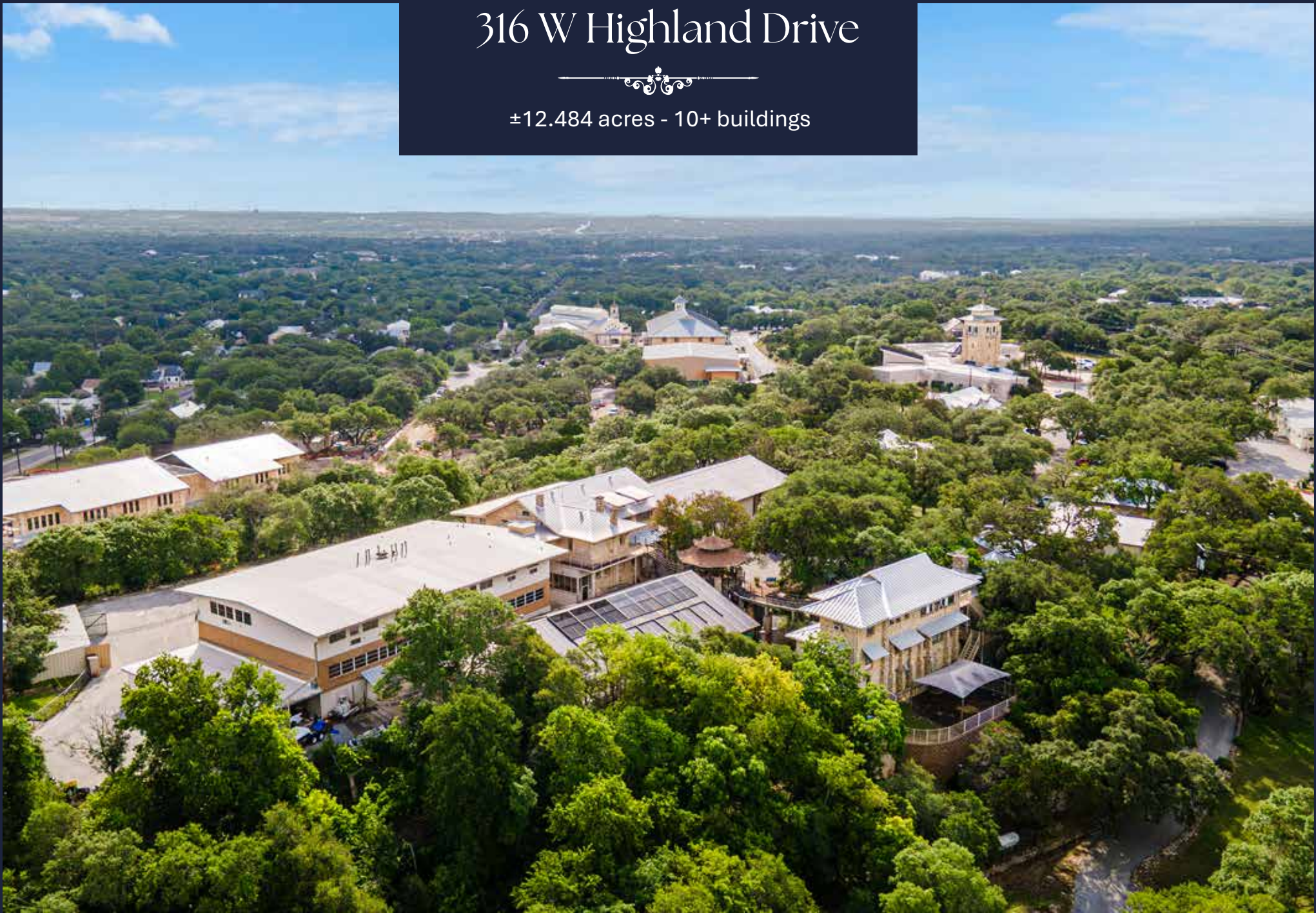


# 316 W Highland Drive

±12.484 acres - 10+ buildings



Boerne, Texas 78006  
Historic mixed-use campus



Boerne, Texas

# 316 W Highland Dr.



The Benedictine Sisters have faithfully stewarded 316 W Highland for generations, preserving its rich history and legacy. Today, this remarkable property presents a rare opportunity for a visionary owner to carry its legacy forward and thoughtfully reimagine its future.





# At a Glance

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± 12.484 acres

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First time on the market

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Walkable amenities

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High profile visibility

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10+ multi-use buildings totaling ±42,489 SF

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Immediate access to IH-10 & Hwy 46

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Located in the heart of Boerne











# Steps from Main Street

*Explore shops, restaurants and vibrant local amenities*



*Free Roam Brewery*



*Tusculum Brewery*



*Ella Blue Boutique*



*Richter Tavern*



*Tre Pizzeria*



*Black Rifle Coffee*



*Bear Moon Bakery*



*Las Tuitarras*



*Cibola Creek Brewery*



# Demographics

Population	3 Miles	5 Miles	10 Miles
2025	10,231	13,447	30,545
2030 Projection	11,588	15,200	33,725
2025-2030 Annual	2.7%	2.6%	2.1%

## Household Income

Average Household Income	\$127,137	\$136,935	\$156,952
Median Household Income	\$92,451	\$103,898	\$130,617

