

Endless Commercial Potential in the Heart of the Texas Hill Country

319 LOS INDIOS RANCH RD, BOERNE, TX 78006

13.07 Acres | No Zoning | Existing & Proposed Improvements | Strategic Corner Lot



LOCATION

Southeast corner of Los Indios Ranch Rd & Enchanted Ln, approx. 5 air miles NE of Boerne

SITE SIZE

13.070 acres (5.570 acres improved, 7.50 acres excess land)

Utilities

Electricity, telephone, water well, septic system

ZONING: UNRESTRICTED

Ideal Uses for this Unique Property:

- Wellness or Church Retreat
- Assisted Living or Skilled Nursing Facility
- Behavioral Health or Rehab Center
- Corporate or Spiritual Retreat
- Boutique Bed & Breakfast
- Event Center or Hill Country Venue
- Private Estate or Ranchette

ON-SITE IMPROVEMENTS:

- Main Residence
- Bunkhouse
- Detached Carport
- Pasture structures
- Paved driveway access
- Cross-fencing throughout
- Existing and proposed building plans available

STRATEGIC LOCATION



REGIONAL MARKET HIGHLIGHTS

- MSA Population: 2,558,143 (2020) — 3rd largest in TX, 25th in the U.S.
- Kendall County Growth: 44,279 population in 2020 (↑ 32.5% from 2010)
- City of Boerne: 18,232 population in 2019 (↑ 74.1% since 2000)
- Within 250 miles: Access to 70% of Texas' population and 3 of the top 10 U.S. cities (San Antonio, Dallas, Houston)
- Strong Development Trend: Boerne continues to grow with new subdivisions and commercial development
- Primary Driver: Outdoor recreation, hunting, and water-based activities

LAND FEATURES & CONDITION

- Irregular-shaped corner tract
- Mix of open pasture and mature oak mott
- 100% perimeter fencing (fair to average condition)
- Cross-fencing from prior animal rescue operation
- Native vegetation with scattered oaks and post oaks
- Soil assumed suitable for future structural support
- Drainage appears adequate; no toxic or hazardous materials observed
- Site visibility, access, and location all rated Average — opportunity to upgrade for commercial use