



118 Old San Antonio Rd // Boerne, TX 78006

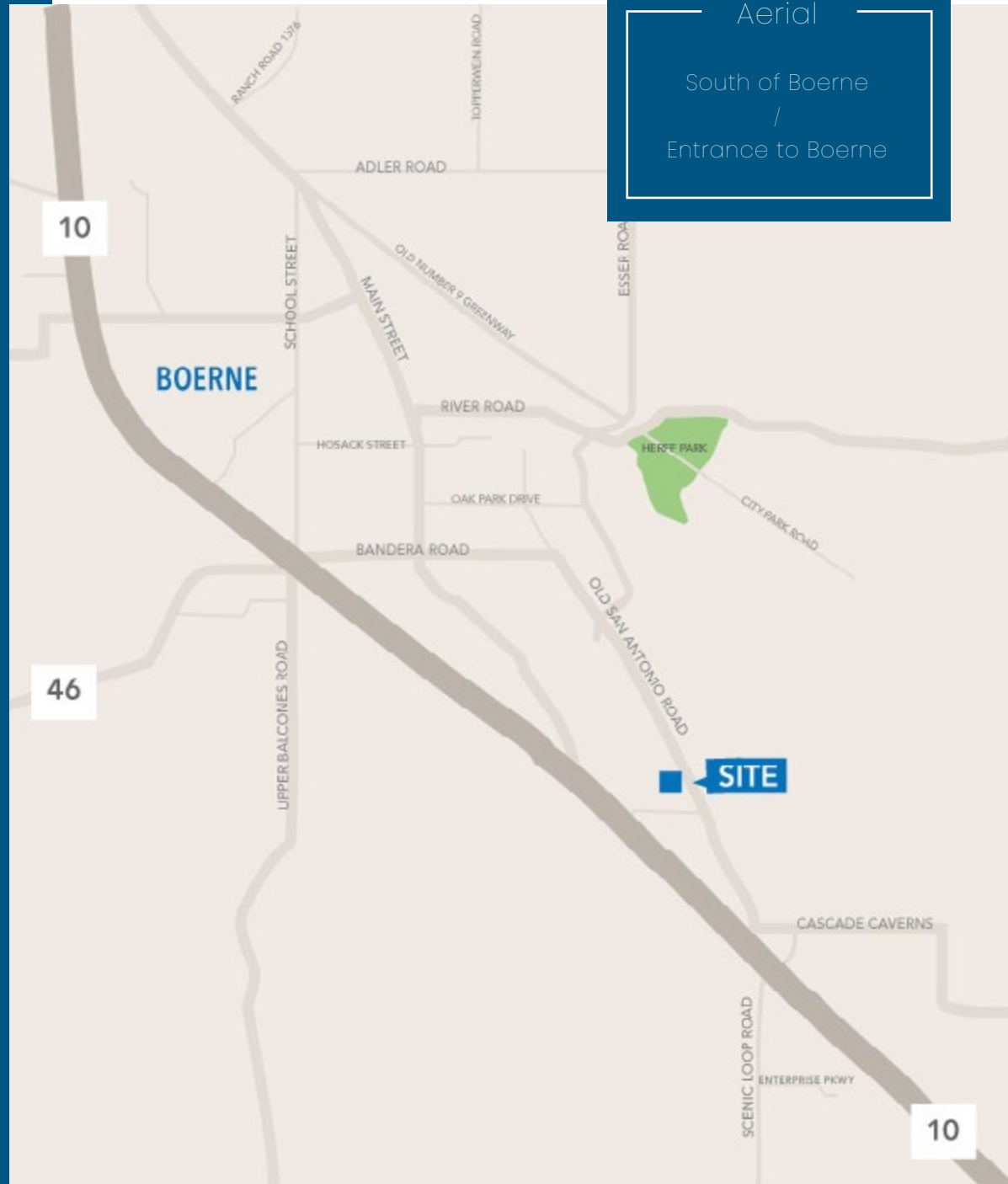
AVAILABLE FOR SALE
±3.786 ACRES // ±1,440 SF BUILDING
±3 ACRES AVAILABLE FOR GROUND LEASE

