

COMMERCIAL LAND AVAILABLE



29217 IH-10 W, Boerne, TX
3.66 acres +/-

Prime Commercial Land For Sale
Near Lemon Creek Development



159,560 sqft of land +/-

Kendall County

Call Broker for Price

This 3.66-acre land parcel is available in Kendall County, 5 miles North of Leon Springs and 5 miles south of Boerne on the west side of IH-10 with +/- 300 feet of frontage road. Situated at 29217 IH-10, across from the new 110,000 sqft HEB Grocery store. Easy access via turnaround to the Lemon Creek development. No zoning. Outside of city limits with no flood plain.

Water and electric available. Potential sewer extension if easement agreement can be acquired (see Water and Sewer Block Maps). Current tenant lease ends in July 2024 though tenant has expressed interest in renewing. Please contact listing agents Donnie Walker or Rav Singh for more information.

Donnie Walker
(210) 378-0878
donnie@walkertexasre.com

kw CITY VIEW
KELLERWILLIAMS, REALTY
Each Office Independently Owned and Operated

Rav Singh
(210) 849-2175
rav@singhcommercialgroup.com

*Property outline is for visual purposes only and does not reflect the exact property outline



OFFERING SUMMARY

PROPERTY TYPE	Flat Commercial Land
UTILITIES	Water and electric available. Sewer accessible (see block map).
LOCATION	IH-10 Frontage Road between Leon Springs and Boerne
ZONING/ RESTRICTIONS	No zoning. Outside of city limits.
IDEAL BUYER	End user, investor, developer.
OTHER	In path of development; no flood plain. NNN tenant on property open to extending. Property taxes: \$11,329



For more information contact:

Donnie Walker

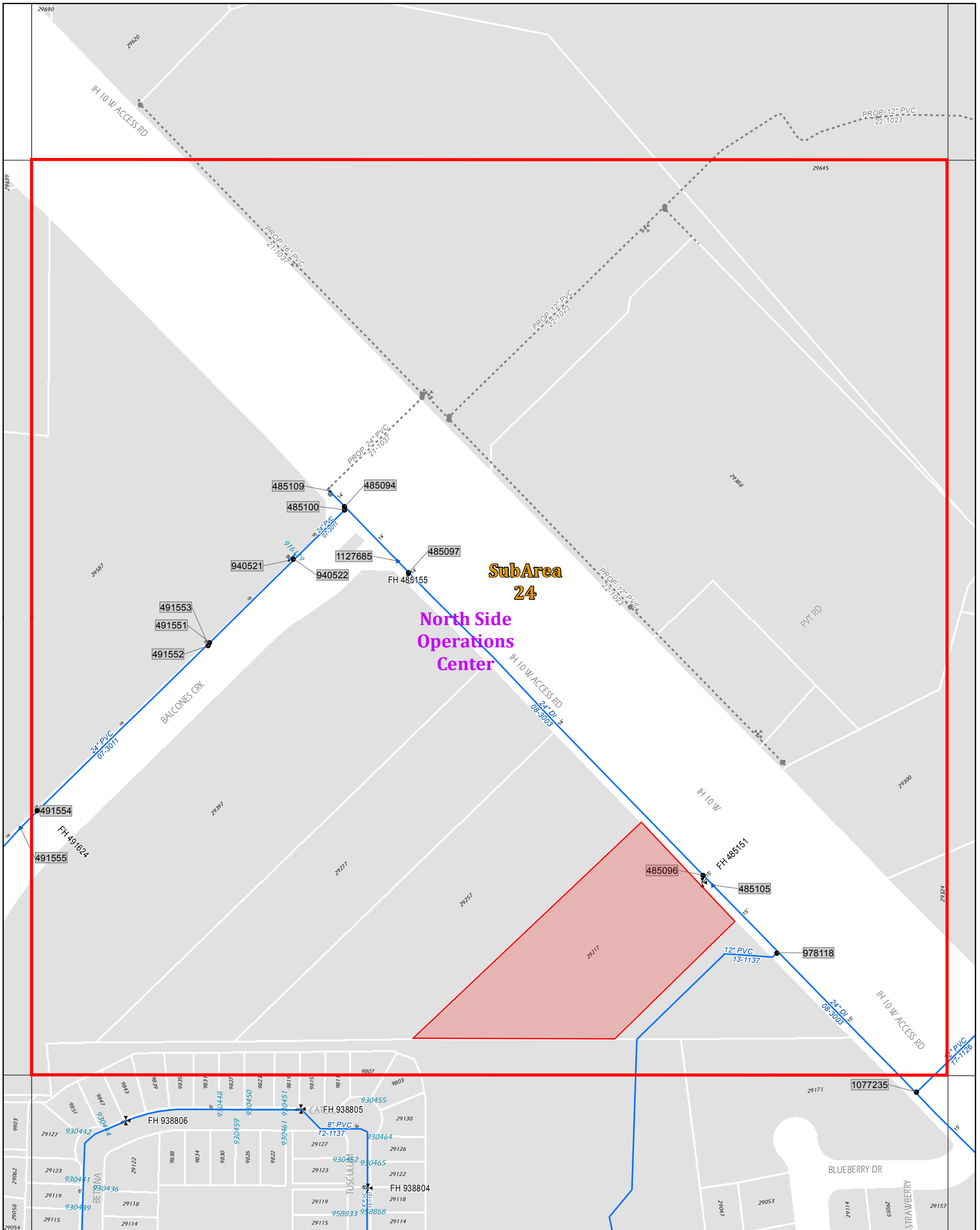
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Rav Singh

