



Ammann Road

8.22 ACRES

6.501 ACRES

Coming Soon!

State Highway 46

OFFERING MEMORANDUM

ONE-49 Retail Plaza
149 State Hwy 46 E, Boerne, TX 78006



COLDWELL BANKER
COMMERCIAL
RIO GRANDE
VALLEY

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

EXECUTIVE SUMMARY



TOTAL AREA
14.72 AC

AVAILABLE PADS
12 Total
0.8—1.20 AC Each

HWY FRONTAGE
1,000+ FT

ZONING / FUTURE USE
ETJ / Commercial

HIGHLIGHTS

**New Town Center & Master
Planned Community**

*Confirmed Traffic
Signal Intersection*

IMPROVEMENTS

Utilities In-Progress

Two Homes
Multiple Warehouses

INVESTMENT HIGHLIGHTS

Prime Location, Ready for Development

Sitting in the ETJ across from the main entrance to Esperanza's master planned community and town center, this site is perfect for development! It is located just passed Champion High School, Circle K, WhataBurger, Frost Bank, etc., with new residential developments all around. The site boasts over 1,000' of frontage on Hwy 46 and Ammann Rd (major collector road).

HWY 46 & AMMANN RD

One of Boerne's busiest areas. 2023 TX State Highway Department traffic count maps indicate about 25,000+ vehicle per day on Hwy. 46, and 2,000+ VPD on Ammann Rd east of Hwy. 46. These VPD figures are expected to **at least 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 now one of the **top-5 fastest growing counties in the U.S.** The average household income in the area exceeds **\$130,000.**

Area Retailers and Development

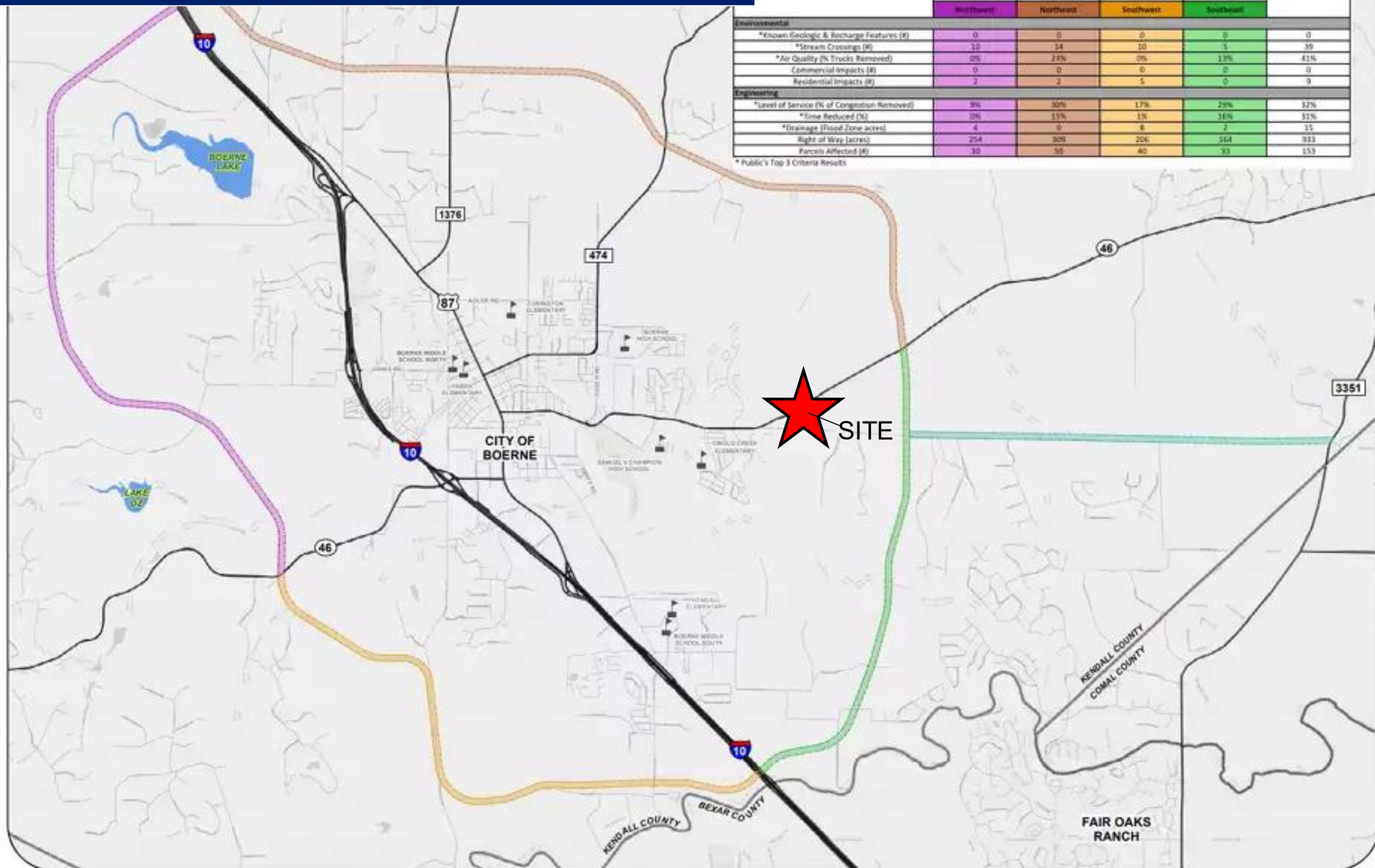
Major retailers include Circle K, Bush's Chicken, Great Clips, Shipley's Donuts, Exxon, Longhorn Café, Walmart, Buc-ees, HEB, Verizon, AT&T, Dollar Tree, Specs, Raising Cane's, Sherwin-Williams, Taco Bell, KFC, Home Depot, Whataburger, Starbucks, Chili's, Ford, etc., and many more.