Property Highlights

- ±3.786 Acres
- ±1,440 SF building
- ±3 acres available for ground lease
- Zoning // C2

Area Highlights

- Easy access to downtown Boerne, IH-10 West and State Hwy 46
- Adjacent to Boerne Police Department and Alamo Fiesta RV Resort
- Near Kendall Elementary School, Cibolo Center for Conservation, Cascade Caverns
- Abundance of amenities within minutes of the site
- City of Boerne Water and Sewer



Aerial



Demographics

1-mile	2020 Census	2024	2029
Population	2,808	3,937	6,231
Households	1,047	1,464	2,307

3-mile	2020 Census	2024	2029
Population	20,371	24,324	30,425
Households	7,294	8,706	10,856

5-mile	2020 Census	2024	2029
Population	35,624	41,749	49,750
Households	12,882	15,123	18,006

1-mile	2024	2029
Median Household Income	\$116,557	\$124,114
3-mile	2024	2029
Median Household Income	\$104,814	\$121,824
5-mile	2024	2029
Median Household Income	\$115,361	\$131,248



Amenities

Hotels

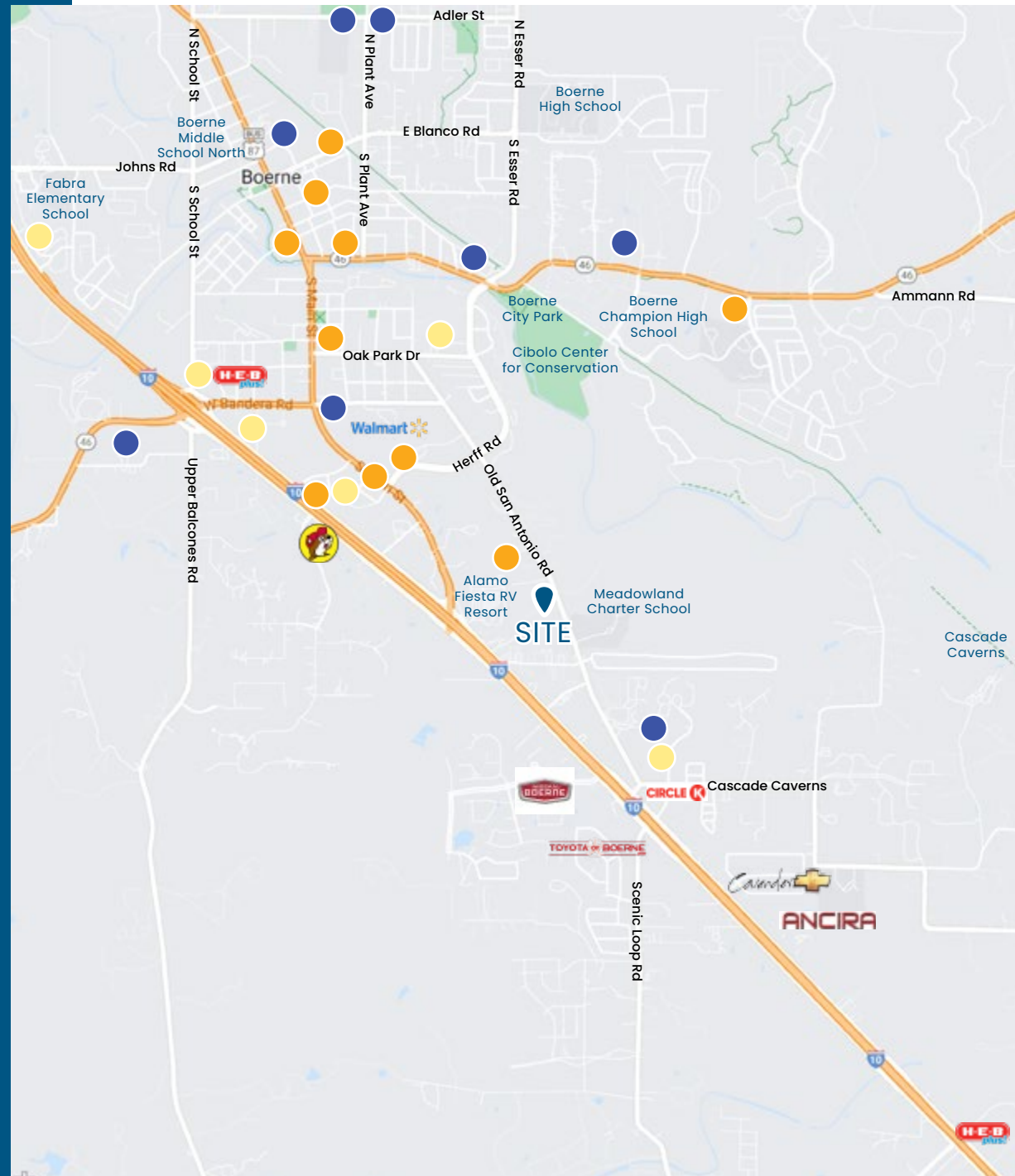
- The Bevy Hotel Boerne
- Comfort Inn & Suites
- Days Inn by Wyndham Boerne
- Best Western Boerne Inn & Suites
- The Cottages on Oak Park
- Fairfield Inn & Suites