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	Other		BLOW-OFF
	Air Control		Flush Point
	CHECK		AIR RELEASE
	BYPASS		INTERCONNECT
	SWING		PRESSURE REDUCING
	DIVISION		Backflow Control
	MAINLINE		FIRE HYDRANTS
	WATER DISTRIBUTION MAIN		FH LATERALS
	WATER TRANSMISSION		PROPOSED MAINS
	CHILL RETURN MAINS		CHILL MAINS
	Service Centers Subareas		SAWS Service Centers

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San Antonio Water System

0 100 200
Feet

WATER BLOCK MAP

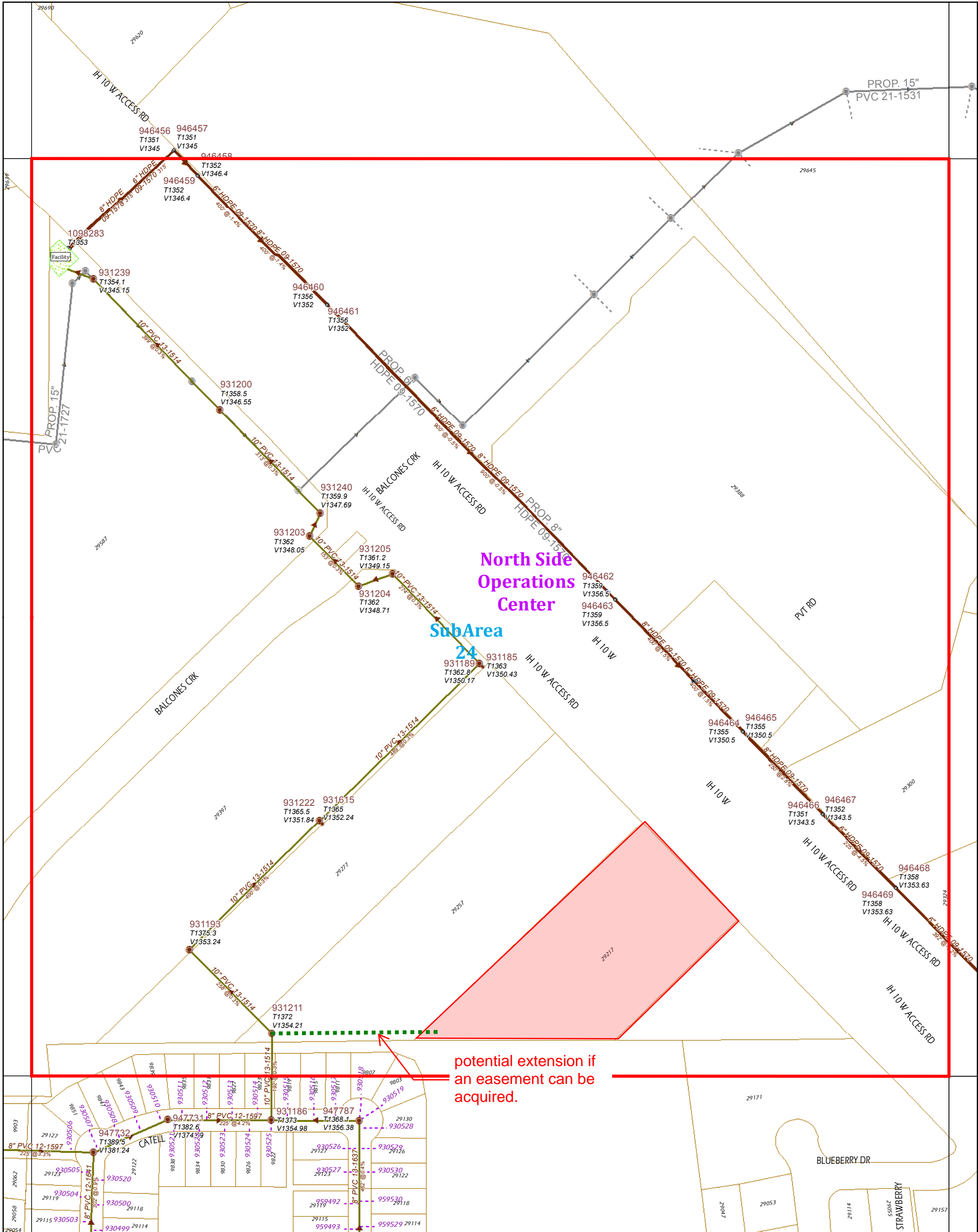
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SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Sep 06, 2022

Disclaimer:
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692	692	692
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098	100	102
688	688	688



potential extension if an easement can be acquired.

	CLEAN OUT		OTHER		STUB OUT
	BREAK NODE		MONOLITHIC		STANDARD
	SIPHON INLET		JUNCTION BOX		AIR RELEASE
	SIPHON OUTLET		DROP MANHOLE		FLOW METER
	FLOW METER w/ SMART COVER		SMART COVER		
	AIR BYPASS		OUTFALL MAIN		PROP. MAINS
	SLUDGE		SIPHON MAIN		SEWER LATERALS
	FORCE MAIN		GRAVITY MAIN		PVT MAINS

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SEWER BLOCK MAP

100690

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