

# FOR SALE

529 SH-46 E, BOERNE, TX 78006, SUITE E-04



## New Construction Business Park

### ABOUT THE PROPERTY:

529 SH-46 E is a new industrial-flex business park just east of Boerne, TX. This impressive new construction spans 46,280 SF and offers modern warehouse condos with open warehouse space, a mezzanine, a kitchenette, private restrooms, and grade-level loading. These versatile spaces are ideal for small businesses, light industrial operations, and storage solutions.

### FEATURES:

- 2,778 SF modern warehouse condo
- Grade-level loading
- Signage opportunities
- Mezzanine + kitchenette
- Located near new George's Ranch, Cordillera Ranch, and Esperanza residential developments
- Quick access to Hwy 46, IH-10, and US-281

# PROPERTY OVERVIEW

---



# SITE PLAN

529 SH-46 E  
BOERNE, TX, 78006



# AVAILABILITY

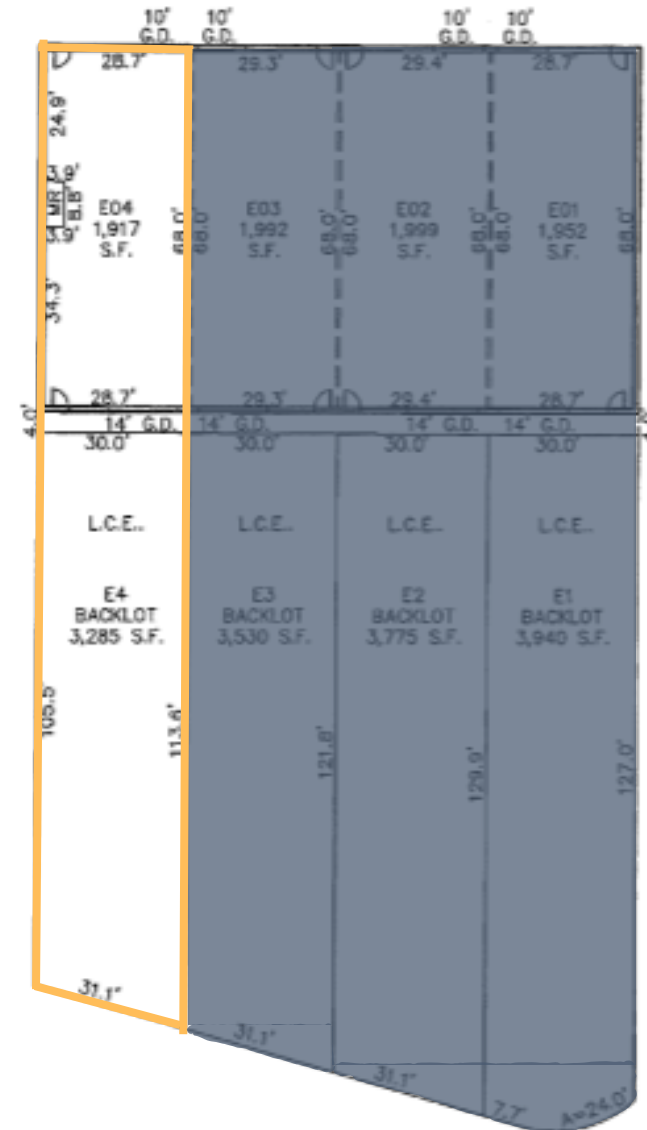
529 SH-46 E, SUITE E-04  
BOERNE, TX, 78006

