



OFFERING MEMORANDUM

One Seven Medical / Office Park
5 Coughran Rd., Boerne, TX 78006



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY

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

EXECUTIVE SUMMARY

BLDGS AVAILABLE
#1, 2 (Fully Leased),
3, 4, & 5

UNITS PER BLDG
1 to 8

BLDG SIZES
7,520—9,775 SF

UNIT SIZE
1200+ SF

PRICE PER SF
\$345.00

BLDG #1
9,775 SF

BLDGS #2-5
7,520 SF

BLDG TYPE
2x Shell
3x Fully Finished

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

4.2-acre medical office park adjacent to Home Depot & the USPS office. Located at the **intersection of two major highways** with 300+ feet of road frontage. Construction ETA: Summer 2025. Building 2 is fully leased!

IH-10 & Hwy 46

One of IH-10's **busiest intersections** in Northern San Antonio. 2022 TX State Highway Department traffic count maps indicate about 45,000+ VPD on IH-10 north of the intersection and 62,000+ vehicles per day south of the intersection. All these VPD figures are expected to almost **double over the next 15 years**.

Location, Location, Location!

Located in a High-Growth, Affluent Area

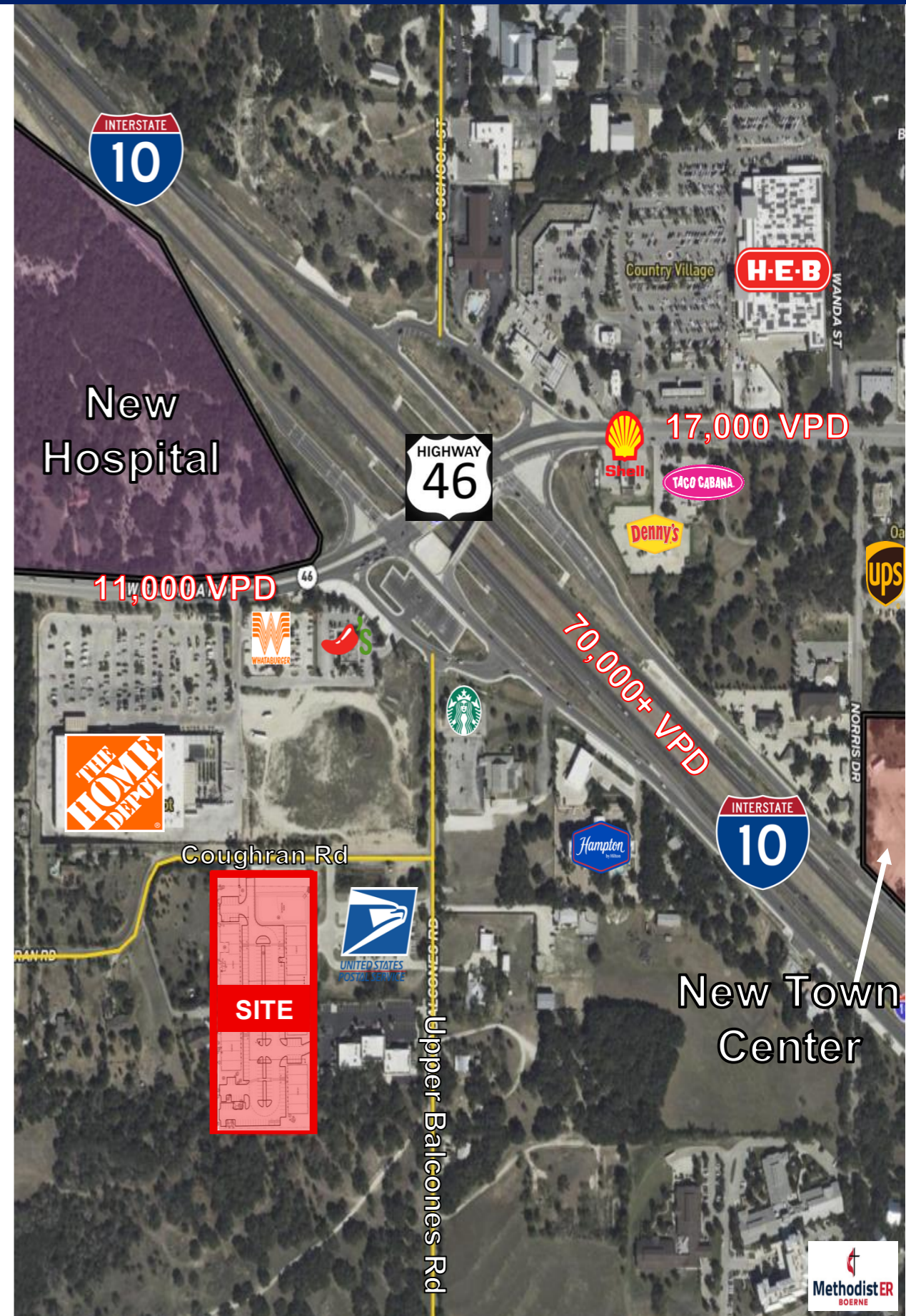
Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is **one of America's fastest growing counties**, with an average household income in the area exceeding \$130,000.

