



Building 6

BAD ASS
COFFEE & HAWAII

Nail Salon

FORK TO FIT KITCHEN
MEALS, SHAKES, COFFEES & MORE

Building 5

NOTHING bundt CAKES

MCALISTER'S DELI

Framing Shop

Building 3

CHIPOTLE
MEXICAN GRILL

PIAYA BOWLS
EST. 2014 ORIGINAL KAVA BLEND

CLUB PILATES

Building 2

CHICKEN SALAD CHICK

RED WING

GYRO REPUBLIC
FAST FRESH FOOD

Boerne, TX (San Antonio MSA)

Building 6 - One of Four New Construction Trophy Outparcels to Sprouts Farmers Market

Available individually or as portfolio (see page 18)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Texas Broker #9009637



Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



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Building 6



Nail Salon



Boerne Town Center

BUILDING 6

34590 Interstate Hwy 10 W, Boerne, TX 78006 [➔](#)

PRICE: **\$3,538,000**

CAP RATE: **5.90%**

NOI	\$208,720
PRICE PER SF	\$705.06
OCCUPANCY	100%
NO. OF TENANTS	3
TOTAL RENTABLE AREA	5,018 SF
LOT SIZE	1.256 AC



Bad Ass Coffee Anchored Three Tenant Building in a Sprouts Grocery Anchored Center – High Visibility Location Along Interstate 10 in One of Texas’s Fastest Growing Submarkets

Located in Boerne, TX, a **high-income, high-growth market** approximately 31 miles northwest of San Antonio, **Building 6 is 100% leased** to Bad Ass Coffee, Van Nail Salon, and Fork to Fit. Other tenants in the center include Chipotle, Chicken Salad Chick, McAlister’s Deli, Nothing Bundt Cakes, Red Wing Shoes, Playa Bowls, and Club Pilates, with **Sprouts Farmers Market to serve as the center’s anchor (2027 estimated opening)**.

The property benefits from **direct I-10 frontage** and **dedicated ingress and egress** via Christus Parkway to the south and Norris Lane to the north, capturing both local residential demand and commuter traffic between Boerne and San Antonio. Kendall County grew 20.3% from 2020 to 2025 per the U.S. Census Bureau, and the **average household income within a 5-mile radius of Boerne exceeds \$156,600**, reflecting a deep and affluent consumer base. Boerne serves as the traditional **gateway to Texas’ famed Hill Country**, and the extraordinary pace of development along the Northwest San Antonio corridor has effectively **merged the two markets along the I-10 corridor**, extending Boerne’s trade area reach while preserving its distinct Hill Country identity.



High-Growth Boerne Submarket Within the San Antonio MSA Along a High-Traffic & Retail Interstate Corridor

Sprouts Anchored with Drive-Thru End Cap

- Positioned along Interstate 10 at Christus Parkway with a newly completed highway exit and entrance ramp configuration designed to maximize traffic flow and retail accessibility.
- The I-10 corridor connecting Boerne to San Antonio serves as a primary arterial for both daily commuters and regional through-traffic, providing consistent consumer exposure for the tenants.
- A Buc-ee's travel center (approximately 54,000 SF) has been approved by Boerne City Council for a site near South Main Street and I-10, slated for a Summer 2026 opening, further anchoring the corridor as a regional retail and travel destination.

Sprouts Farmers Market - Coming Late 2027

- Sprouts Farmers Market - the perfect fit for affluent Boerne, will serve as the shopping center's main anchor.
- Sprouts is experiencing robust unit growth, targeting 40+ new stores in 2026 as part of a larger pipeline of over 140 approved locations.
- Net sales reached \$8.8 billion in 2025 (a 14% increase) as the specialty grocer balances expansion with a focus on affordability and digital loyalty programs.

[LEARN MORE ABOUT SPROUTS](#) ➤

Why Boerne, TX?

