

HWY-46 & AMMANN RD | BOERNE, TEXAS

ONE-49 RETAIL CENTER

ONE Group

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EXECUTIVE SUMMARY

TOTAL AREA
+/-35,000 SF

AVAILABLE SUITES
25+ Total
1,200+ SF Each

HWY FRONTAGE
1,000+ FT

ZONING
Commercial

HIGHLIGHTS

**New Town Center & Master
Planned Community**

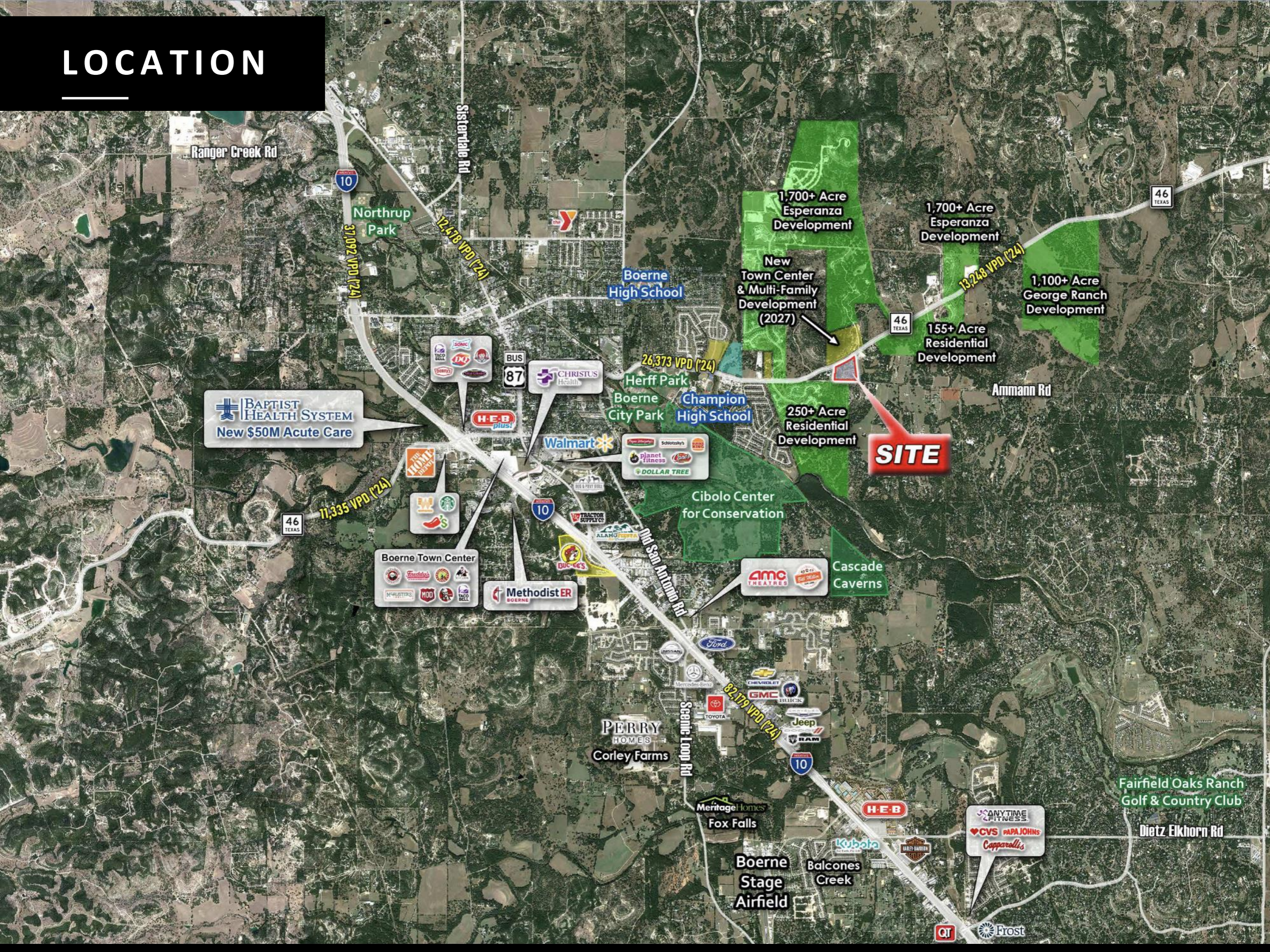
**Confirmed National
Brand Retailers**

**New Traffic Light
City Utilities**

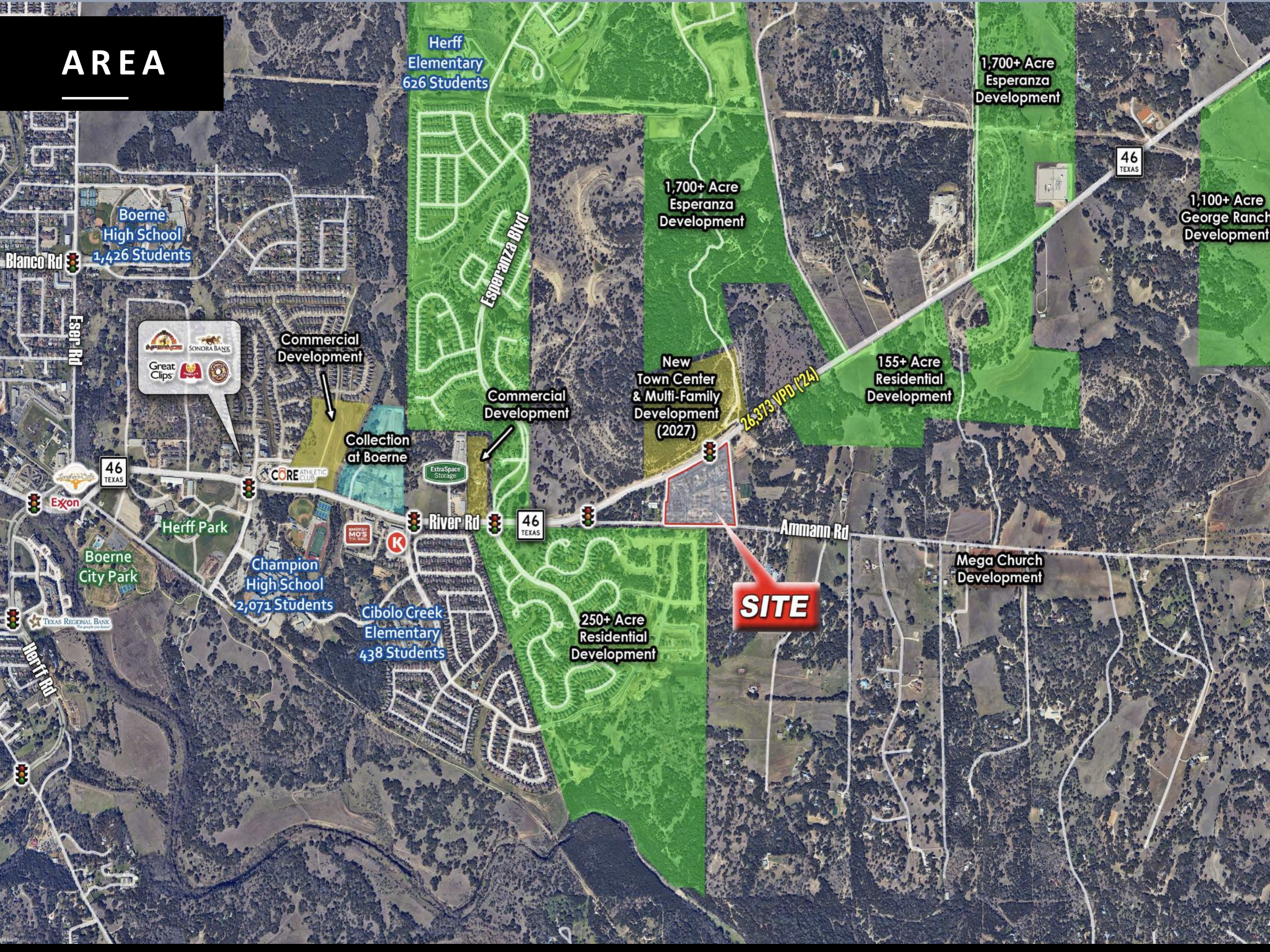
ETA

26 to 36 Months

LOCATION



AREA



Herff Elementary
626 Students

1,700+ Acre
Esperanza
Development

46
TEXAS

1,100+ Acre
George Ranch
Development

Boerne High School
1,426 Students

1,700+ Acre
Esperanza
Development

Esperanza Blvd

Great Clips
SONORA BANK

Commercial
Development

Commercial
Development

New
Town Center
& Multi-Family
Development
(2027)

155+ Acre
Residential
Development

46
TEXAS

Collection
at Boerne

26,373 VPD (24)

