



OFFERING MEMORANDUM

ONE-49 Retail Plaza

149 State Hwy 46 E, Boerne, TX 78006



COLDWELL BANKER
COMMERCIAL
RIO GRANDE
VALLEY

Santiago Gutiérrez
(210) 929-1315
185 Ruben M Torres Blvd,
Brownsville, TX 78006

EXECUTIVE SUMMARY



**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 planed 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 boats 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

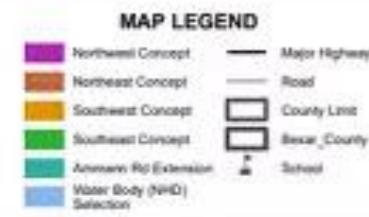
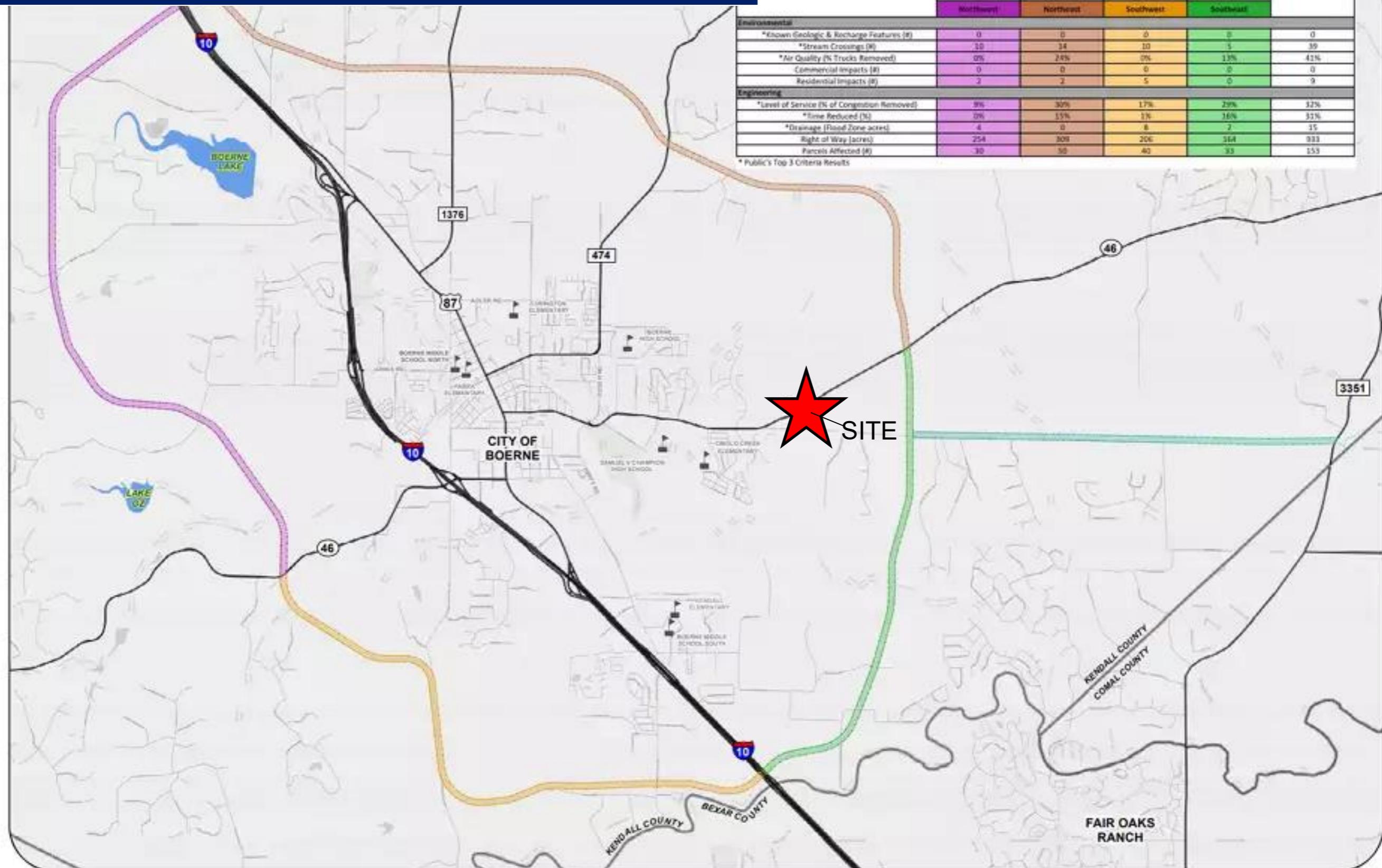
Major retailers include Circle K, Bush's Chicken, Great Clips, Shipley's Donuts, Exxon, Longhorn Café, Walmart, Buc-ees, HEB, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, Home Depot, Whataburger, Starbucks, Chili's, Ford, etc., and many more.