Boerne, Texas is one of the Sun Belt's most compelling retail investment markets, combining explosive population growth, an affluent consumer base, and quality-of-life attributes drawing households nationwide. As the gateway to Texas' Hill Country, rapid development along the Northwest San Antonio corridor has extended Boerne's trade area while preserving its distinct identity.

Strategic Location in a High-Growth Metro

Situated 31 miles northwest of downtown San Antonio along the I-10 corridor, Boerne sits at the epicenter of one of the nation's most dynamic metropolitan economies. San Antonio ranked as the fourth fastest-growing large city in the U.S. from 2023 to 2024, adding nearly 24,000 net new residents. The broader San Antonio–New Braunfels MSA has grown by approximately 205,000 people since 2020 — nearly 60% driven by in-migration from other states — and now counts nearly 2.8 million residents.

Exceptional Population Growth and an Affluent Consumer Base

Boerne's population has grown by more than 38% since the 2020 Census, at an annual rate of approximately 4.84%. This growth is driven by deliberate relocation decisions — households seeking safety, schools, and lifestyle — creating sticky, long-term retail demand. Kendall County recorded the highest AMI growth in all of Texas in 2023, reaching \$135,400. Boerne's per capita income has more than doubled since 2000, and median home values now range from \$550,000 to \$630,000 — reflecting a consumer base with substantial disposable income and demonstrated spending power.

Nationally Recognized

The Boerne Independent School District has earned six consecutive “A” ratings from the Texas Education Agency, maintains a 98.3% graduation rate, and is projecting enrollment to nearly double to 18,000 students by 2033 — a powerful indicator of long-term household retention. Violent crime runs 58.7% below the national average, reinforcing the community's premium positioning and the demographic quality of its trade area. At the macro level, Texas offers no personal or corporate state income tax, a \$2.769 trillion GDP (second largest in the nation), and a regulatory environment consistently ranked among the most business-friendly in the country.



		CURRENT
Price		\$3,538,000
Capitalization Rate		5.90%
Price Per Square Foot		\$705.06
Total Leased (SF):	100.00%	5,018
Total Vacant (SF):	0.00%	
Total Rentable Area (SF):	100.00%	5,018
Income		\$/SF
Scheduled Rent	\$41.59	\$208,720
Scheduled Recoveries	\$12.00	\$60,216
Effective Gross Income		\$268,936
Expense		\$/SF
CAM (includes mgmt. fee)	(\$3.25)	(\$16,309)
Taxes	(\$7.00)	(\$35,126)
Insurance	(\$1.75)	(\$8,782)
Total Operating Expenses	(\$12.00)	(\$60,216)
Net Operating Income		\$208,720



Tenant Info				Lease Terms		Rent Summary		
BLDG	TENANT NAME	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
6	Bad Ass Coffee	1,600	31.89%	Year	1	\$6,200.00	\$74,400.00	\$46.50
	10 year term - 3.0% annual rent increases				10	\$8,092.00	\$97,104.00	\$60.69
	Two (2) 5-year options					3.0% annual rent increases in both option periods		
6	Nail Salon Van LLC	2,218	44.20%	Year	1	\$7,393.33	\$88,720.00	\$40.00
	10 year term - 2.5% annual rent increases				10	\$9,234.27	\$110,811.28	\$49.96
	Two (2) 5-year options					2.5% annual rent increases in both option periods		
6	Fork to Fit	1,200	23.91%	Year	1	\$3,800.00	\$45,600.00	\$38.00
	10 year term - 2.5% annual rent increases				10	\$4,745.00	\$56,940.00	\$47.45
	Two (2) 5-year options					2.5% annual rent increases in both option periods		
OCCUPIED		5,018	100.00%	RENT TOTAL		\$17,393.33	\$208,720.00	\$41.59
VACANT		0	0.00%					
CURRENT TOTALS		5,018	100.00%					