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.



PROPOSED BOERNE BYPASS



Criteria Results	Panel	Panel	Panel	Panel	Total
	1	2	3	4	
	Northwest	Northwest	Southwest	Southeast	
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 (Road Zone acres)	4	0	8	2	15
Right of Way (acres)	254	309	206	364	933
Parcels Affected (#)	30	50	40	33	153

* Public's Top 3 Criteria Results

MAP LEGEND

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

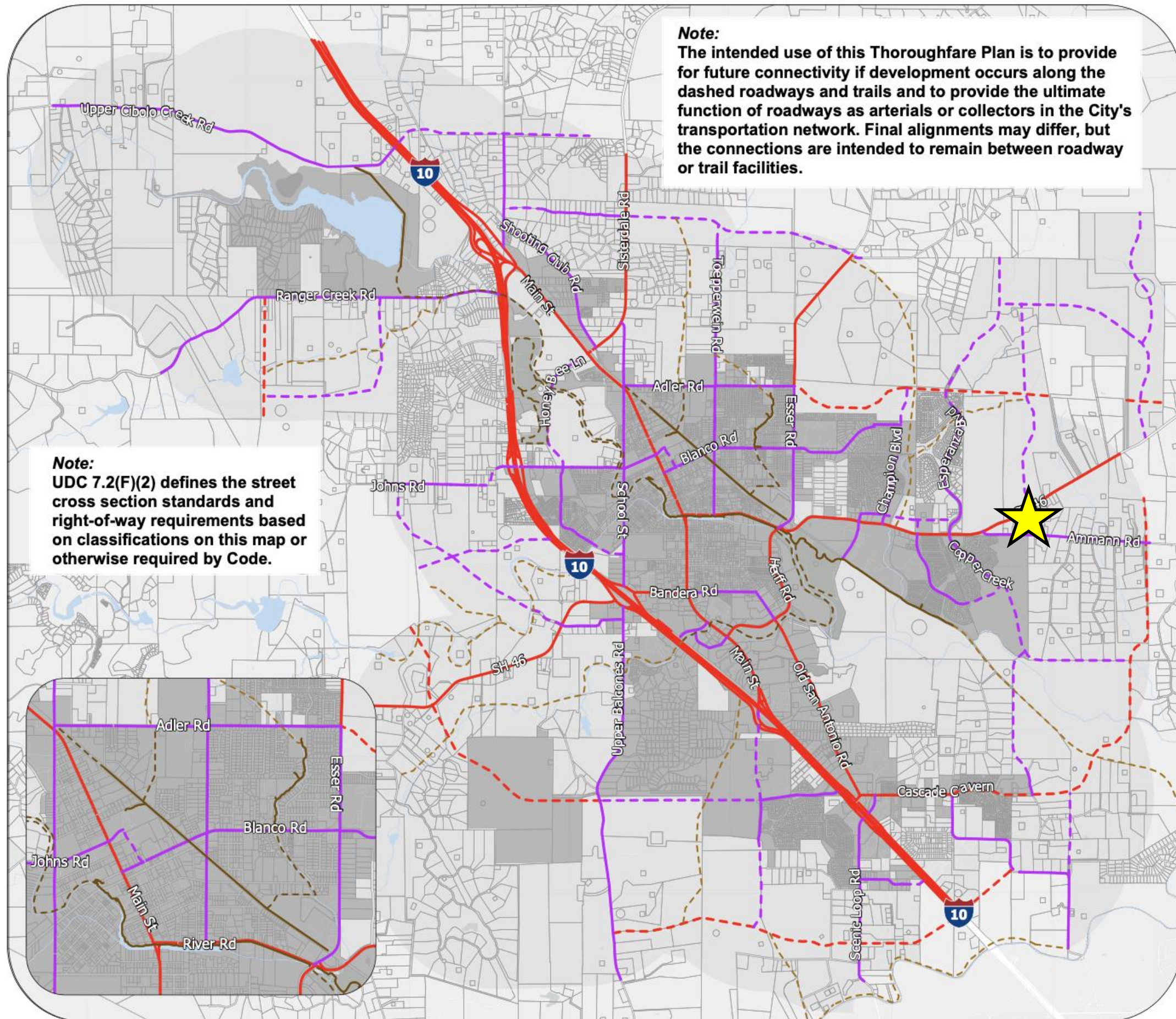


RECOMMENDED CONCEPTS KENDALL GATEWAY STUDY

DATE: MAY 2018