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.

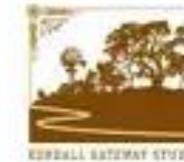


PROPOSED BOERNE BYPASS

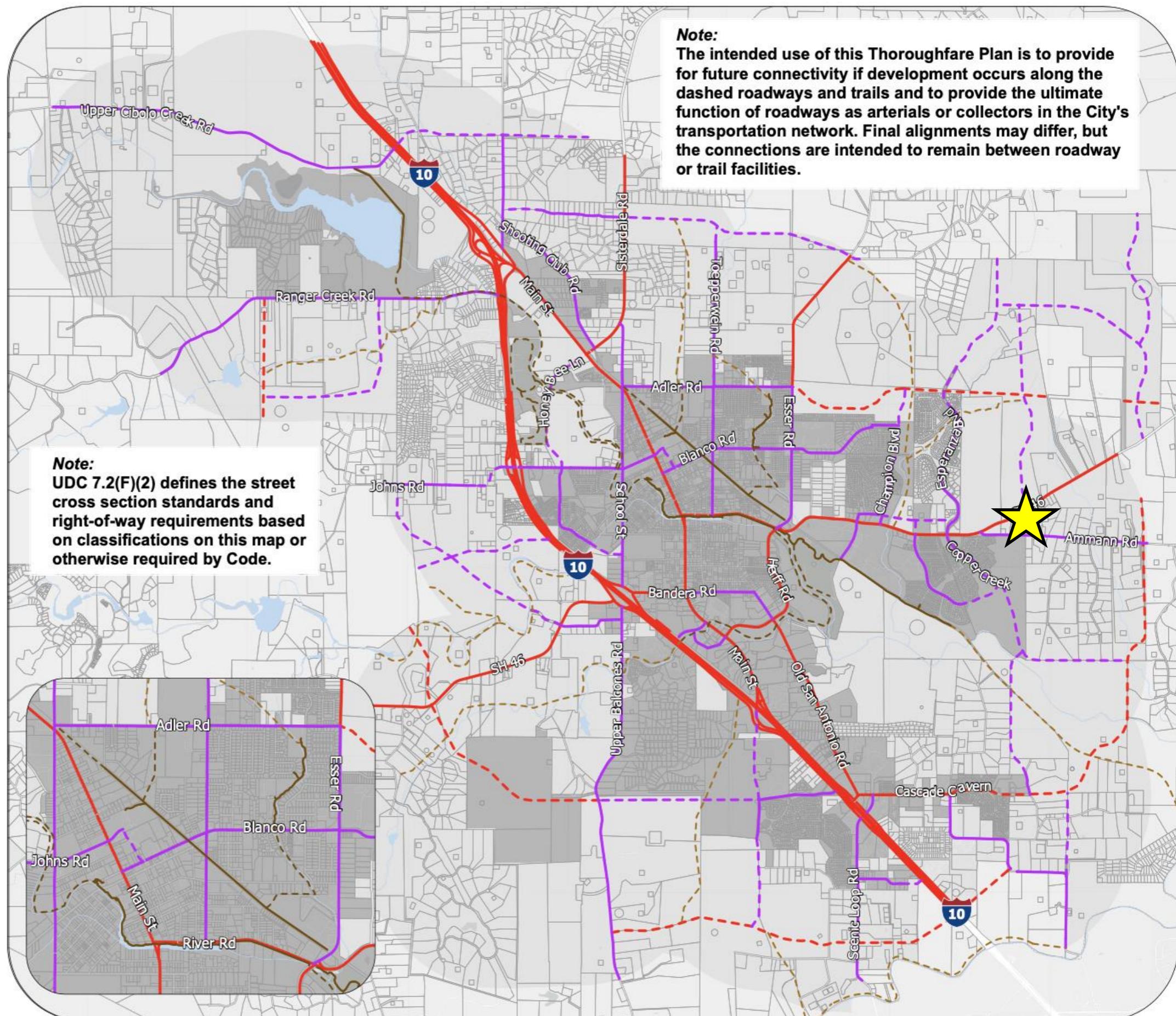


RECOMMENDED CONCEPTS
KENDALL GATEWAY STUDY

DATE: MAY 2018



MAJOR THOROUGHFARE PLAN



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