LEGEND

Building 6

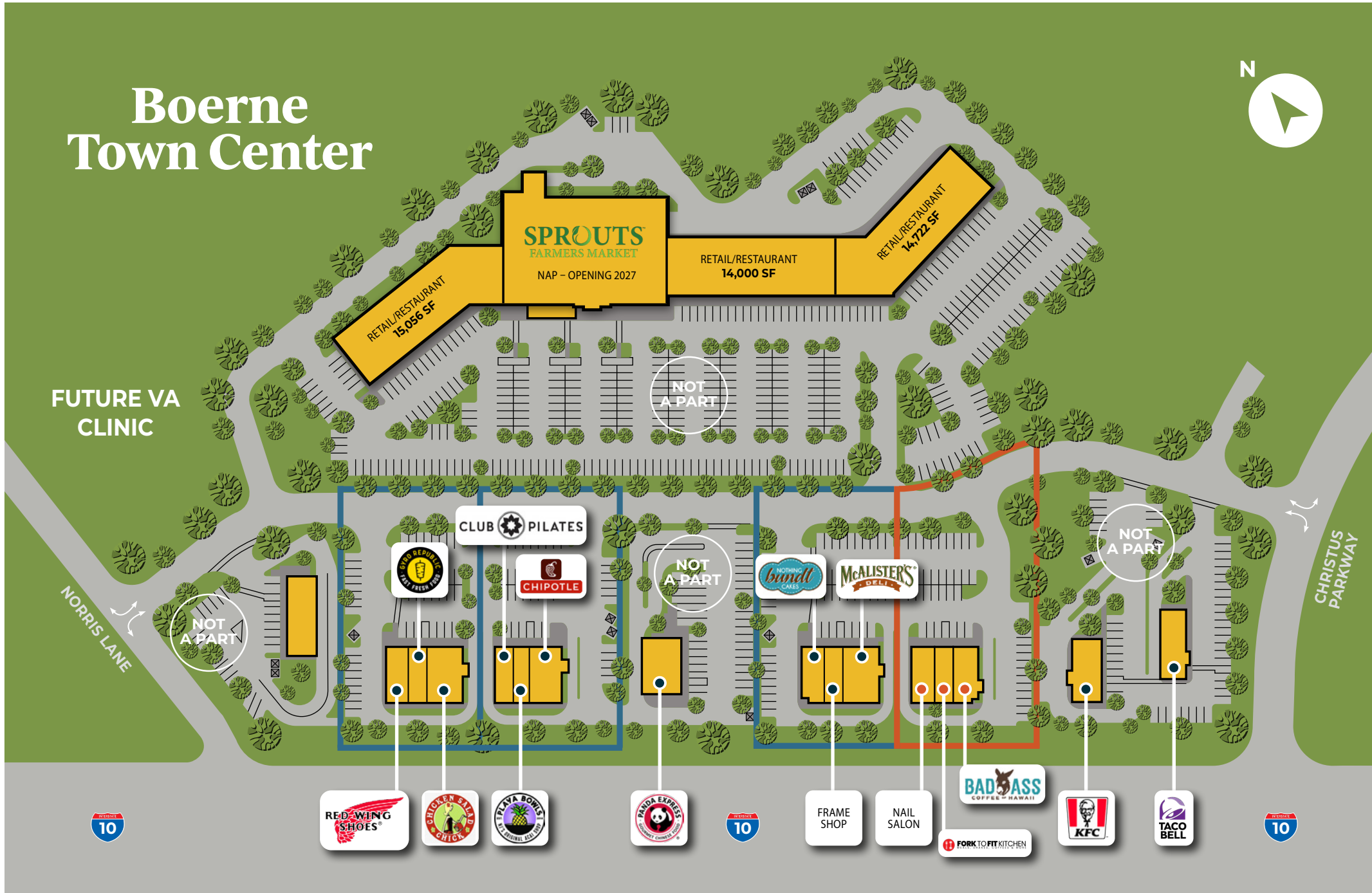
Property Boundary

5,018
Rentable SF

1.256
Acres

Egress

Boerne
Town Center





Bad Ass Coffee of Hawaii sources and sells 100% Kona Coffee and other premium Hawaiian coffees directly from the islands. The brand's name comes from Hawaiian legend — Kona donkeys were called “the bad ass ones” for their stubborn, reliable work hauling coffee beans down the Big Island’s steep slopes. The brand currently has 40 stores across 17 states with 100+ locations in development.