Eateries

- Mary's Tacos
- Hungry Horse Restaurant and Catering
- Cibolo Creek Brewing Co.
- The Dodging Duck Brewhaus & Restaurant
- La Guitarras Restaurant
- Las Palapas
- Raising Cane's
- El Chaparral
- Smokey Mo's BBQ
- Jersey Mike's Subs
- Schlotzsky's

Leisure // Activities

- Boerne Family YMCA
- Boerne Skate Park
- Anytime Fitness Boerne
- Core Athletic Club
- Patrick Heath Public Library
- Home Depot
- AMC Classic Boerne 11



Survey

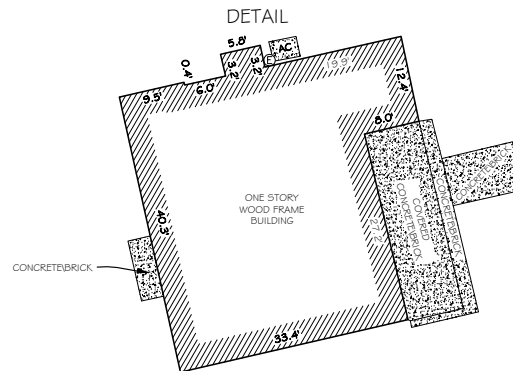
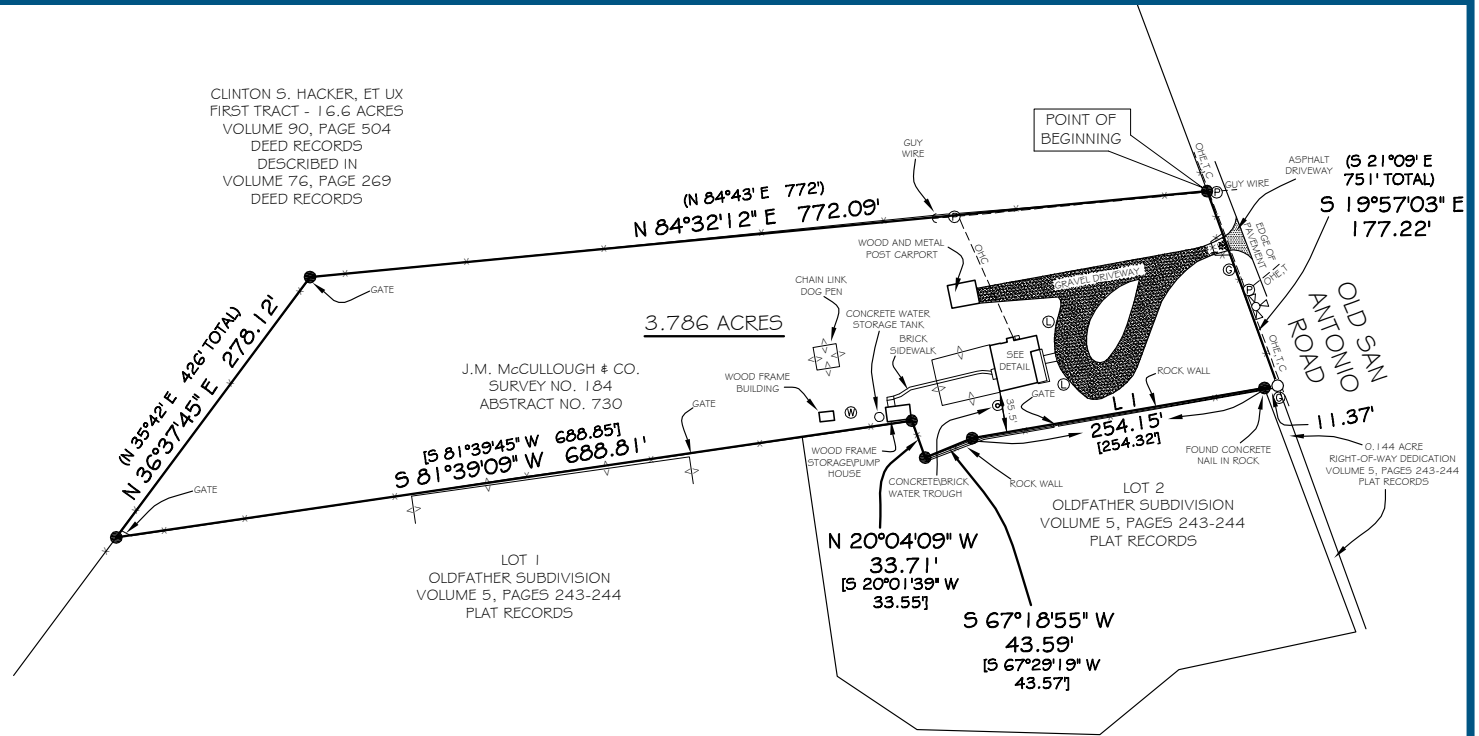