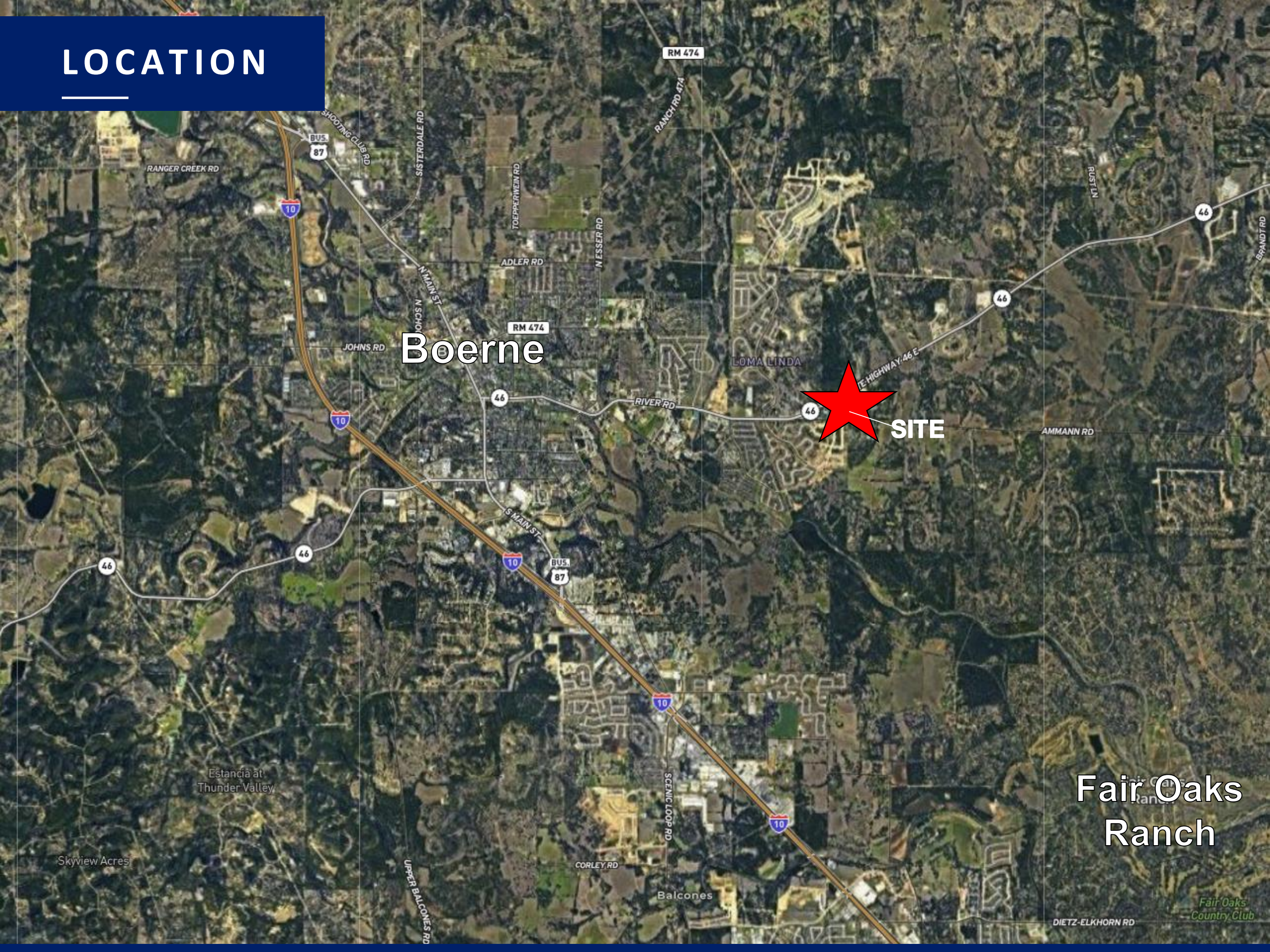


MAJOR THOROUGHFARE PLAN



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

LOCATION

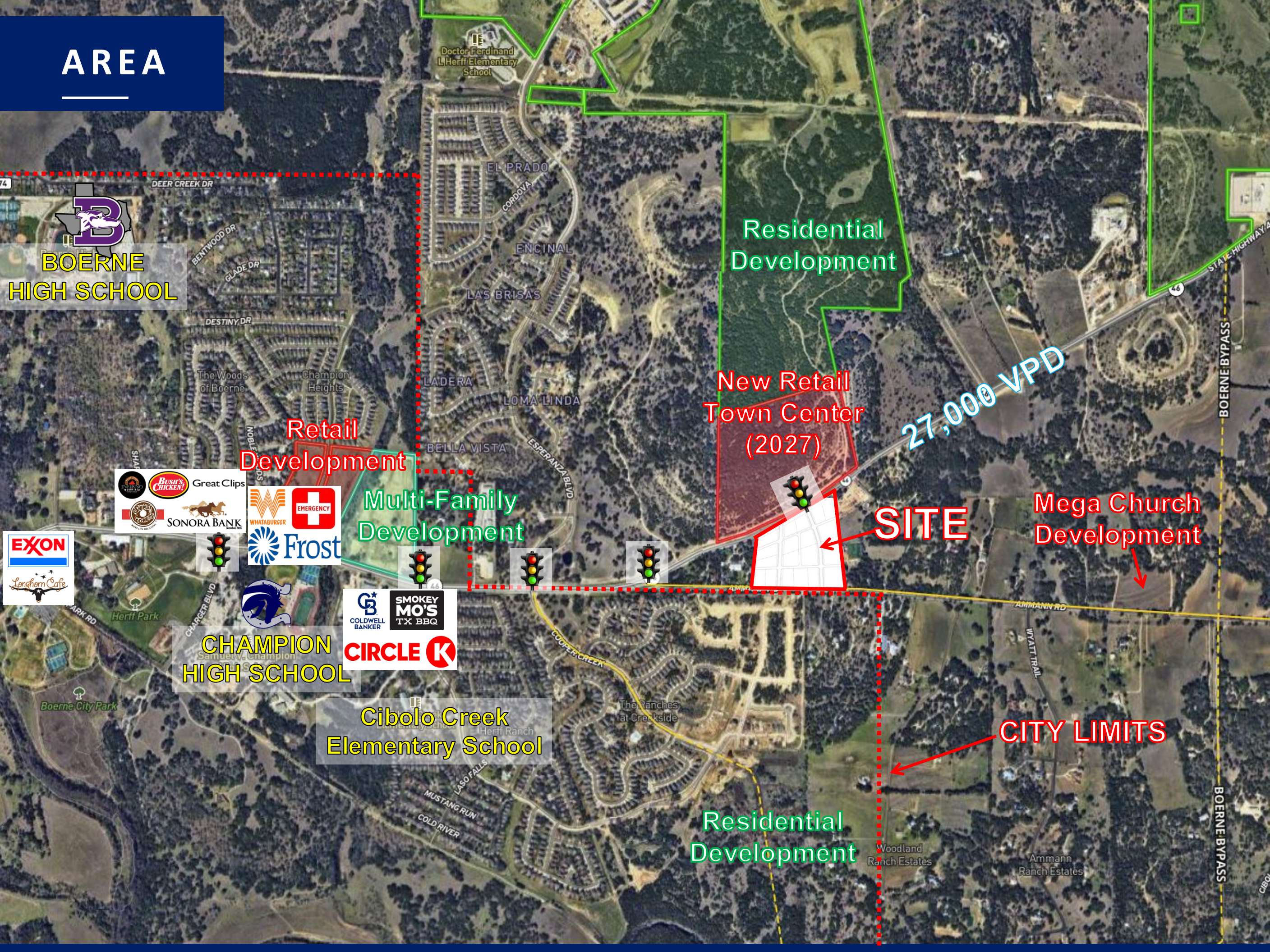


Boerne

SITE

Fair Oaks
Ranch

AREA



**BOERNE
HIGH SCHOOL**

Residential
Development

New Retail
Town Center
(2027)