[TENANT WEBSITE](#) ➔



Founded by fitness trainer Alex Velasco and his training partner Jose Guerra, Fork to Fit began in 2017 as “Fork To Fit Meals,” selling balanced, portioned meals inside The Gym at Uptown in McAllen, and opened its first storefront in 2018. The concept offers a wide variety of well-balanced, grab and go meals, all under 560 calories and stocked fresh at every location, alongside juices, protein shakes, acai bowls, smoothies, protein donuts, and coffee. Headquartered in McAllen, Texas, the brand has grown to 10 locations across Texas and is now franchising nationwide.

[TENANT WEBSITE](#) ➔

**National Brands in Immediate
Trade Area**





Located
in a fast-
growing
San Antonio
submarket

\$156,602

AVERAGE HOUSEHOLD INCOMES
WITHIN A 5-MILE RADIUS

49,633 VPD

ALONG I-10 AND I-10 FRONTAGE
ROAD

31 Miles

FROM DOWNTOWN
SAN ANTONIO

Immediate Trade Area | 12



Fabra Elementary School

Texas Department of Public Safety

Boerne Middle School North

49,633 VPD

23,888 VPD

SPROUTS
FARMERS MARKET
NAP - Opening 2027

Land Owned by
CHRISTUS
Health

Coming Soon



DOWNTOWN
BOERNE

11,801 VPD

17,525 VPD

22,915 VPD

12,977 VPD

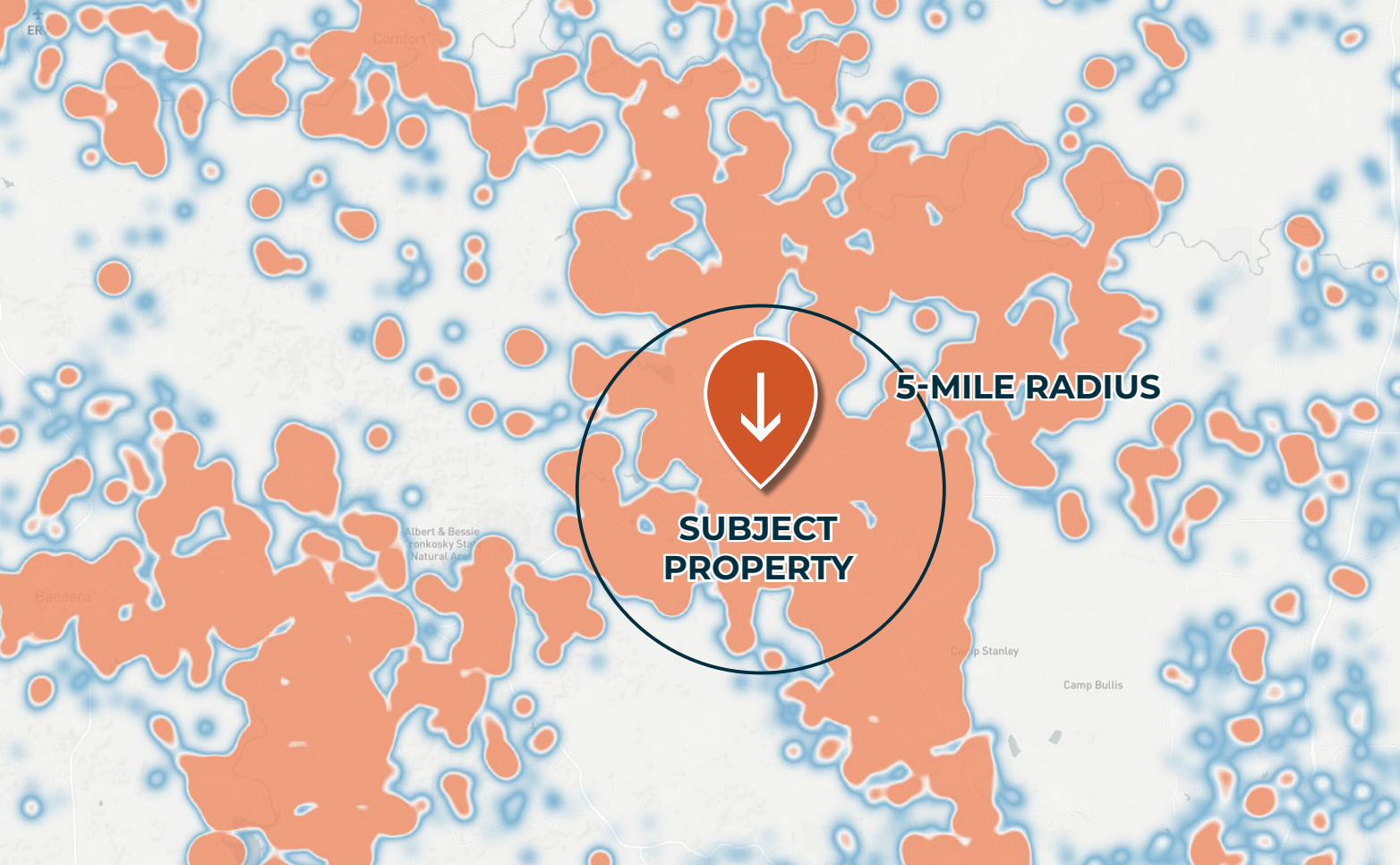
9,106 VPD

49,633 VPD

Subject Property
Boerne Town Center

Boerne
Samuel V. Champion
High School

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart Supercenter** over the past 12 months.

Visitation Data

1.8M Visits

OVER THE PAST 12 MONTHS TO THE
NEARBY WALMART SUPERCENTER

29 Min

AVERAGE DWELL TIME AT THE
NEARBY WALMART SUPERCENTER

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	2,926	22,136	35,449
2035 PROJ.	3,238	25,780	41,864



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$87,350	\$144,483	\$156,602
MEDIAN	\$59,999	\$111,091	\$120,229