SCALE: 1" = 100'

LI = S 80°14'57" W 265.52'
[S 80°14'27" W 265.52']

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
- ⊙ WELL HEAD
- ⊙ LIGHT POST
- ⊙ UTILITY POLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ FIRE HYDRANT
- () RECORD CALL PER VOLUME 105, PAGES 65-66, DEED RECORDS
- [] RECORD CALL PER VOLUME 5, PAGES 243-244, PLAT RECORDS
- x— WIRE FENCE
- ◇— CHAIN LINK FENCE



Boundary Survey showing a 3.786 acre tract of land out of the J.M. McCullough & Co. Survey No. 184, Abstract No. 730, Kendall County, Texas, said 3.786 acre tract of land also being all of that certain 3.9 acre tract of land conveyed to Taylor Davies by deed recorded in Volume 528, Pages 479-483, Official Records, Kendall County, Texas.

NOTES:

- 1) ADDRESS: 118 OLD SAN ANTONIO ROAD
- 2) BASIS OF BEARING: GPS OBSERVATIONS
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT THEREFORE ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 5) THE SOUTHEAST CORNER OF THE WOOD FRAME STORAGE/PUMP HOUSE IS 1.0' INSIDE PROPERTY AND THE SOUTHWEST CORNER IS 2.0' INSIDE PROPERTY. THE BUILDING HAS AN OVERHANG BUT ITS LIMITS ARE INSIDE THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

PFEIFFER LAND SURVEYING
918 ADLER STREET

BOERNE, TX 78006
830-249-3385



Wes Rexrode - Pfeiffer Land Surveying
Registered Professional Land Surveyor No. 6001
Boerne, Texas 78006 Ph. 830 - 249 - 3385

DATE: FEBRUARY 7, 2012

JOB NUMBER: 24-12

118 Old San Antonio Rd // Boerne, TX 78006

AVAILABLE FOR LEASE // SALE

TRANSWESTERN REAL ESTATE SERVICES

Kelly Ralston

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