

EXECUTIVE SUMMARY

An aerial photograph of a suburban landscape. In the foreground, a multi-lane asphalt road runs horizontally, with a red pickup truck and a white SUV driving on it. Behind the road is a grassy area and a line of trees. The background shows a residential neighborhood with houses and more trees. A large, semi-transparent white rectangular box is overlaid on the center of the image, containing text. A thin red line extends from the bottom left corner of the box towards the right side of the image.

TOTAL AREA
19.89 AC

AVAILABLE PADS
16 Total
0.5—1.5 AC Each

HWY FRONTAGE
1,000+ FT

ZONING / FUTURE USE
ETJ / Commercial

HIGHLIGHTS

**New Town Center & Master
Planned Community**

*Confirmed Traffic
Signal Intersection*

IMPROVEMENTS

Utilities In-Progress

Two Homes
Multiple Warehouses

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

Sitting in the ETJ across from the main entrance to Esperanza's master planned community and town center, this site is perfect for development! It is located just passed Champion High School, Circle K, WhataBurger, Frost Bank, etc., with new residential developments all around. The site boasts over 1,000' of frontage on Hwy 46 and Ammann Rd (major collector road).

HWY 46 & AMMANN RD

One of Boerne's busiest areas. 2025 TX State Highway Department traffic count maps indicate about 27,000+ vehicle per day on Hwy. 46, and 2,000+ VPD on Ammann Rd east of Hwy. 46. These VPD figures are expected to **at least double over the next 15 years.**

Location, Location, Location!

Located in a High-Growth, Affluent Area

Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is now one of the **top-5 fastest growing counties in the U.S.** The average household income in the area exceeds **\$130,000.**

Area Retailers and Development

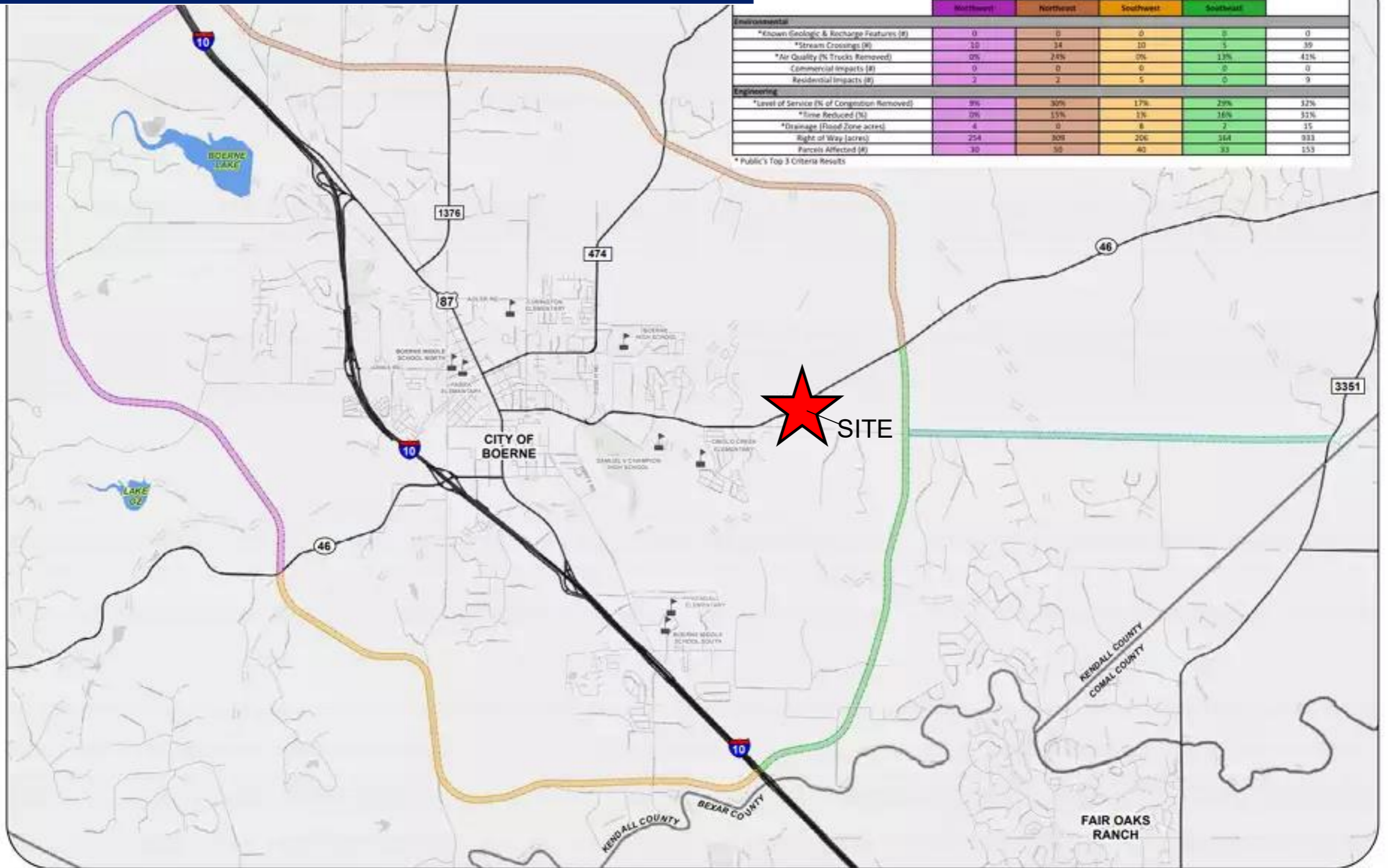
Major retailers include Circle K, Bush's Chicken, Great Clips, Shipley's Donuts, Exxon, Longhorn Café, Walmart, Buc-ees, HEB, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, Home Depot, Whataburger, Starbucks, Chili's, Ford, etc., and many more.

