



| FM 3351 ■ BOERNE, TEXAS 78006

■ Up to 1,500 sf Available ■



PROPERTY OVERVIEW

46 CROSSING is a retail center located on Ralph Fair Rd. with access to Highway 46. The property is in fast growing Kendall County and is adjacent to the development of the new Boerne I.S.D. Middle School and future Boerne I.S.D. High School.





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Cordillera Ranch
8,700 Acre
Master Plan Community

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Households:	133	1,117	2,484
HH Growth 2018-2023:	20.33%	19.79%	19.40%
Median HH Income:	\$131,250	\$141,249	\$137,024

Bergheim



3351

46

7 Miles to Bulverde →

11 Miles to IH-10

6 Miles to Fair Oaks Ranch

Boerne I.S.D. /
Voss Middle School
(Opening 2019)
&
Proposed High School
Location

46

3351

BOERNE / KENDALL COUNTY

- 5,020 new homes expected in the next 5 years
- B.I.S.D. (Boerne Independent School District) expected to experience 60% growth in next 10 years
- 2nd fastest growing county in the nation



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HIGHLIGHTS

- Located just 2 minutes from Cordillera Ranch in an increasingly dynamic growth zone
- Over 4,000 vehicles per day on Ralph Fair Rd. at 46 Crossing & 7,000 per day on Hwy 46 and Ralph Fair Rd. intersection
- Rate: Contact Broker

SUITE 120 - 1,500 SF
AVAILABLE 1/1/19



11 Miles to IH-10

7 Miles to Bulverde



Boerne I.S.D. /
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