



930 E BLANCO RD

BOERNE, TX 78006

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For Sale

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# PROPERTY INFORMATION

## SECTION 1

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## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Located along the highly traveled E Blanco Road corridor, this property offers outstanding visibility and accessibility in the heart of Boerne's growing business district. Positioned just minutes from Downtown Boerne and Main Street (US-87), the site provides convenient access to Interstate 10, connecting directly to San Antonio and the surrounding Texas Hill Country.

The area is home to a strong mix of professional offices, retail centers, dining establishments, and service businesses, making it an ideal setting for professional firms, medical practices, or boutique offices seeking a prestigious Boerne address.

Nearby amenities such as H-E-B, schools, and popular local restaurants create a dynamic environment that attracts consistent foot and vehicle traffic throughout the day. The property's location combines small-town charm with modern commercial convenience, offering an excellent opportunity to establish or expand your business presence in one of the Hill Country's most desirable communities.

### OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	5
Lot Size:	1.32 Acres
Building Size:	21,990 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,693	8,345	11,458
Total Population	7,169	22,735	31,453
Average HH Income	\$127,719	\$146,407	\$153,182



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

An Incredible Asset Poised for a New Chapter

Just three minutes from the heart of historic downtown Boerne lies a property ready to be reimagined — 930 E Blanco, a one-of-a-kind commercial enclave featuring 21 distinct retail structures set across sprawling, tree-lined grounds that invite creativity and connection.

This is an incredible asset poised for a new chapter — a place where visionaries can transform potential into a thriving destination. Picture artisan markets, seasonal festivals, local food pop-ups, and boutique retail experiences woven into a charming, walkable setting that celebrates Boerne's character and community spirit.

With five units ready for immediate occupancy and several others at below-market rents, the property offers significant value-add potential for an investor or developer with imagination.

Only three minutes from Main Street, with ample parking and flexible configurations, 930 E Blanco offers the framework to create something unforgettable — a true destination for locals and visitors alike.

This isn't just real estate. It's a chance to bring Boerne's next landmark to life

### SITE DESCRIPTION

Strategically positioned within walking distance to Boerne's historic downtown and minutes from Main Street, the properties enjoy high visibility, convenient ingress/egress, and strong connectivity to major thoroughfares including US-87 (Main St) and I-10.



## COMPLETE HIGHLIGHTS



### BUILDING INFORMATION

Building Class	C
Tenancy	Single
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	12,577 SF
Year Built	2011
Year Last Renovated	2022
Framing	Wood Frame
Condition	Excellent
Roof	Composition
Free Standing	Yes
Number of Buildings	4
Walls	Wood
Floor Coverings	Wood
Exterior Walls	Wood

### PROPERTY HIGHLIGHTS

- 1.32-acre lot with 4 buildings and 5 leasable units
- Zoned O1 for professional office use
- Excellent frontage and visibility along E Blanco Rd
- Convenient access to Main St. and I-10
- Strong Boerne market with high commercial demand
- Ideal for investors or owner-occupants