Herff Park

River Rd

46
TEXAS

Ammann Rd

Mega Church
Development

Champion
High School
2,071 Students

Cibolo Creek
Elementary
438 Students

250+ Acre
Residential
Development

SITE

Herff Rd



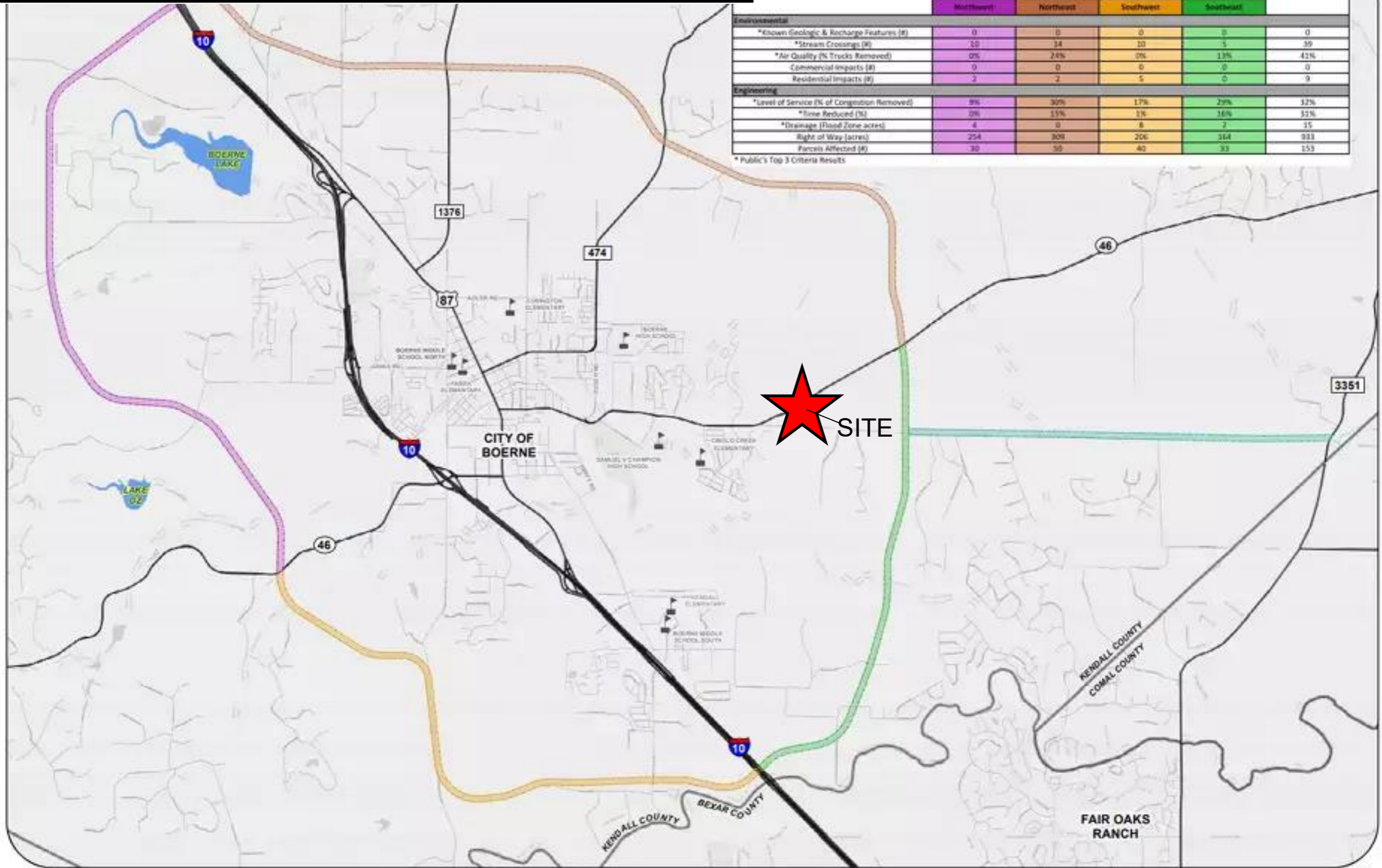
RENDERINGS



PROPOSED BOERNE BYPASS

Criteria Results	Panel 1	Panel 2	Panel 3	Panel 4	Total
	Northwest	Northwest	Southwest	Southwest	
Environmental					
*Known Geologic & Recharge Features (#)	0	0	0	0	0
*Stream Crossings (#)	10	14	10	5	39
*Air Quality (% Trucks Removed)	0%	24%	0%	13%	41%
Commercial Impacts (#)	0	0	0	0	0
Residential Impacts (#)	2	2	5	0	9
Engineering					
*Level of Service (% of Congestion Removed)	9%	30%	17%	29%	32%
*Time Reduced (%)	0%	15%	1%	16%	31%
*Drainage (Flood Zone acres)	4	0	8	2	15
Right of Way (acres)	254	309	206	314	883
Parcels Affected (#)	30	50	40	33	153

* Public's Top 3 Criteria Results



MAP LEGEND

Northwest Concept	Major Highway
Northeast Concept	Road
Southwest Concept	County Limit
Southeast Concept	Bexar County
Annuers Rd (Extension)	School
Water Body (NHD) Selection	



