

# FOR SALE

38 RUST LANE, BOERNE, TX 78006



## New Construction Business Park

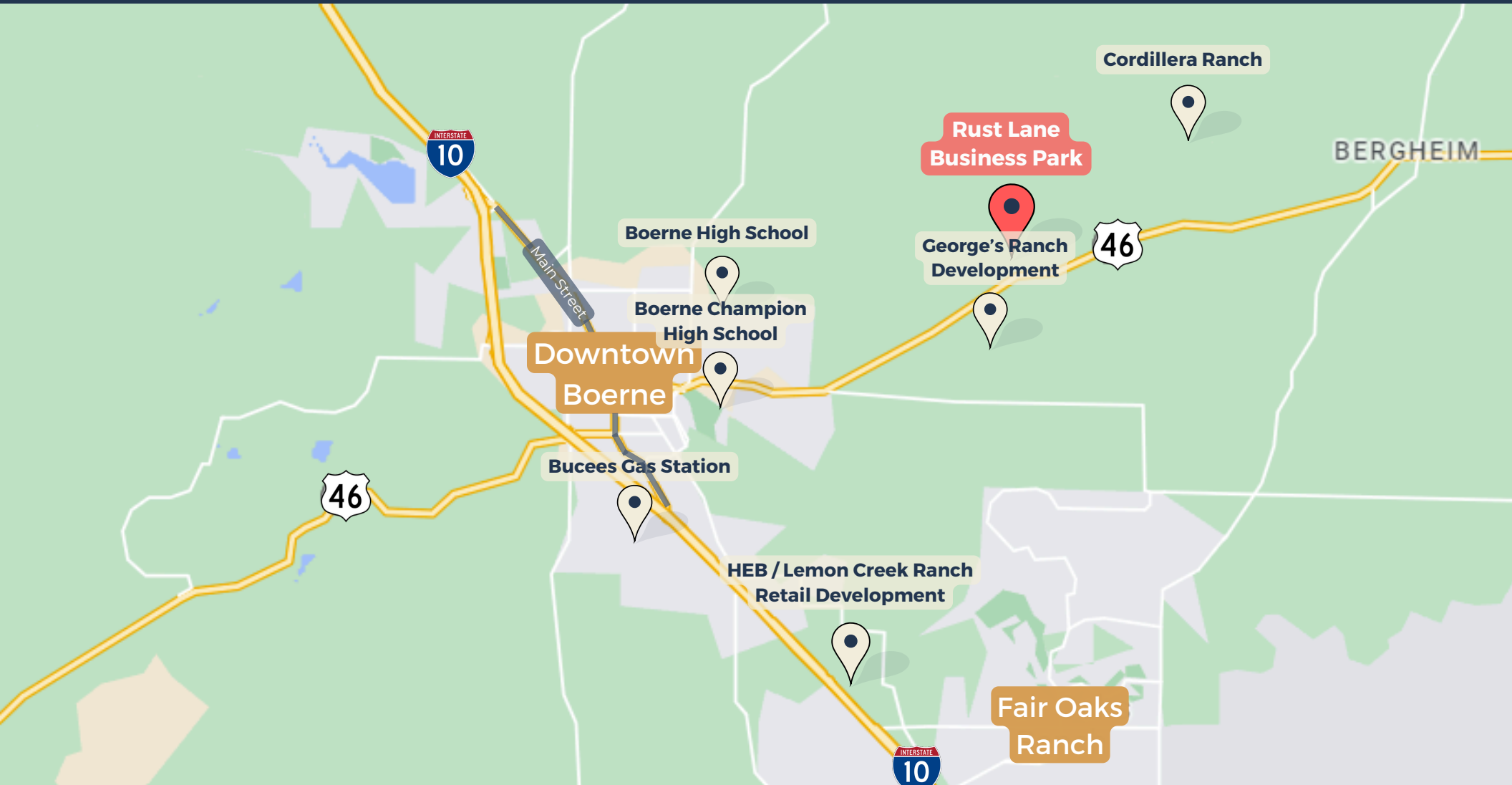
### ABOUT THE PROPERTY:

38 Rust Lane is a 60,000 SF new-construction business park just east of Boerne, TX - a rapidly growing San Antonio submarket. Investors benefit from in-place cash flow with remaining upside. Flex-industrial space is heavily in demand and in short supply in Boerne and Kendall County.

### FEATURES:

- Recently delivered 1,000 - 6,750 SF flex spaces
- 12'x12' roll-up doors
- 16' clear height
- 68% leased as of August 2024
- Located near new George's Ranch, Cordillera Ranch, and Esperanza residential developments
- Quick access to Hwy 46, IH-10, and US-281

# AREA DETAILS & OVERVIEW



- 6.5 mi. to downtown Boerne
- 5.4 mi. to Cordillera Ranch

Directly across from George's Ranch development, "A luxury single-family home development spanning 1,140 acres" set to include 800 homes.