Area Retailers and Development

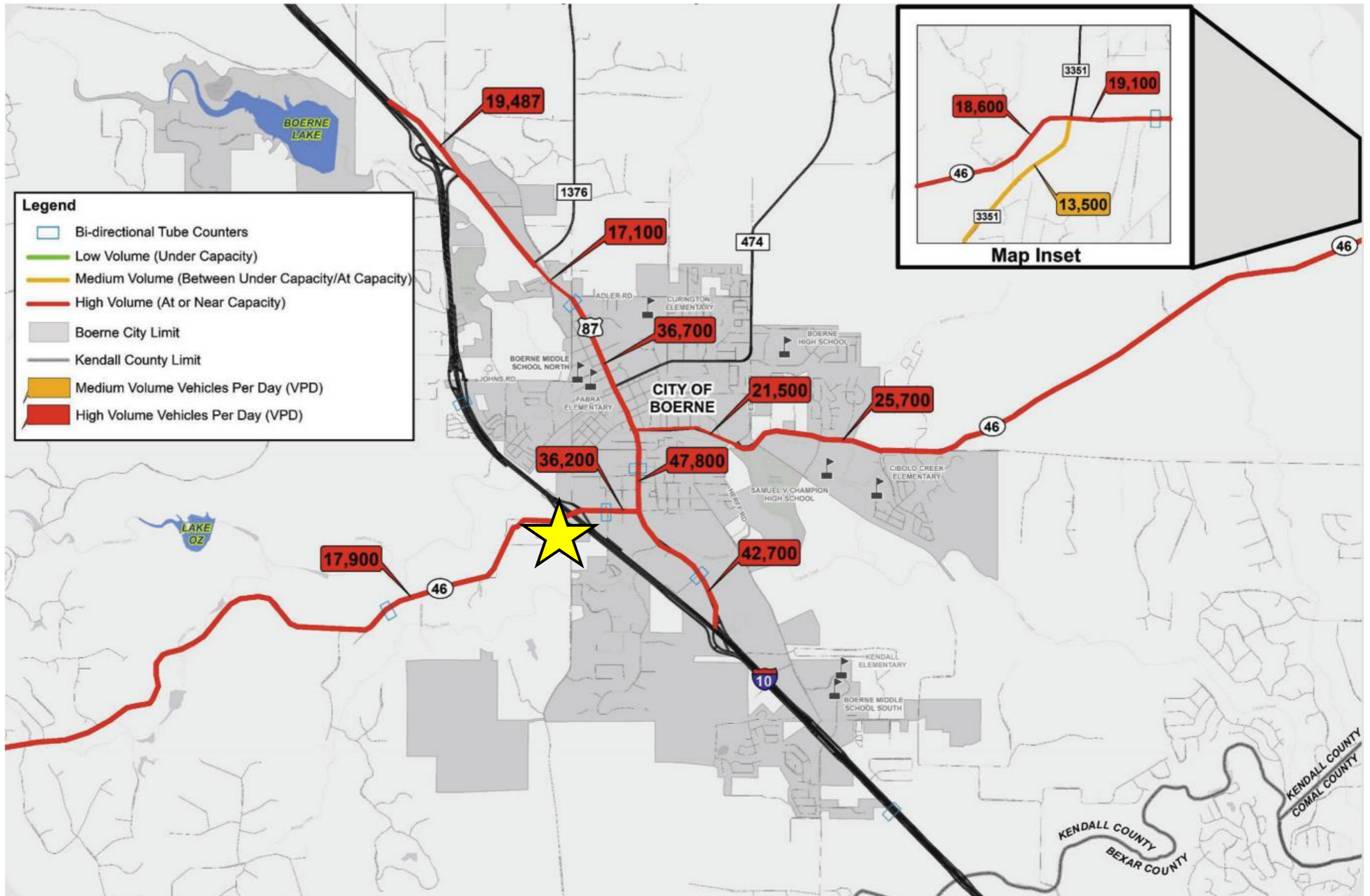
Major retailers include Buc-ees, HEB, Home Depot, USPS, Whataburger, Starbucks, Chili's Ford, Walmart, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, etc., and many more. The Property sits along IH-10 in the heart of the **booming** Scenic Interstate Corridor district.