No State Income Tax / Low Property Tax

As one of the nine states in America that don't impose personal income taxes, Texas is an attractive destination for workers, businesses and investors.



PROPOSED BOERNE BYPASS



MAP LEGEND

- Northwest Concept
- Northeast Concept
- Southwest Concept
- Southeast Concept
- Annexed Rd Extension
- Water Body (WHD) Selection
- Major Highway
- Road
- County Limit
- Bexar County
- School



RECOMMENDED CONCEPTS KENDALL GATEWAY STUDY

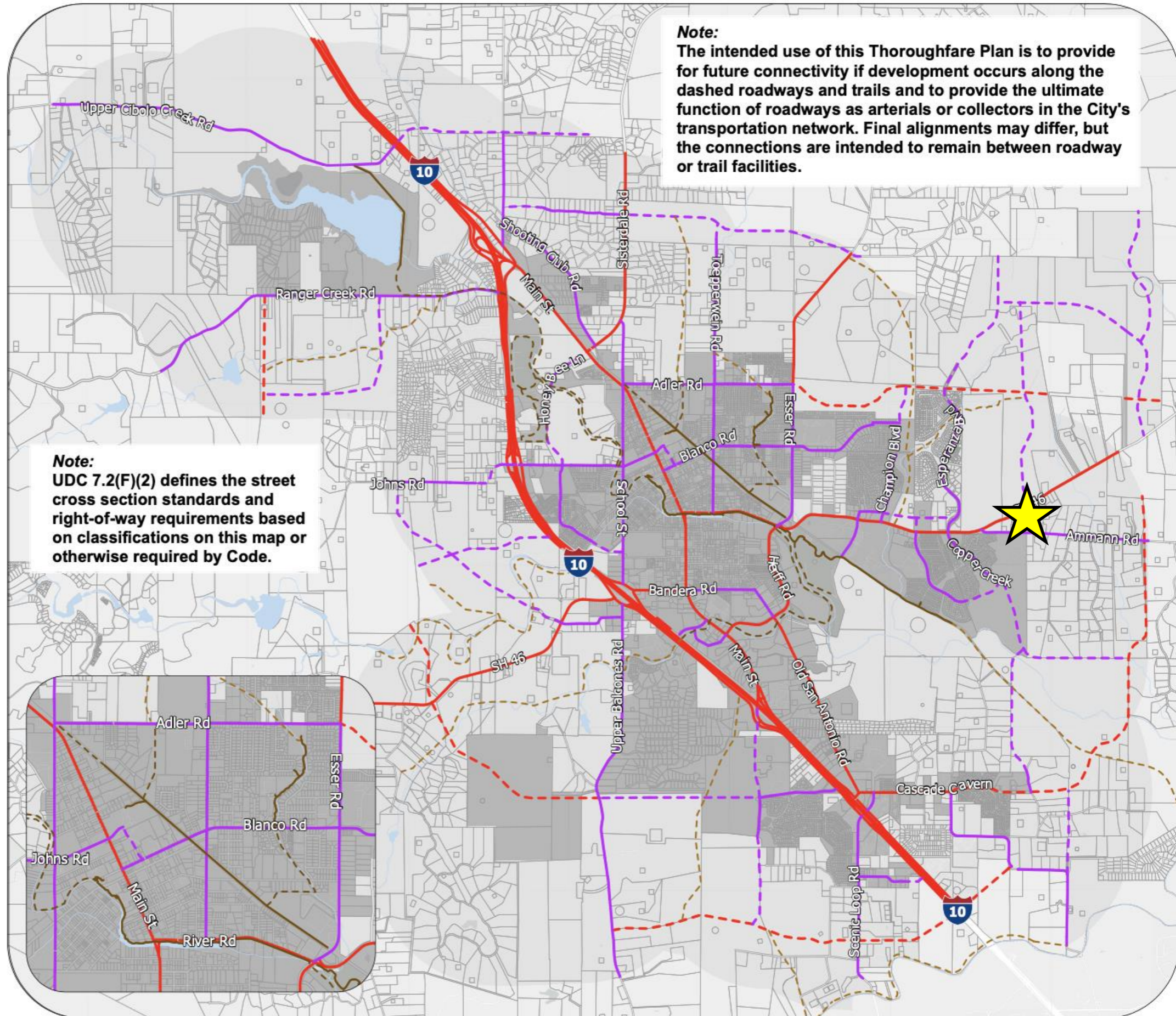
DATE: MAY 2018



MAJOR THOROUGHFARE PLAN

Legend

- City Limits
- Extraterritorial Jurisdiction
- Off-Street Multi-Use Trails**
 - Trail (Conceptual)
 - Trail (Existing)
 - Trail (Proposed)
- Thoroughfare Plan**
 - Arterial (If Developed)
 - Arterial (Existing)
 - Collector (If Developed)
 - Collector (Existing)



The Thoroughfare Master Plan was adopted by City council on 4/11/2023.

