

# FOR SALE 15.019 ACRES

**Location Address:**  
1480 South Main Street  
Boerne, Texas 78006

**FOR INFORMATION, CONTACT: KEITH PUZZ, MBA, CCIM**  
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# Executive Summary

## Highlights:

- Outstanding visibility and unmatched accessibility at the southern gateway of Boerne, with frontage on 3 sides:
  - ~340 ft on South Main Street
  - ~275 ft on newly built I-10 Frontage Road
  - ~480 ft on newly expanded Herff Road
- Zoned C-3, Commercial, City of Boerne
- Prominent site with notably higher elevations than surrounding commercial properties
- Well positioned among major retail, lodging, healthcare, office and mixed-use facilities
- Newly completed major highway projects significantly improve access to IH-10, SH-46, Main Street and Herff Road thoroughfares
- One of the last significantly sized tracts located in the heart of Boerne's retail growth corridor



**Pricing: \$4,900,000**

# 15.019 Acres Prime Commercial Development Opportunity

Parcel 1: ~2.79 acres  
Parcel 2: ~12.23 acres

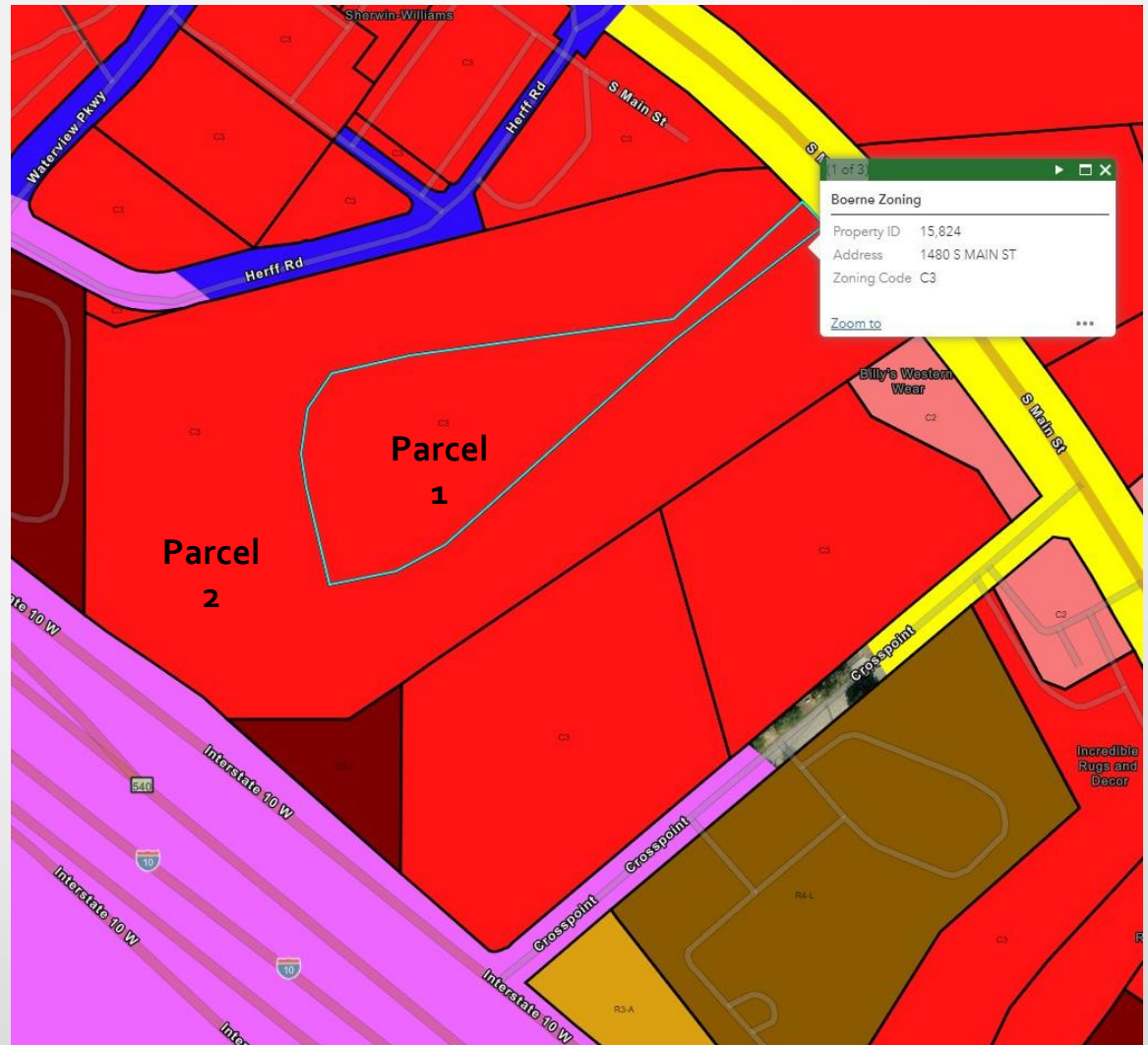
Property has frontage on three streets:

