



# BOERNE HWY 46 COMMERCIAL LAND

745 State Highway 46 E  
Boerne, TX 78006

\$2,100,000



## ACRES

13.337 +/-

13.337 +/- acres of prime ag exempt HWY 46 frontage situated between Boerne and Bergheim ready for your development project. Frontage to State Hwy 46 East is 713 feet +/-.

## ZONING

OCL AG

Livestock fence and native trees around the perimeter and along the wet weather creek at the rear of the property. Also crossfenced at a treeline. Can be divided. Just across the road from the entrance to the exclusive Hill Country development of Cordillera Ranch. Electricity available.

## UTILITIES

ELECTRIC



### Rodeana Reynolds

REALTOR

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