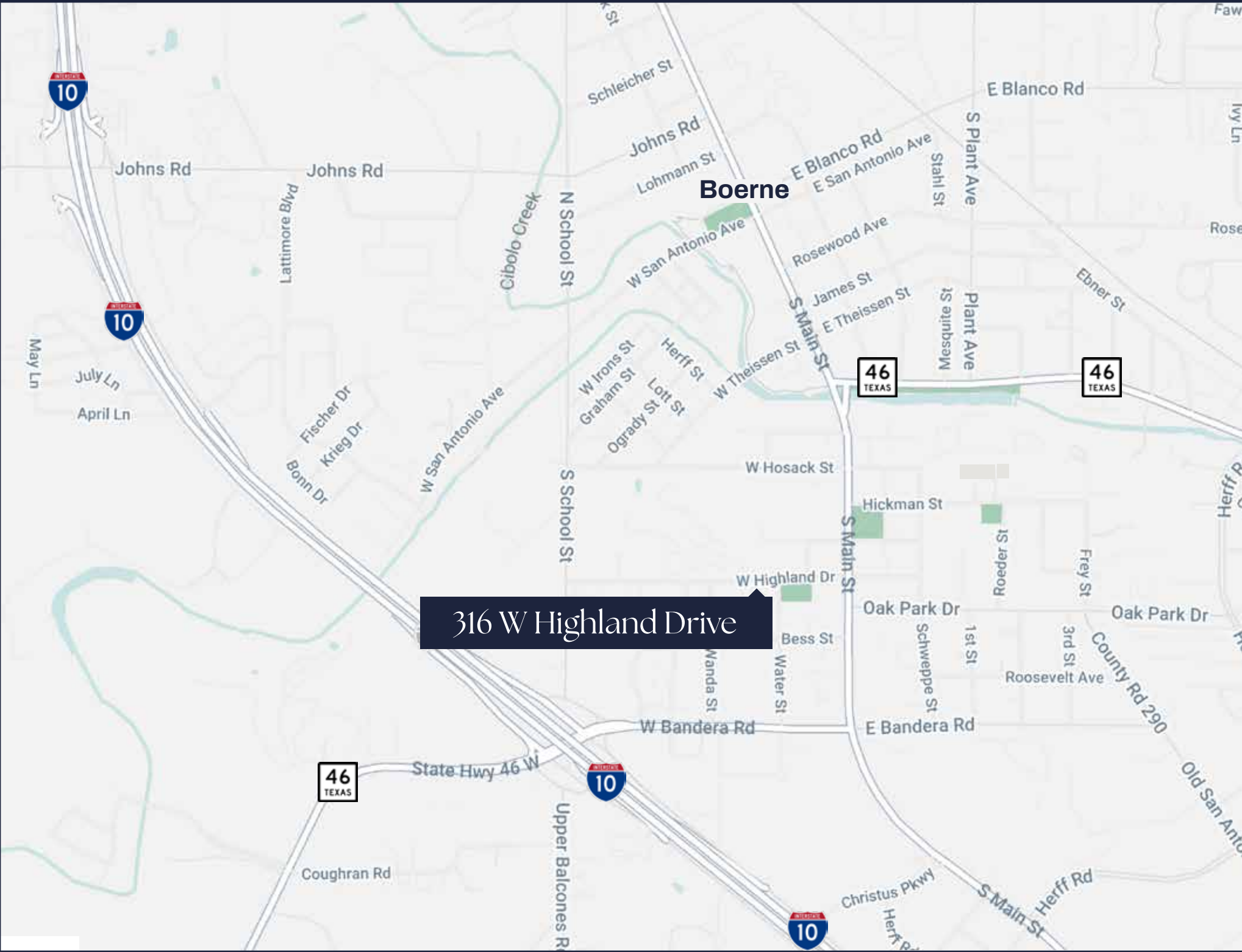
## Housing Value

Median Home Price	\$480,960	\$510,459	\$526,757
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## Housing Units

Owner-Occupied Housing	7,800	10,771	27,034
Renter-Occupied Housing	3,789	4,429	6,691





Boerne

316 W Highland Drive

46 TEXAS

46 TEXAS

46 TEXAS

10 TEXAS

10 TEXAS



W Hosack St

316 W Highland Drive

W Highland Dr

School St

H-E-B

Wanda St

Bess St

Liberty Capital Bank

Walgreens

CHASE

James Avery

Water St

S Main St

planet fitness

BAPTIST HEALTH SYSTEM

W Bander Rd

46 TEXAS

E Bander Rd

46 TEXAS

Starbucks

WELLS FARGO

Walmart

TAYLOR'S ACE Hardware

THE HOME DEPOT

Frost

S Main St

Berry  
A DOUBLETREE BY HILTON  
Taylor, TX Courtyard

46 TEXAS

10

10



± 24,013 SF

± 4,911 SF

± 3,444 SF

± 567 SF

± 2,792 SF

± 301 SF

± 1,792 SF

± 462 SF

± 1,180 SF

± 3,027 SF

W Highland Drive





## 316 W Highland Dr.

# The History

The Kronkosky Tower Estate at 418 W. Highland in Boerne is a unique multi-structure property originally developed in 1911 by San Antonio businessman Albert Kronkosky, Sr. Designed as a Hill Country retreat, the estate, known as “The Hill”, featured multiple residences, a dance pavilion, and a landmark pagoda-style water tower visible for miles. Its scenic grounds, bridges, and sweeping views made it a celebrated destination for visitors.

At its height, the estate was known for its vibrant social scene and warm hospitality, hosting gatherings that drew guests from across the region and beyond. During World War I, thousands of military personnel visited, furthering its reputation as a welcoming and lively retreat. The property remained in the Kronkosky family until the mid-20th century.

In 1960, the Benedictine Sisters acquired the estate and transformed it for educational and spiritual use. Over time, it evolved into a convent, school, retreat center, and early learning facility while preserving its historic charm. Today, the property represents a rare opportunity to own a piece of Boerne’s rich cultural and architectural heritage.



The Benedictine Sisters in Boerne



Original site from 1918



# 316 W Highland Drive



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