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.



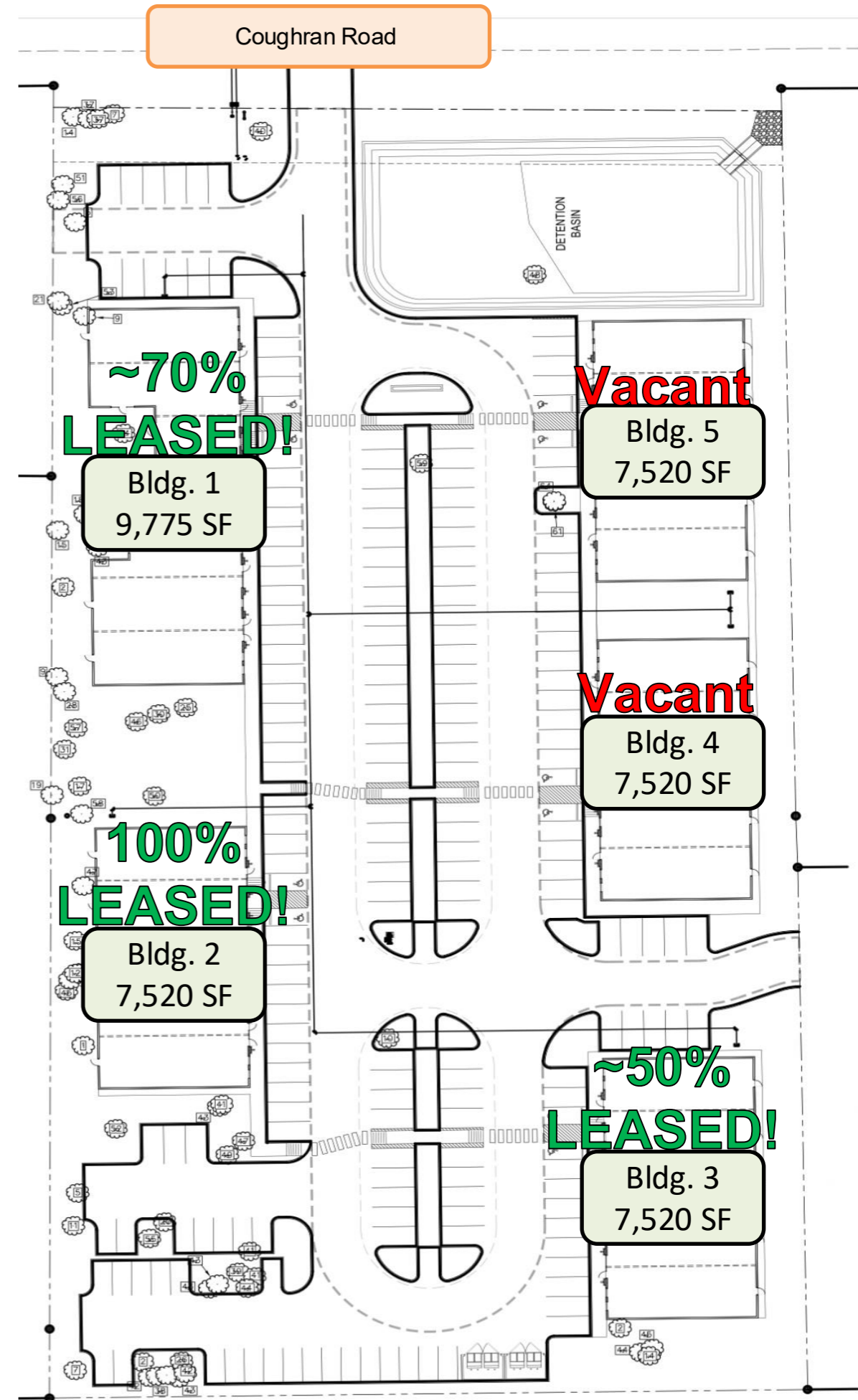
PROJECTED TRAFFIC 2024

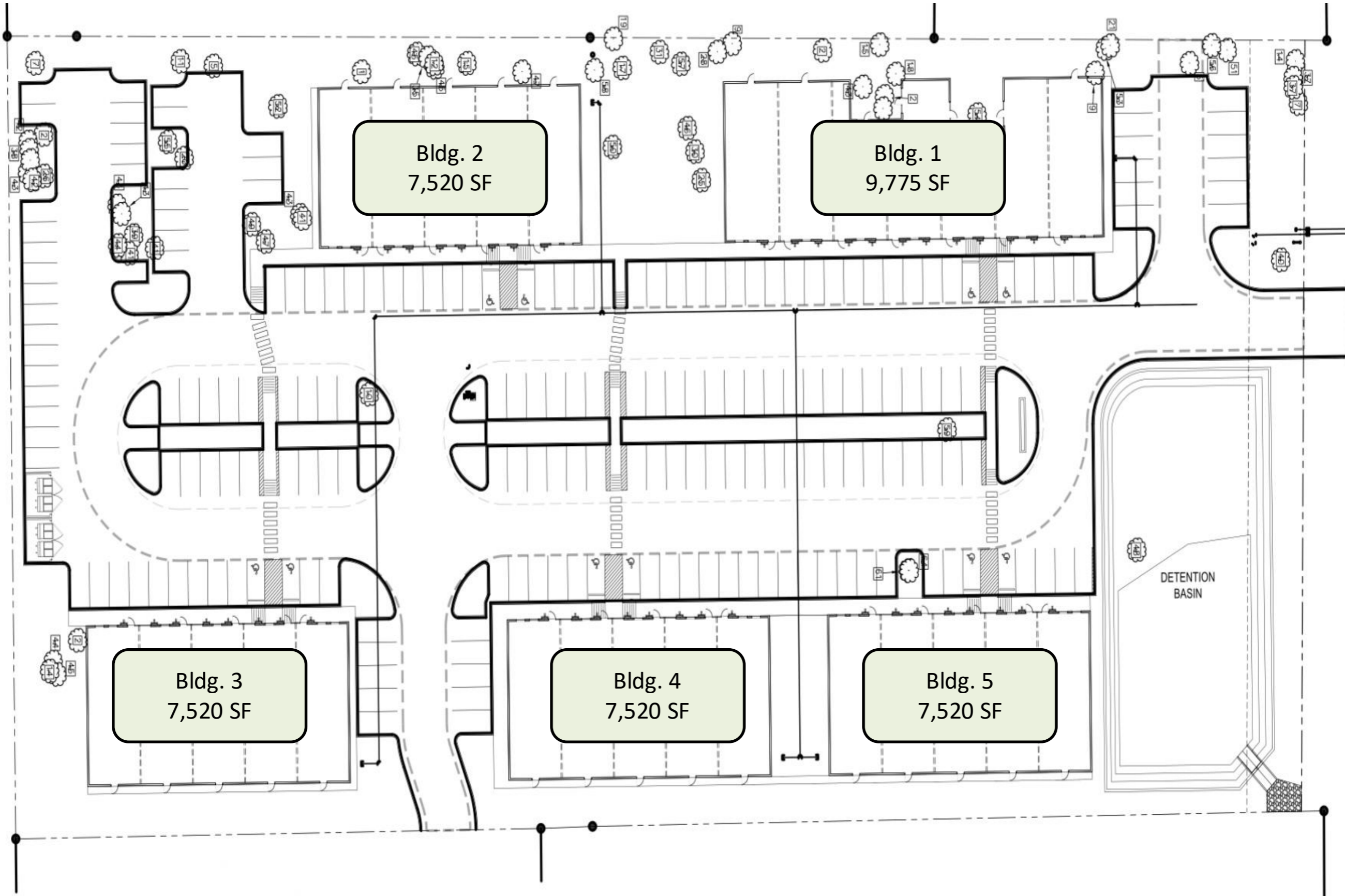


SITE DIAGRAM

9,775 SF

7,520 SF





Bldg. 2
7,520 SF

Bldg. 1
9,775 SF

Bldg. 3
7,520 SF

Bldg. 4
7,520 SF

Bldg. 5
7,520 SF

DETENTION
BASIN

Coughran Road

FINISHED CONSTRUCTION



**COLDWELL BANKER
CONTACTS:**



Santiago Gutiérrez

LISTING AGENT

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RIO GRANDE
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