# SITE PLAN

38 RUST LANE  
BOERNE, TX, 78006





# PROGRESS PHOTOS

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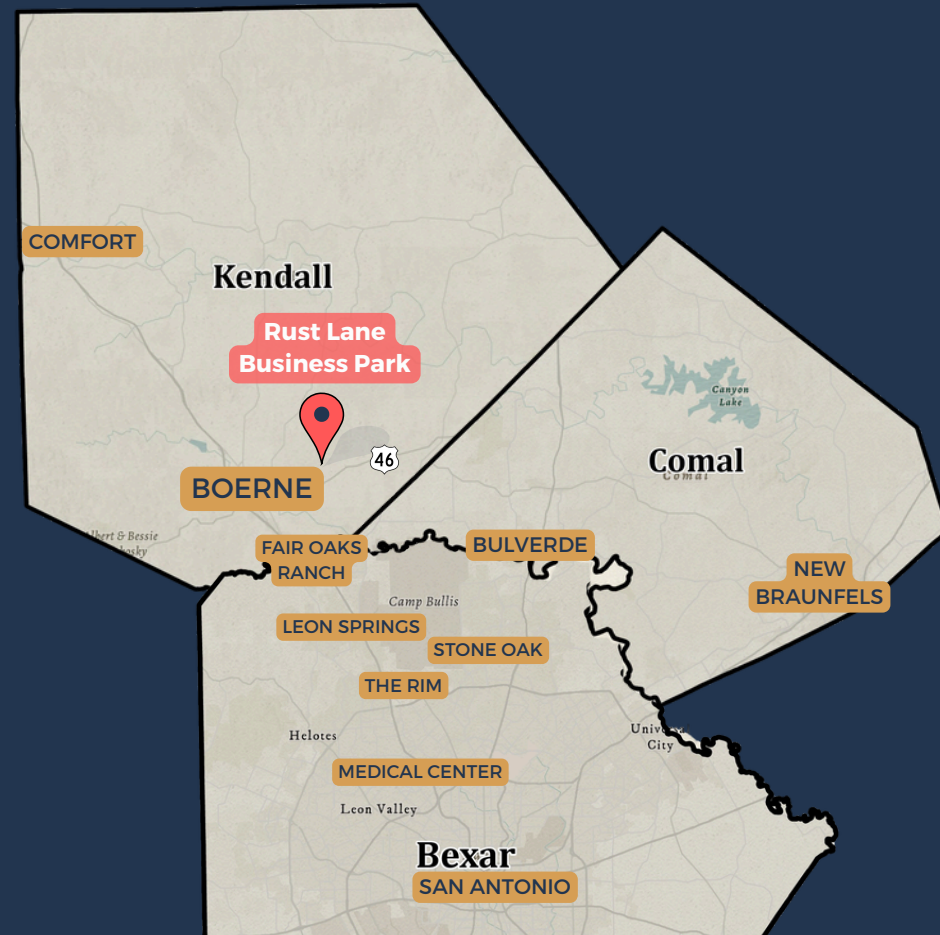
# MARKET DEMOGRAPHICS

Rust Lane Business Park is situated in the Kendall County submarket just east of Boerne, Texas. The current industrial vacancy rate stands at 4.8%, positioning Kendall County as a prosperous submarket recognized for its impressive growth rate and affluent population.

According to the U.S. Census Bureau and the City of Boerne, Kendall County ranks as the fifth fastest-growing county in the state of Texas and the seventh fastest-growing county in the nation.

Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	2,668	27,008	85,945
2023 Population	2,166	21,671	71,042
2010 Population	1,460	12,612	41,806
Growth 2010-2023	3.70%	5.50%	5.40%
Growth 2023-2028	4.60%	4.90%	4.20%

Radius	3 Mile	5 Mile	10 Mile
<b>Income</b>			
Avg Household Income	170,284	140,372	143,539
Median Household Income	139,642	113,387	114,369
< \$25,000	25	596	2,013
\$25,000 - \$50,000	49	1,084	3,451
\$50,000 - \$75,000	99	854	2,970
\$75,000 - \$100,000	96	964	3,112
\$100,000 - \$125,000	78	704	2,795
\$125,000 - \$150,000	70	674	2,404
\$150,000 - \$200,000	105	1,210	3,335
\$200,000+	254	1,664	6,225



\*according to CoStar Analytics



# CONTACT OUR TEAM



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