- Interstate 10 (front of Exit 540)
- South Main Street
- Herff Road



## Zoning

C3 - Community  
Commercial





# Select Area Retailers



- Walmart
- H-E-B Plus!
- Buc-ee's (est. 2025)
- Walgreens
- Sherwin-Williams
- Las Palapas
- Tootie Pie Co.
- Spec's
- Tractor Supply
- Discount Tire
- Starbucks
- James Avery Jewelry
- Schlotzsky's
- Whataburger
- Home Depot
- Methodist Healthcare

	Demographics		
	2023 Population Estimate	2028 Population Estimate	Avg Household Income
3-mile radius	22,176	28,223	\$126,767
5-mile radius	32,418	41,323	\$137,780
7-mile radius	53,362	64,344	\$152,046

Source: ESRI, BLS, U.S. Census

	Traffic Counts	
	2022 Avg Vehicles / Day	2021 Avg Vehicles / Day
IH-10, East of Subject	56,906	52,610
IH-10, West of Boerne	38,249	37,909
South Main St	16,453	16,906

Source: Texas Department of Transportation, STARS II

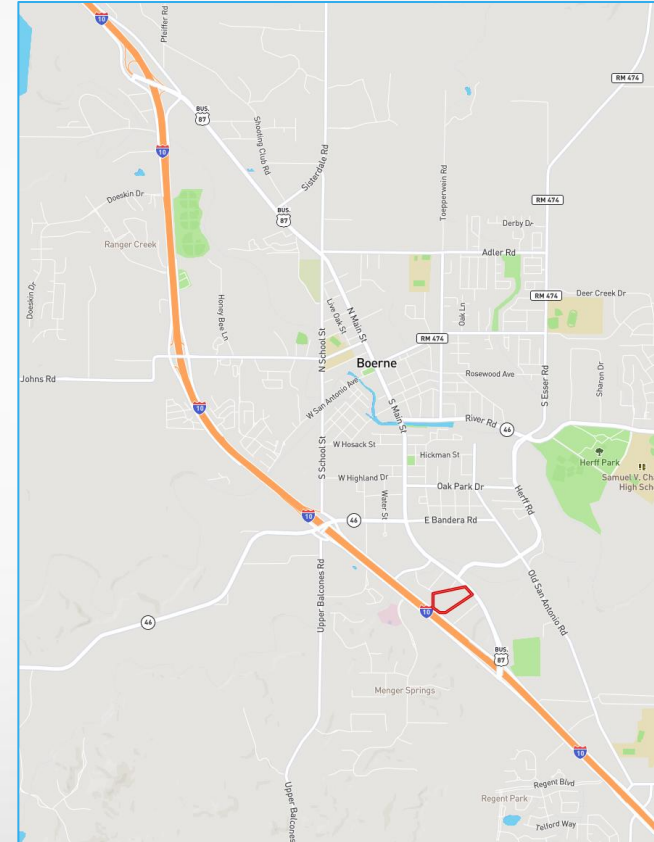
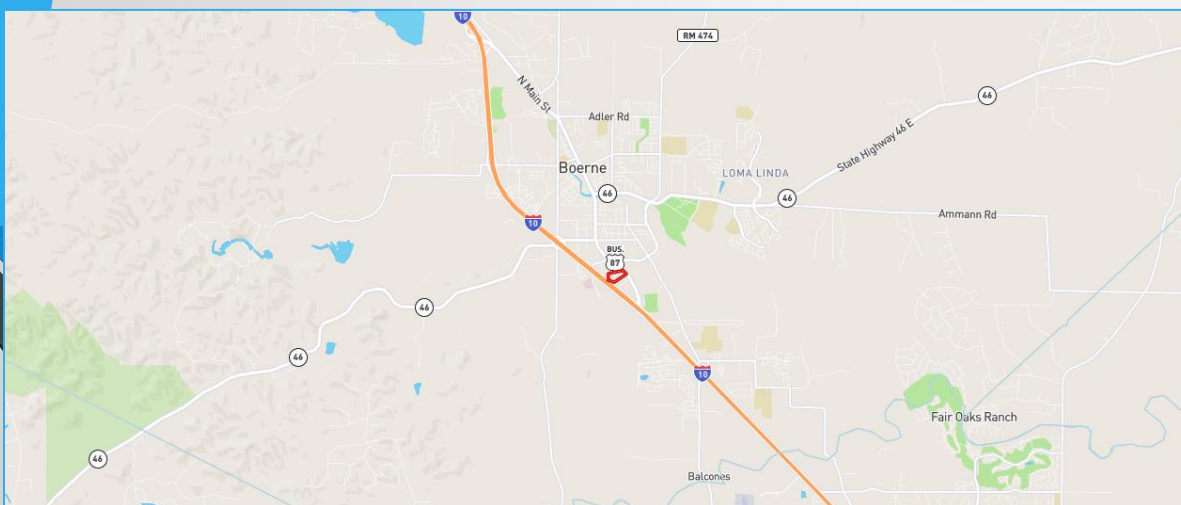
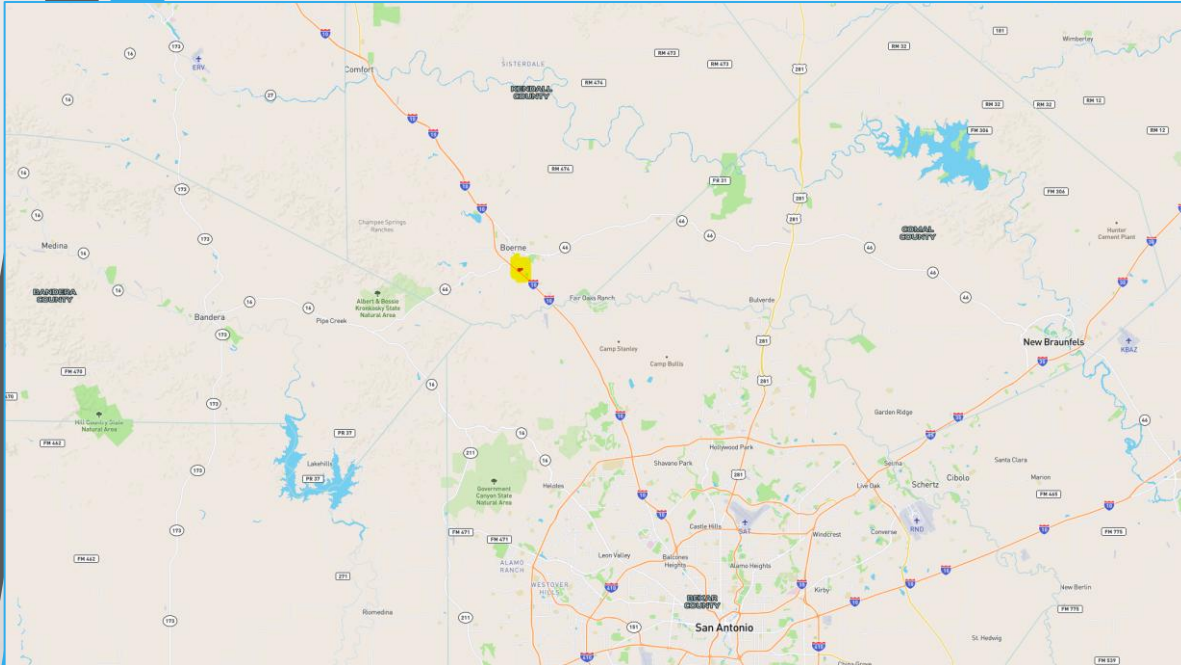


# Aerial Map





# Location Maps



## Distance from Subject

San Antonio Int Airport	27 Miles
Downtown Austin	86 Miles
New Braunfels	42 Miles
Kerrville	34 Miles
Bandera	25 Miles
Comfort	19 Miles



**Aerial View to the Southeast**



**Aerial View to the North**



**View of I-10 Frontage to Southeast**



**View of I-10 Frontage to Northwest**





# Site Exhibit





# Disclosure

Broker makes no representations, warranties or guarantees as to the accuracy or completeness of the offering materials, physical condition, permissible uses, prior uses, environmental hazards, compliance with federal, state or local law, ordinances or regulations.

The Seller and Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in any offering materials, or in any other written, oral or other communications transmitted or made available by the Seller or Broker, or their agents.





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Required Information About Brokerage

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)