Retail
Development

Multi-Family
Development

SITE

Mega Church
Development

**CHAMPION
HIGH SCHOOL**

**Cibolo Creek
Elementary School**

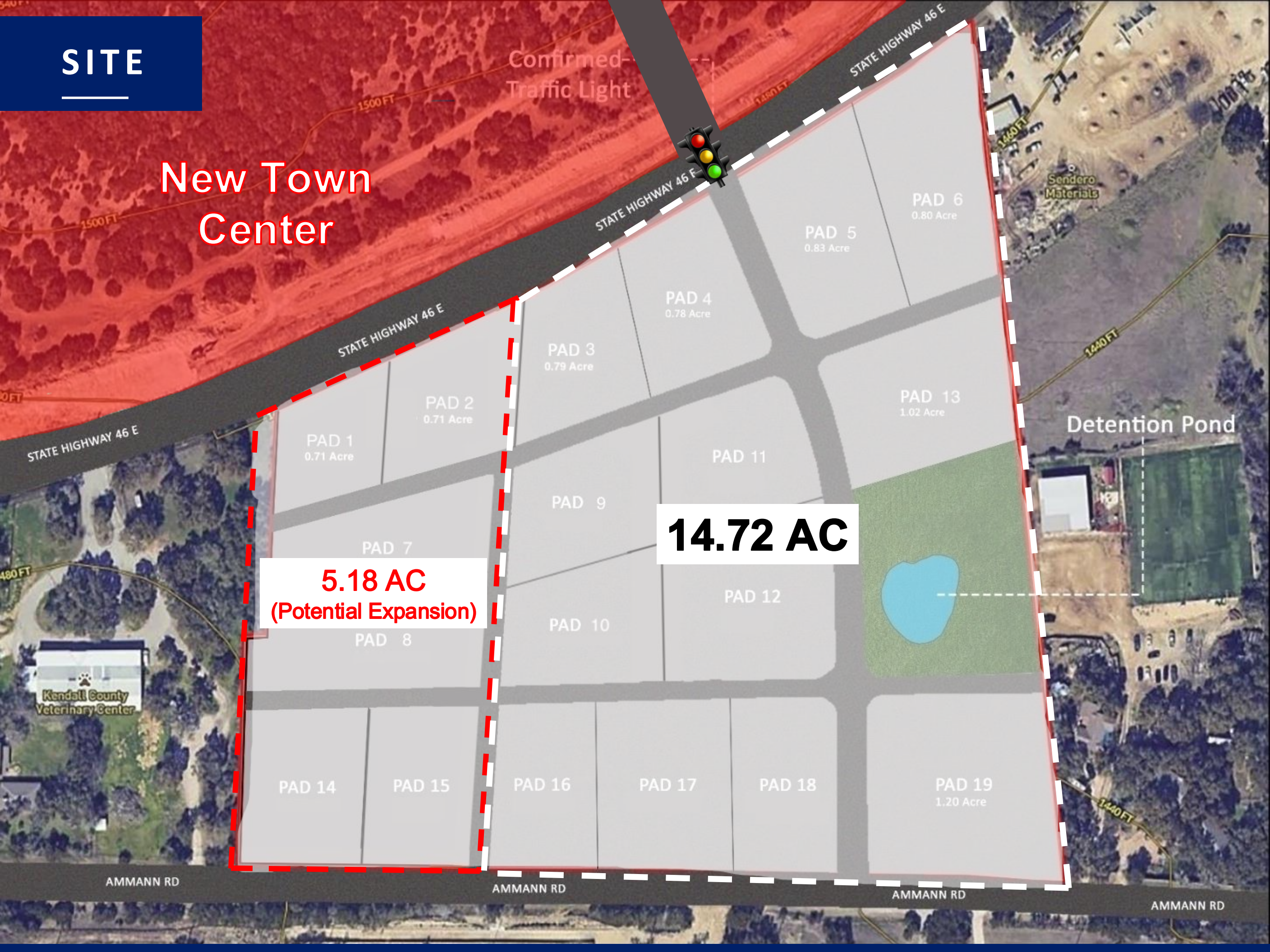
Residential
Development

CITY LIMITS

27,000 VPD

SITE

New Town Center

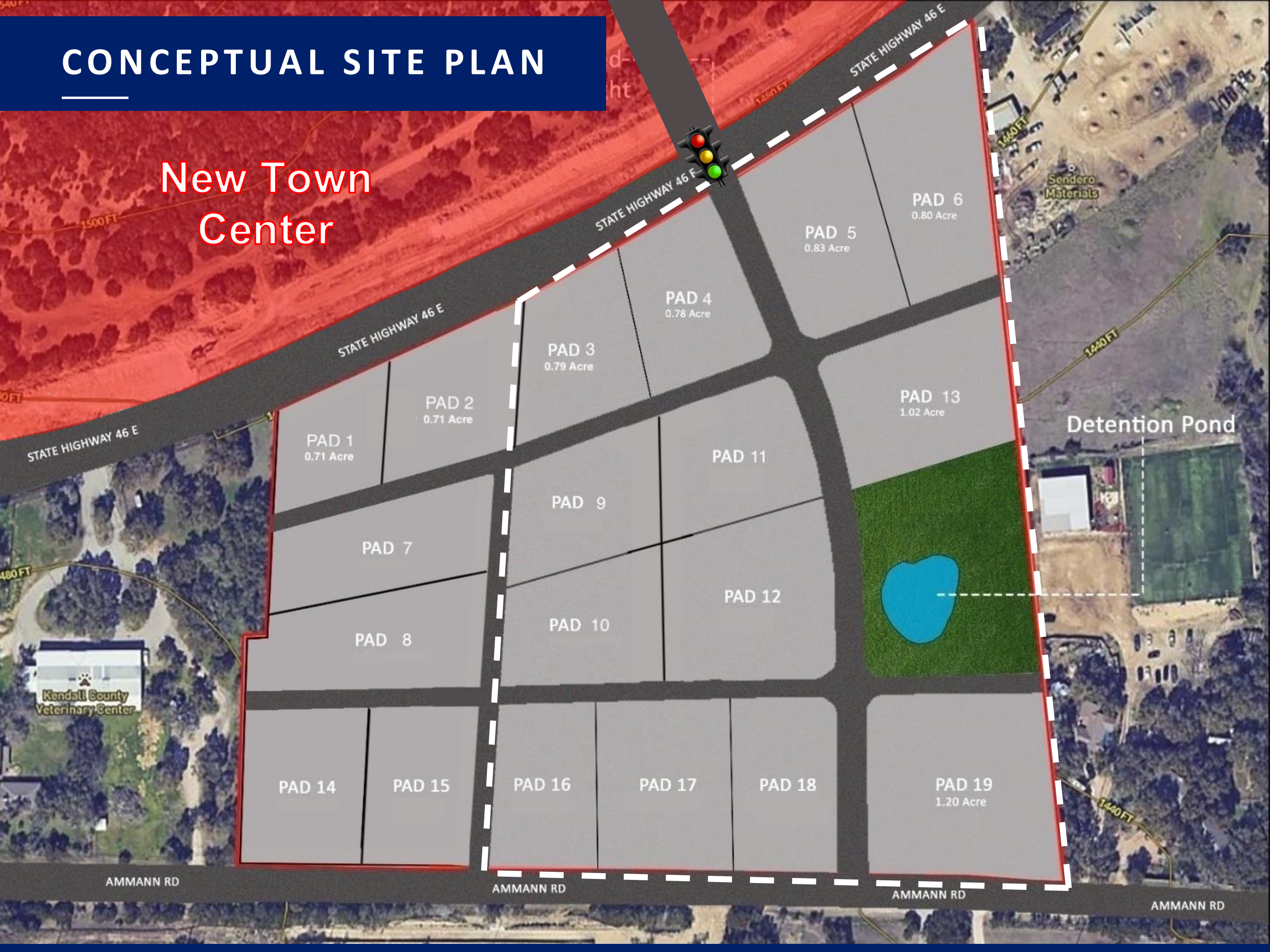


14.72 AC

5.18 AC
(Potential Expansion)

CONCEPTUAL SITE PLAN

New Town Center



AVAILABLE LAND

New Town
Center

14.72 AC

Potential Expansion



**COLDWELL BANKER
CONTACTS:**



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LISTING AGENT

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