## Suite E-04

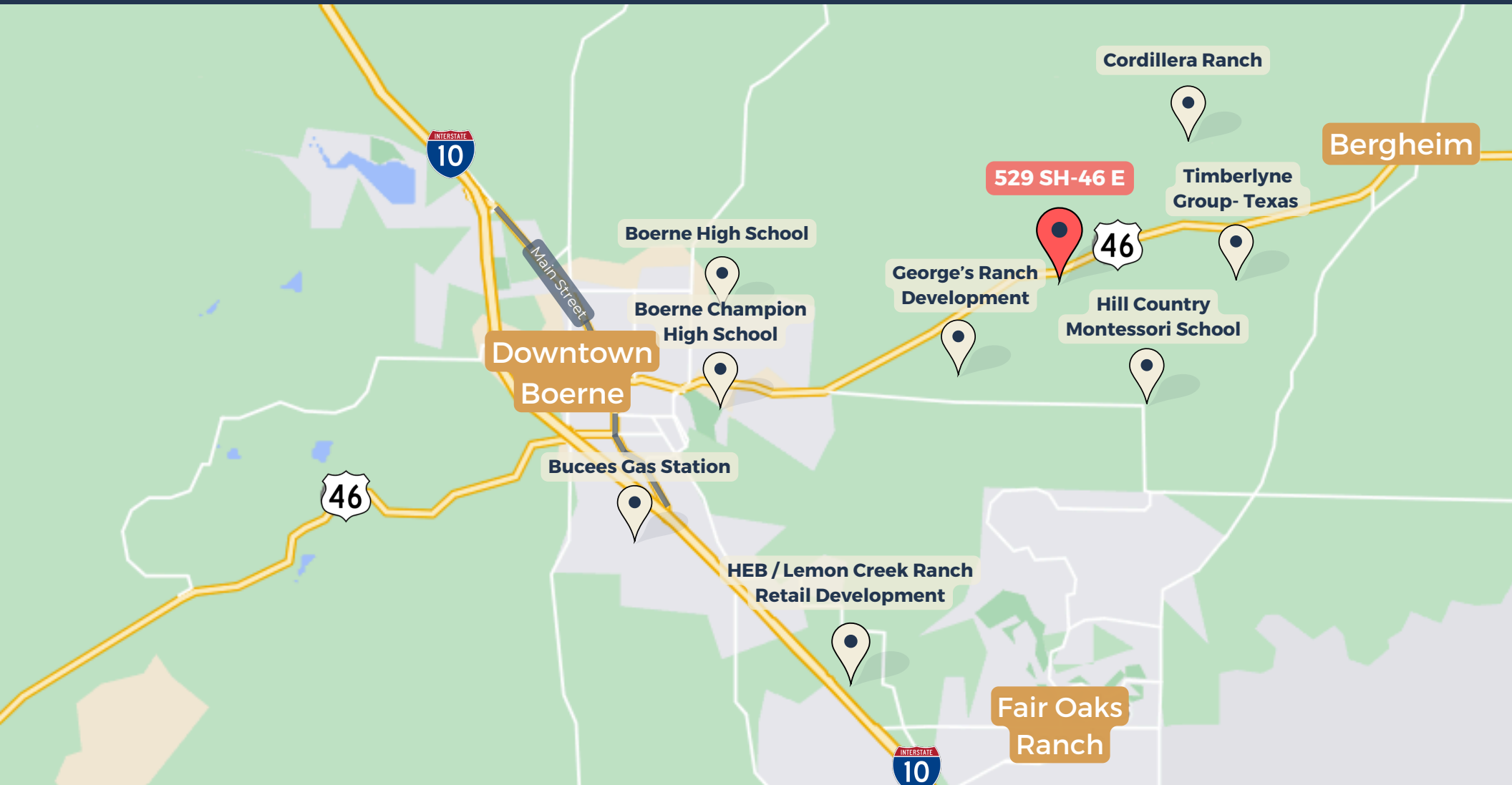
- 2,778 SF warehouse condo
- 1 grade-level door
- Open mezzanine
- Kitchenette
- Modern finish-outs
- Add'l outside yard space

*\*Lease in place until Spring 2028*

## Building E



# AREA DETAILS & OVERVIEW



- 7.3 mi. to downtown Boerne
- 3.3 mi. to Cordillera Ranch

Adjacent to George's Ranch development, "A luxury single-family home development spanning 1,140 acres" set to include 800 homes.



CONTACT  
OUR TEAM



**Colin McLellan**  
Partner  
cmclellan@llanorealty.com  
(210) 908-6345



**Stacy Grosse**  
Associate  
sgrosse@llanorealty.com  
(210) 886-3884