LOCATION



Boerne

SITE

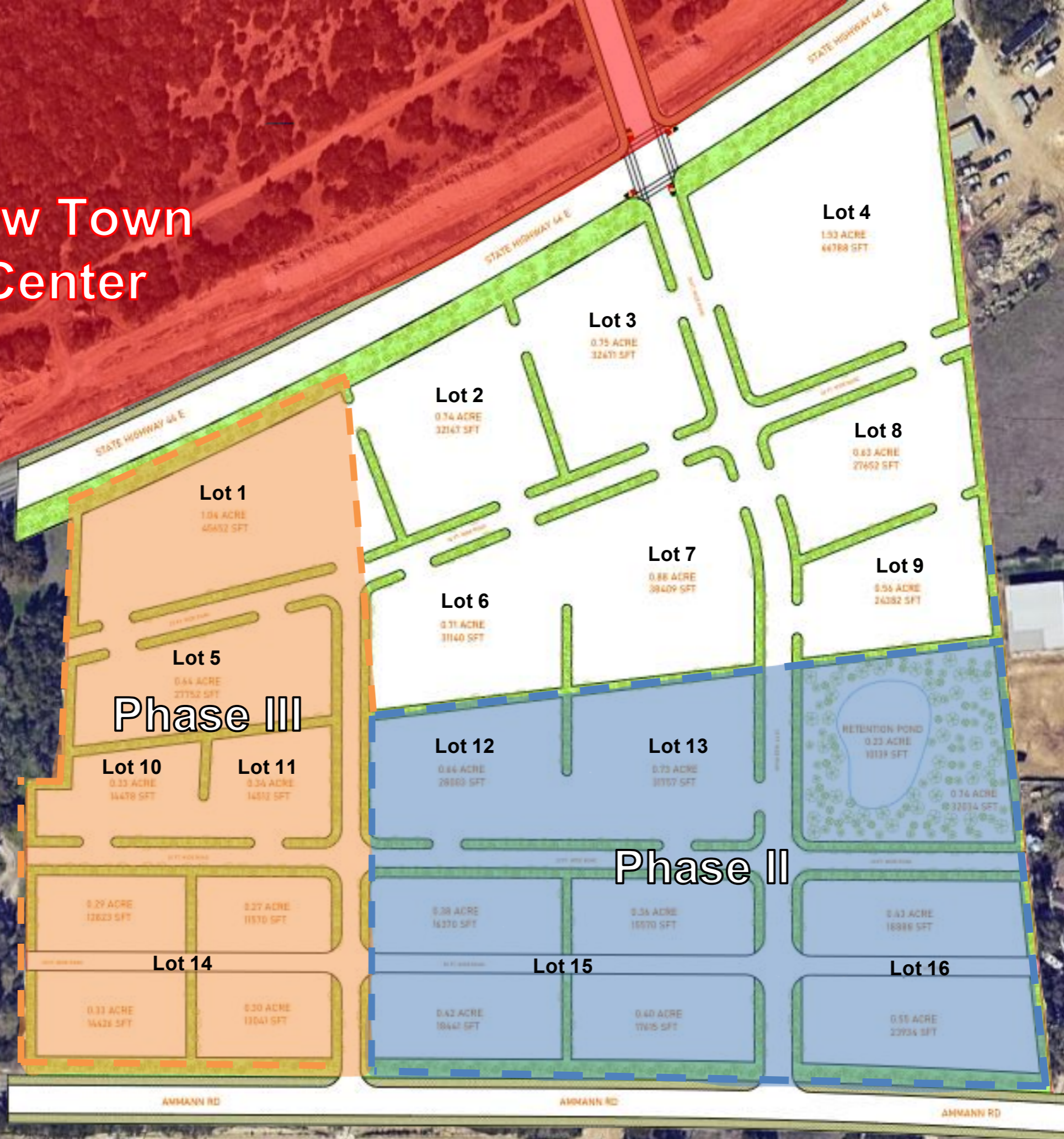
Fair Oaks
Ranch

AREA



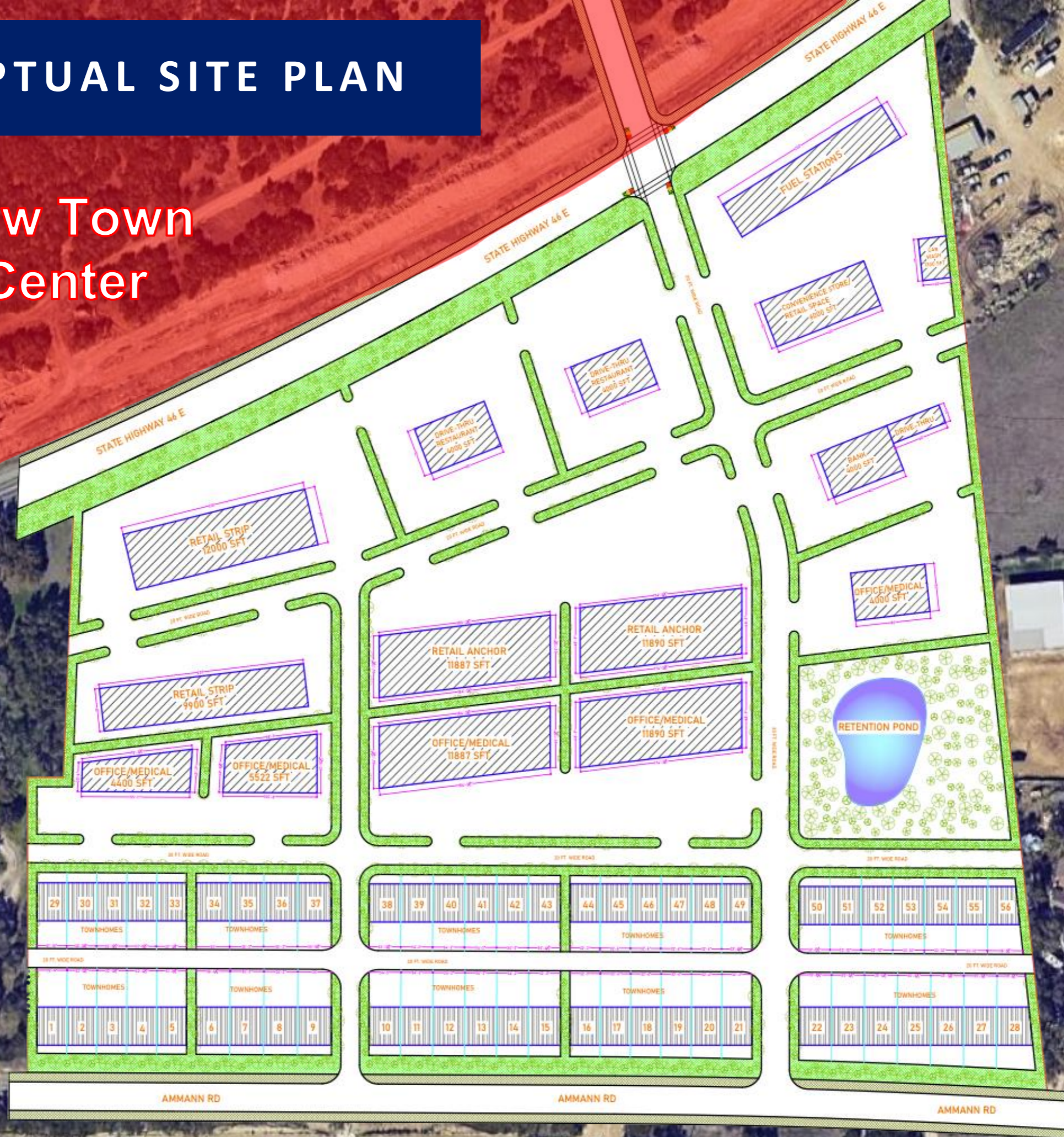
SITE

New Town Center



CONCEPTUAL SITE PLAN

New Town Center



**COLDWELL BANKER
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OFFERING MEMORANDUM

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