



OFFERING MEMORANDUM

36432 IH-10, Boerne, TX 78006



**COLDWELL BANKER
COMMERCIAL**
RIO GRANDE
VALLEY

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

EXECUTIVE SUMMARY

LISTING PRICE

\$1,195,000

LAND SIZE

4.00 Acres
(Residential Use)

PRICE PER SF

\$6.86

PRICE PER ACRE

\$298,750

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

4.0 Acres recently annexed with over 800' of frontage on IH-10. Any project will require collaboration with TXDOT for potential highway improvements. Access from IH-10 unavailable until new frontage road is built.

IH-10 @ Johns Road

One of IH-10's busiest intersections in Boerne. 2022 TX State Highway Department traffic count maps indicate about 50,000 vehicles per day on IH-10 north of the intersection and 60,000+ vehicles per day south of the intersection. Future highway improvements could place the property after the exit ramp and just before the entrance ramp.

Location, Location, Location!

Located in a High-Growth, Affluent Area

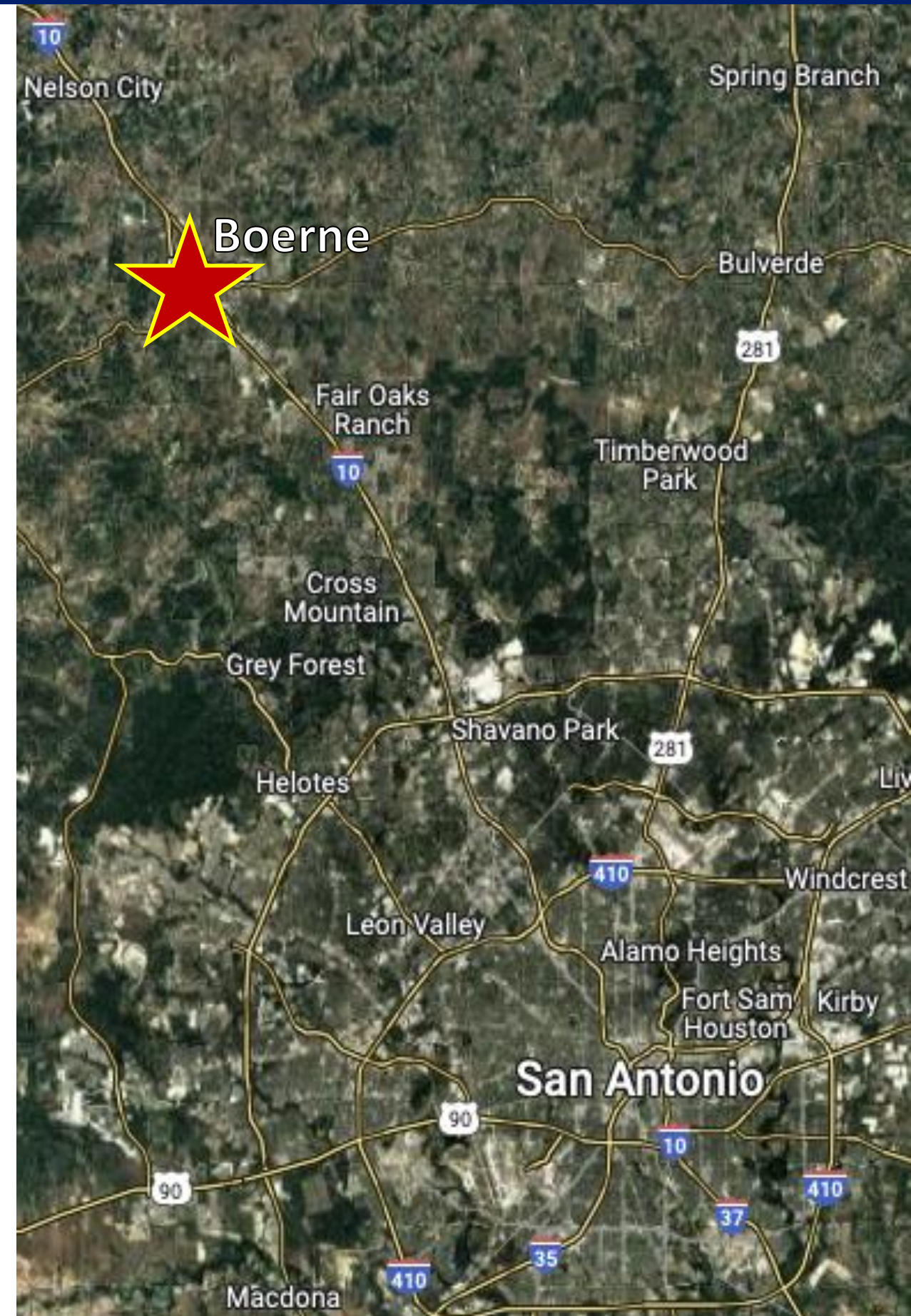
Boerne's population has grown 95% since 2010 and is growing at a rate of 5.86% annually. Kendall County is now **one of America's fastest growing counties**, with an average household income in the area exceeding **\$130,000**.

