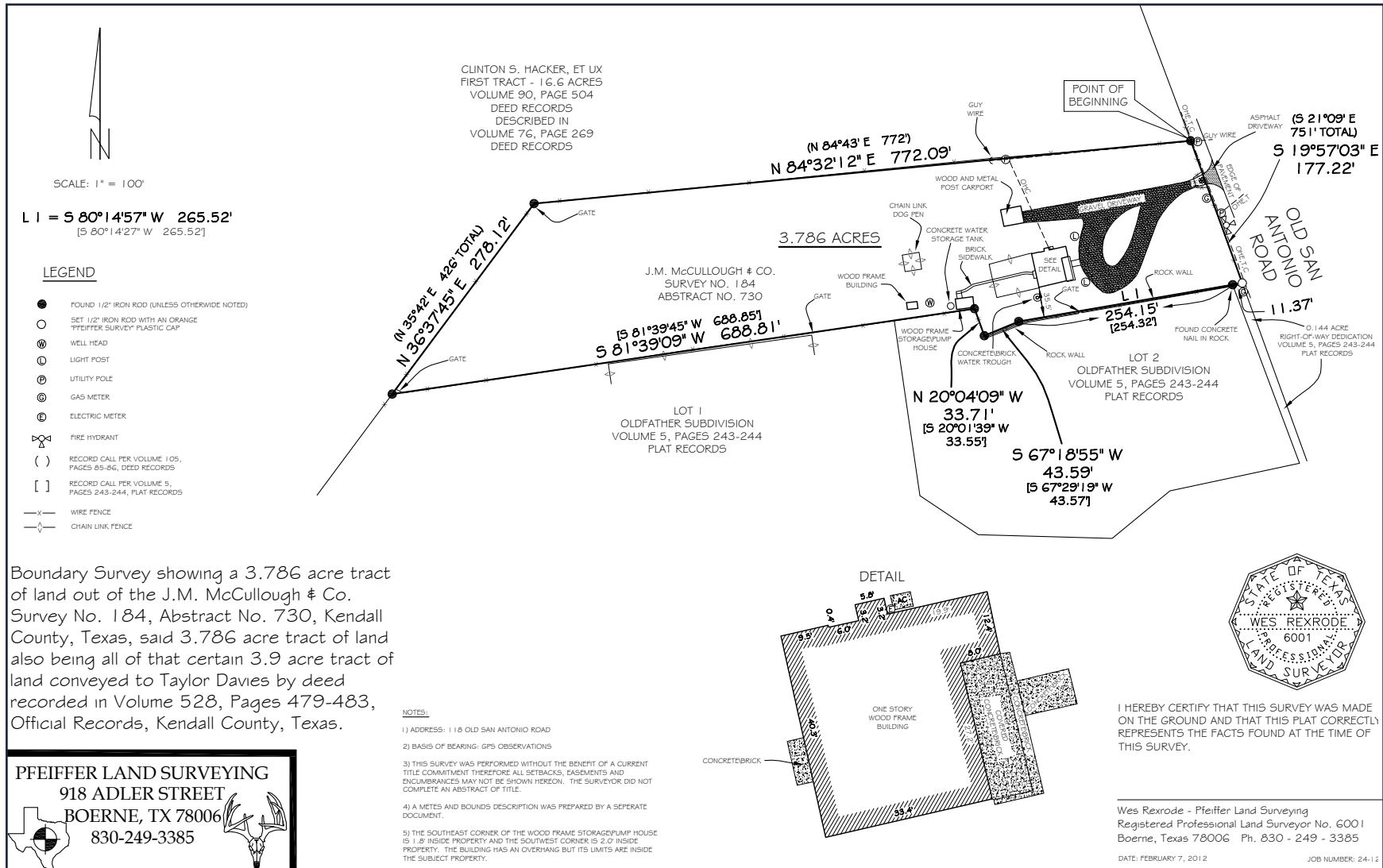
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Survey



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Nearby Amenities

Restaurants

- 1 Mary's Tacos
- 2 Hungry Horse
- 3 Cibolo Creek Brewing Co.
- 4 Dodging Duck
- 5 La Guitarras
- 6 Chicken Salad Chick
- 7 Chiptole
- 8 Raising Cane's
- 9 Las Palapas
- 10 El Chaparral
- 11 Smokey Mo's BBQ
- 12 Jersey Mike's
- 13 Schlotzsky's
- 14 Tacos Losoya's Express

Leisure & Activities

- 15 Boerne Family YMCA
- 16 Boerne Skate Park
- 17 Anytime Fitness Boerne
- 18 Core Athletic Club
- 19 Patrick Heath Public Library
- 20 AMC Boerne 11

Hotels

- 21 The Bevy Hotel
- 22 Comfort Inn & Suites
- 23 Days Inn by Wyndham
- 24 Best Western Boerne



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