RECOMMENDED CONCEPTS

KENDALL GATEWAY STUDY

DATE: MAY 2018



MAJOR THOROUGHFARE PLAN

Legend

- City Limits
- Extraterritorial Jurisdiction

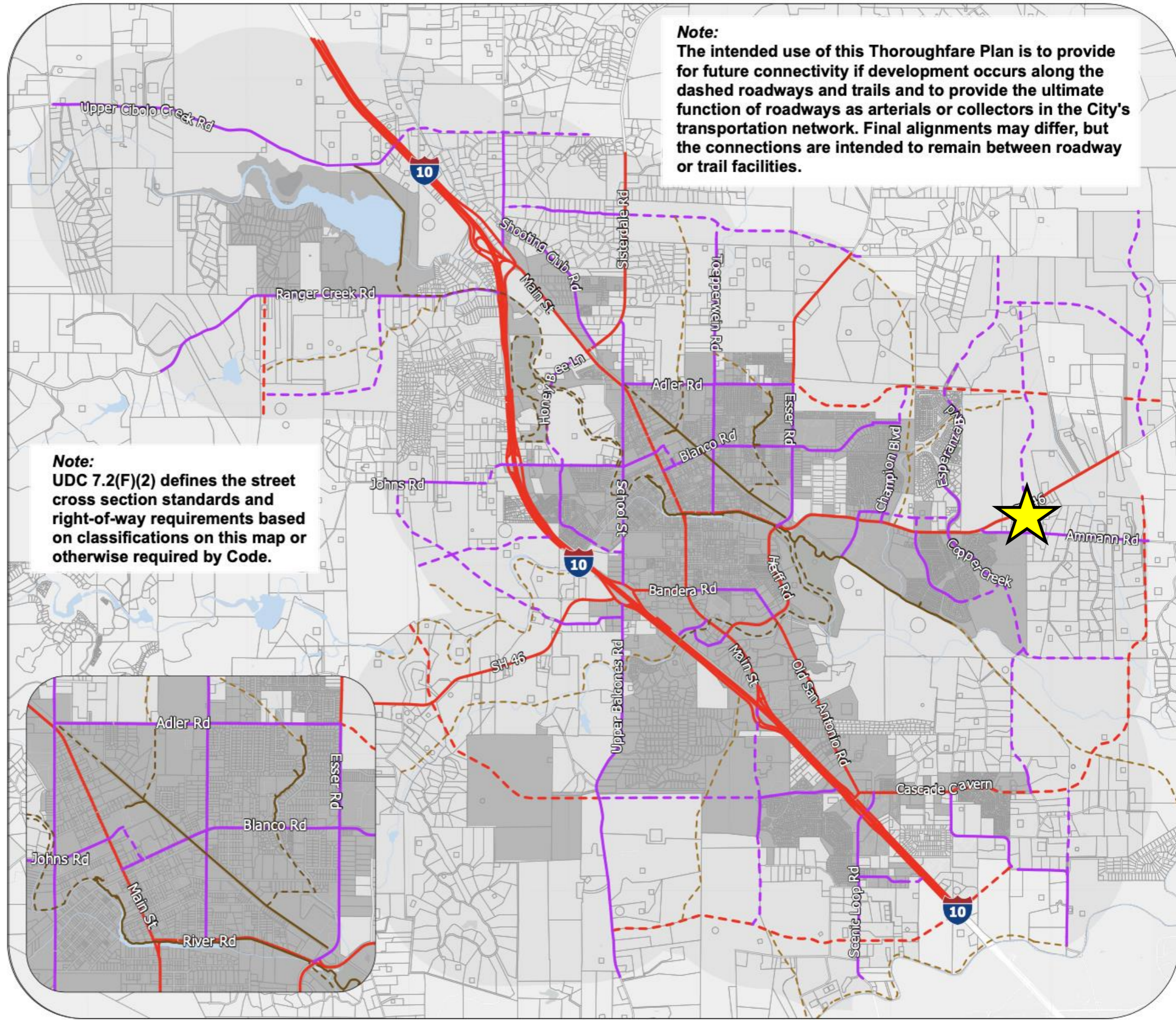
Off-Street Multi-Use Trails

- Trail (Conceptual)
- Trail (Existing)
- Trail (Proposed)

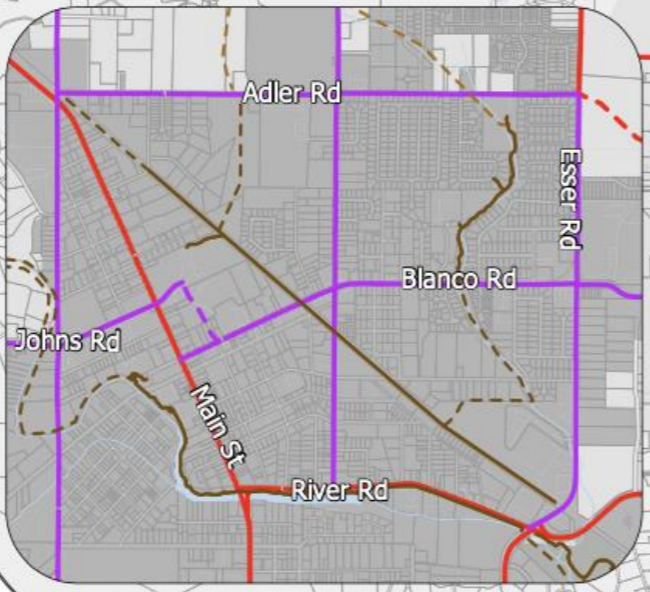
Thoroughfare Plan

- Arterial (If Developed)
- Arterial (Existing)
- Collector (If Developed)
- Collector (Existing)

Note:
The intended use of this Thoroughfare Plan is to provide for future connectivity if development occurs along the dashed roadways and trails and to provide the ultimate function of roadways as arterials or collectors in the City's transportation network. Final alignments may differ, but the connections are intended to remain between roadway or trail facilities.



Note:
UDC 7.2(F)(2) defines the street cross section standards and right-of-way requirements based on classifications on this map or otherwise required by Code.



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

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