Area Retailers and Development

Major retailers include Valero, HEB, Home Depot, Whataburger, Starbucks, Buc-ees, Ford, Land, Rover, Mercedes, Toyota, AMC, Marriott, Subway, Bill Miller's, and many more. The properties sit in a booming high-income area, between two major intersections.

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.

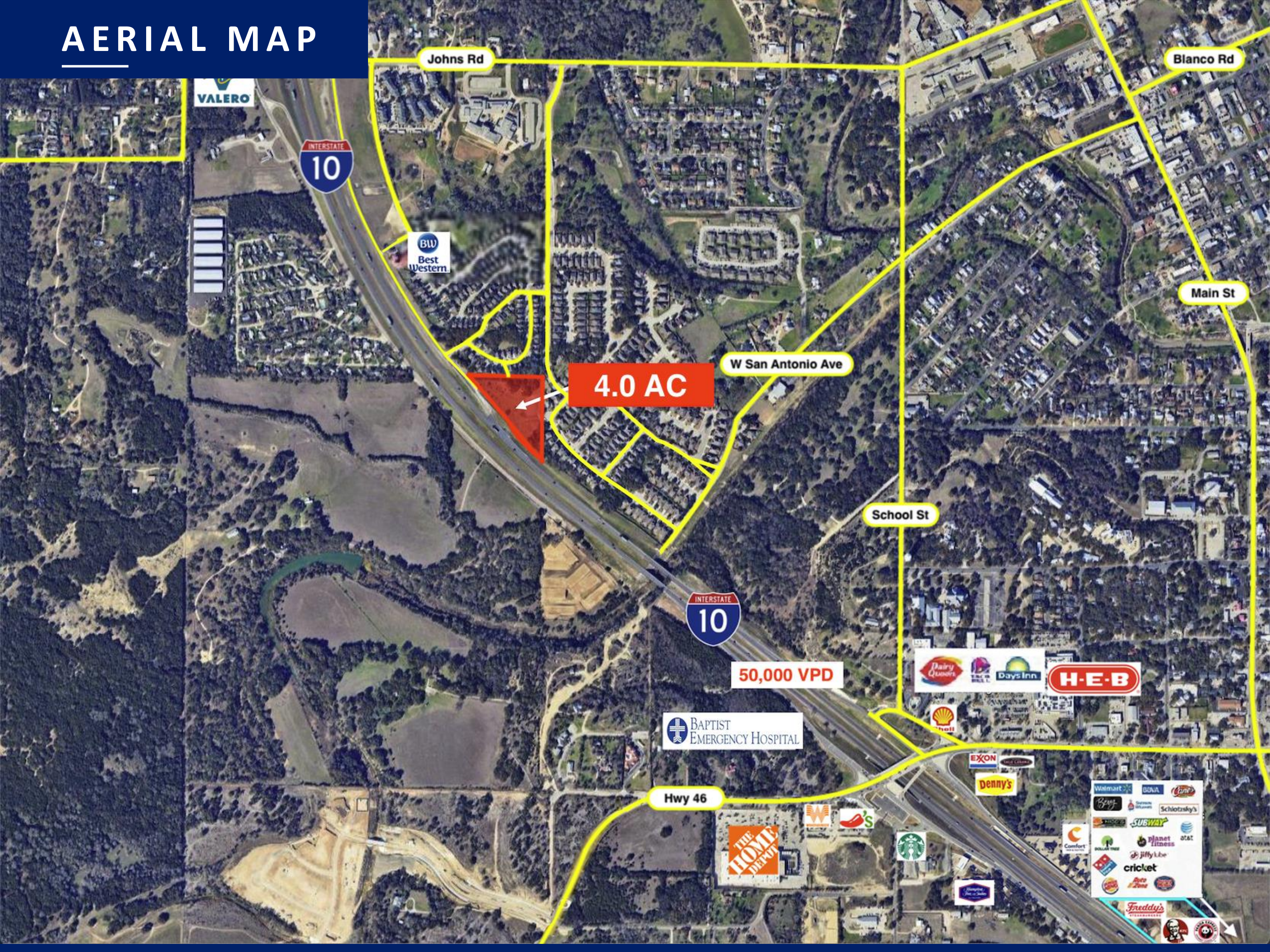


SITE DIAGRAM

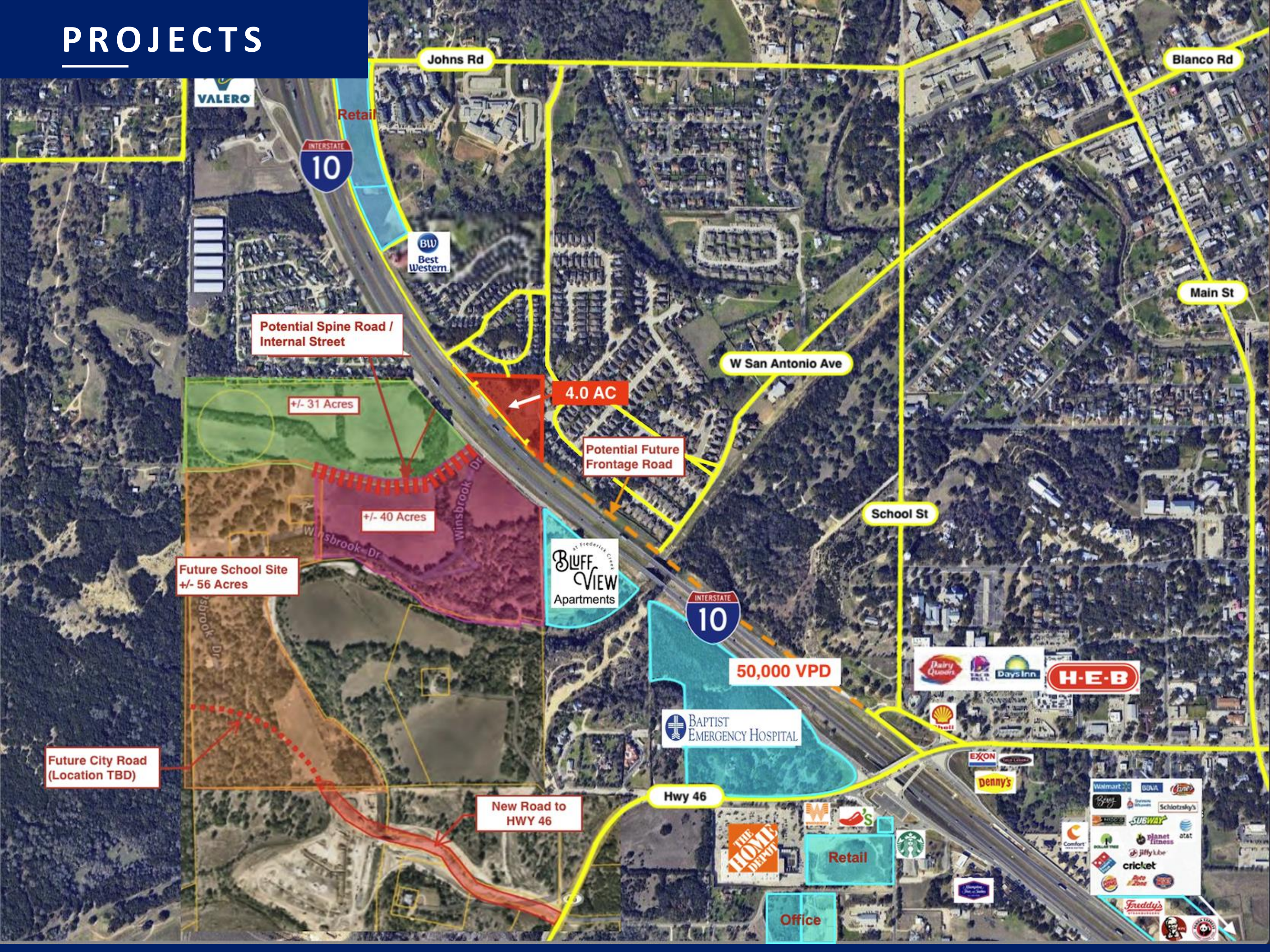
An aerial photograph of a suburban area. A large, irregularly shaped area is highlighted in a semi-transparent red color. This area is located between a multi-lane road on the left and a residential neighborhood on the right. The road has several vehicles, including a white van and a dark car. The residential area consists of houses with dark roofs and green lawns. The red-shaded area appears to be a mix of grass and trees. The text "4.0 ACRES" is overlaid in white on the red area.

**4.0
ACRES**

AERIAL MAP



PROJECTS



**COLDWELL BANKER
CONTACTS:**



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LISTING AGENT

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