## ADDITIONAL PHOTOS



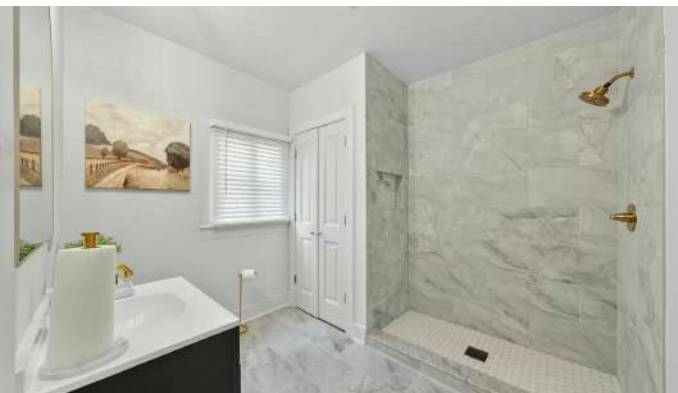


## ADDITIONAL PHOTOS





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# LOCATION INFORMATION

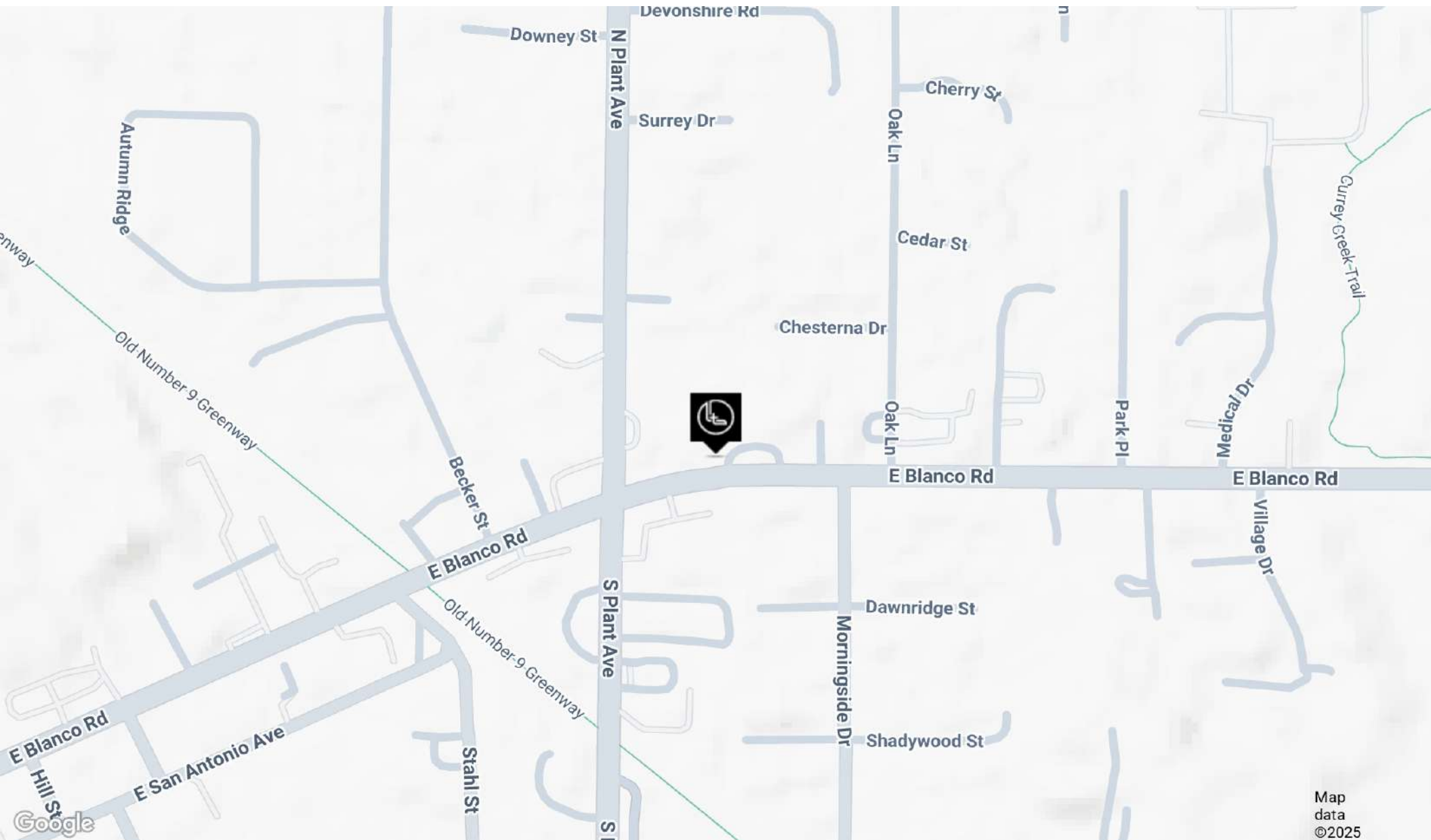
## SECTION 2

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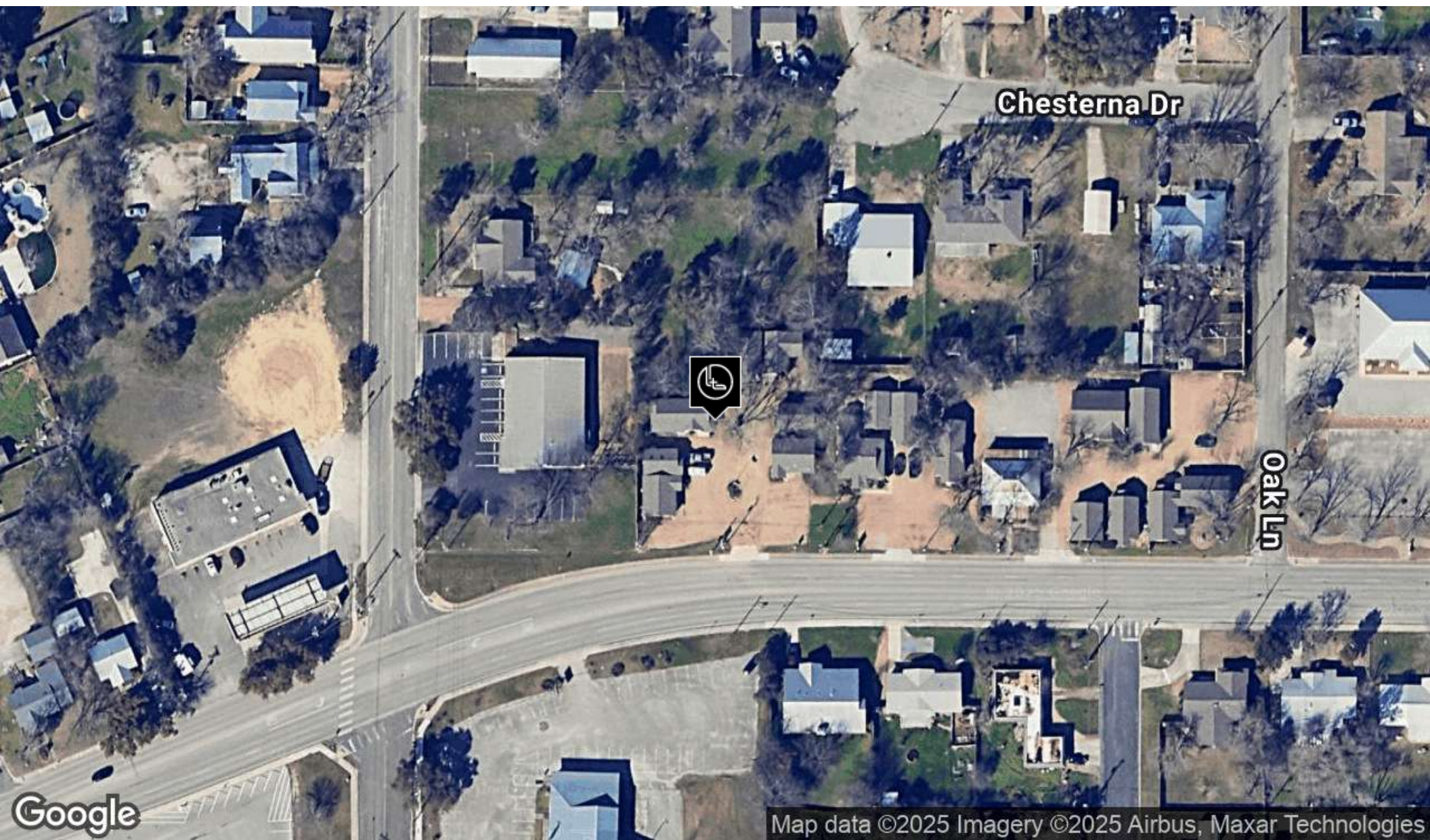