LOCATION

Tools T



AREA



Future Road
Existing Road

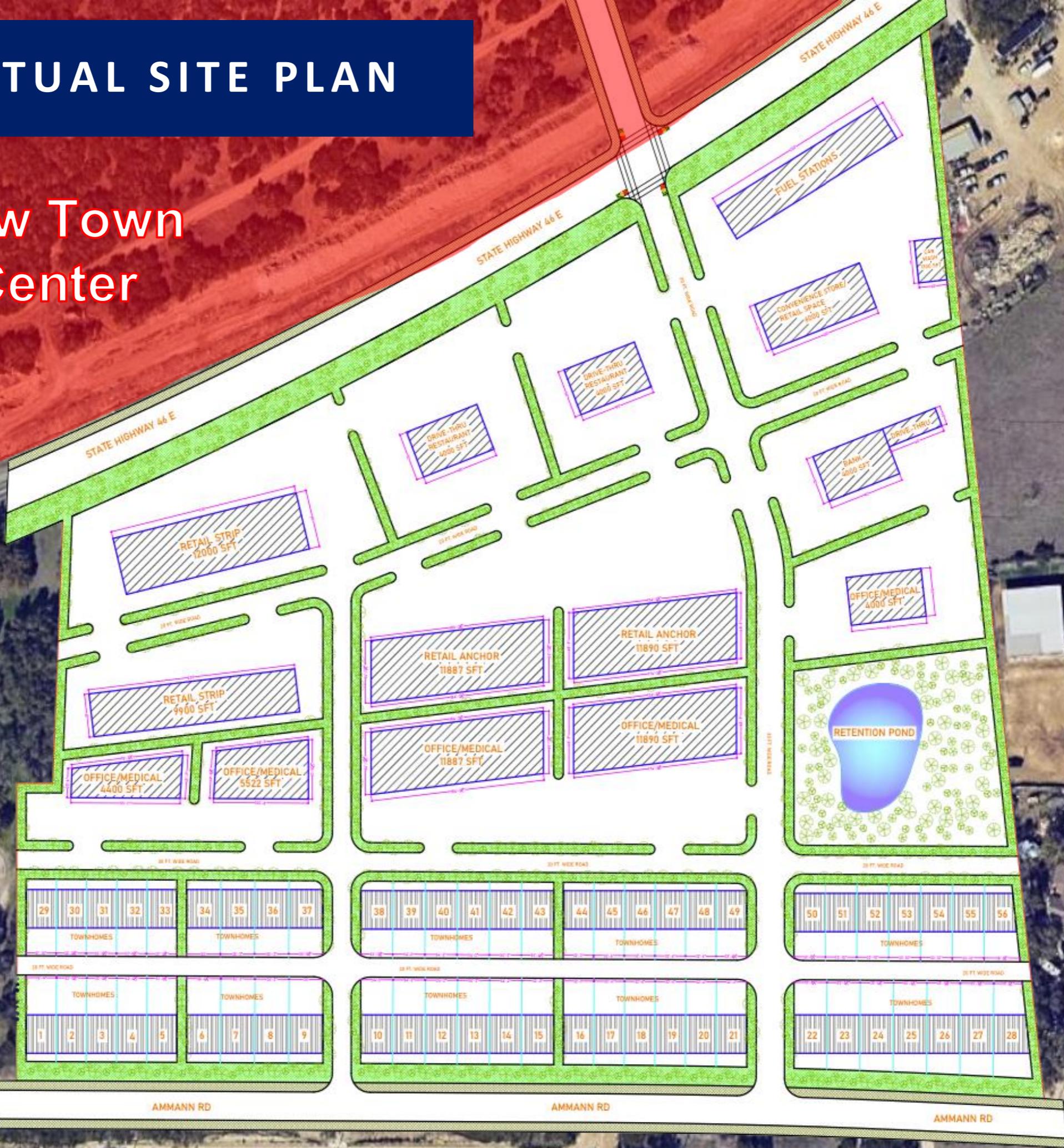
SITE

New Town Center



CONCEPTUAL SITE PLAN

New Town Center



COLDWELL BANKER CONTACTS:



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LISTING AGENT

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