## LOCATION MAP





## AERIAL MAP



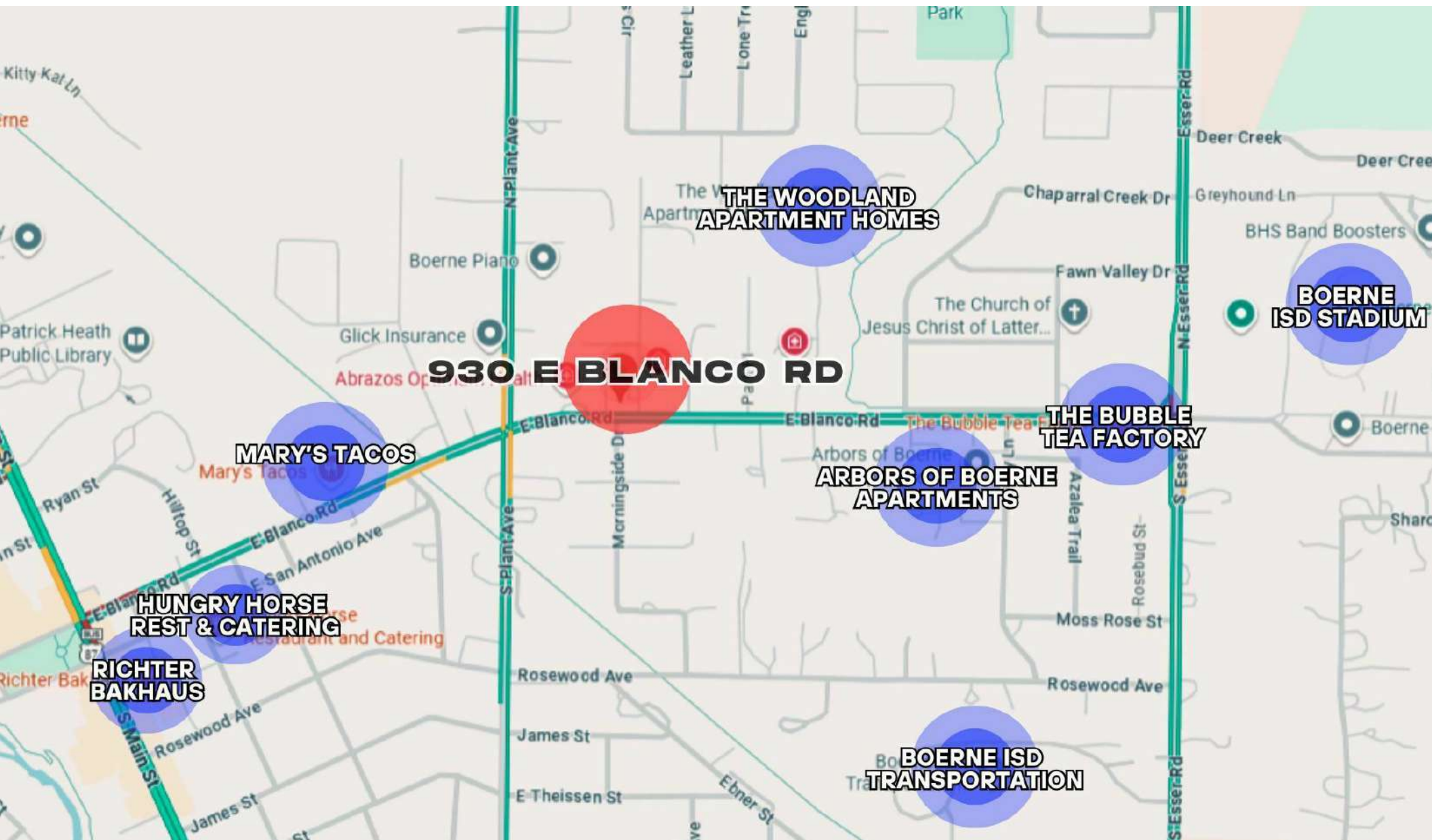


## OVERVIEW MAP





## SITE MAP







# DEMOGRAPHICS

## SECTION 3

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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,169	22,735	31,453
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,693	8,345	11,458
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$127,719	\$146,407	\$153,182
Average House Value	\$574,906	\$581,465	\$599,074

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	28.5%	26.7%	26.0%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,278	16,830	23,415
Total Population - Black	82	297	412
Total Population - Asian	82	291	413
Total Population - Hawaiian	7	25	37
Total Population - American Indian	67	165	207
Total Population - Other	522	1,502	1,948

Demographics data derived from AlphaMap