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

Joint Base San Antonio

The Largest Joint Base in the Department of Defense (DOD)

Overview

- Joint Base San Antonio was established through the consolidation of Fort Sam Houston, Lackland Air Force Base, and Randolph Air Force Base
- JBSA is now the largest joint base in the Department of Defense, serving as a hub for training, innovation, and support
- JBSA spans 45,077 acres across the greater San Antonio metropolitan area and supports over 240,000 people through direct and indirect employment.

Installations

- **Lackland AFB** is the entry point for most enlisted airmen. It consists of more than 24,000 active-duty members and is the site of the 37th Training Wing, the largest training wing in the U.S. Air Force. This wing comprises three training groups and one academy for recruits entering the Air Force, Space Force, Air Force Reserve, and Air National Guard, graduating more than 80,000 students each year.
- **Randolph AFB** serves a critical personnel and education role. It is the headquarters of the Air Education and Training Command (AETC) and the Air Force Personnel Center (AFPC).
- **Fort Sam Houston** is one of the oldest posts in the U.S. Army, dating back to 1845, and is home to Brooke Army Medical Center, which is staffed by approximately 8,500 personnel including active-duty military, federal civilian employees, contractors, and volunteers.
- **Camp Bullis** Military Training Reservation is a 27,000-acre U.S. Army training camp located sixteen miles northwest of downtown San Antonio. It serves as a major training hub featuring 20 live firing ranges and maneuver areas for Army, Air Force, and Marine units, as well as field training facilities supporting Brooke Army Medical Center's medical personnel.

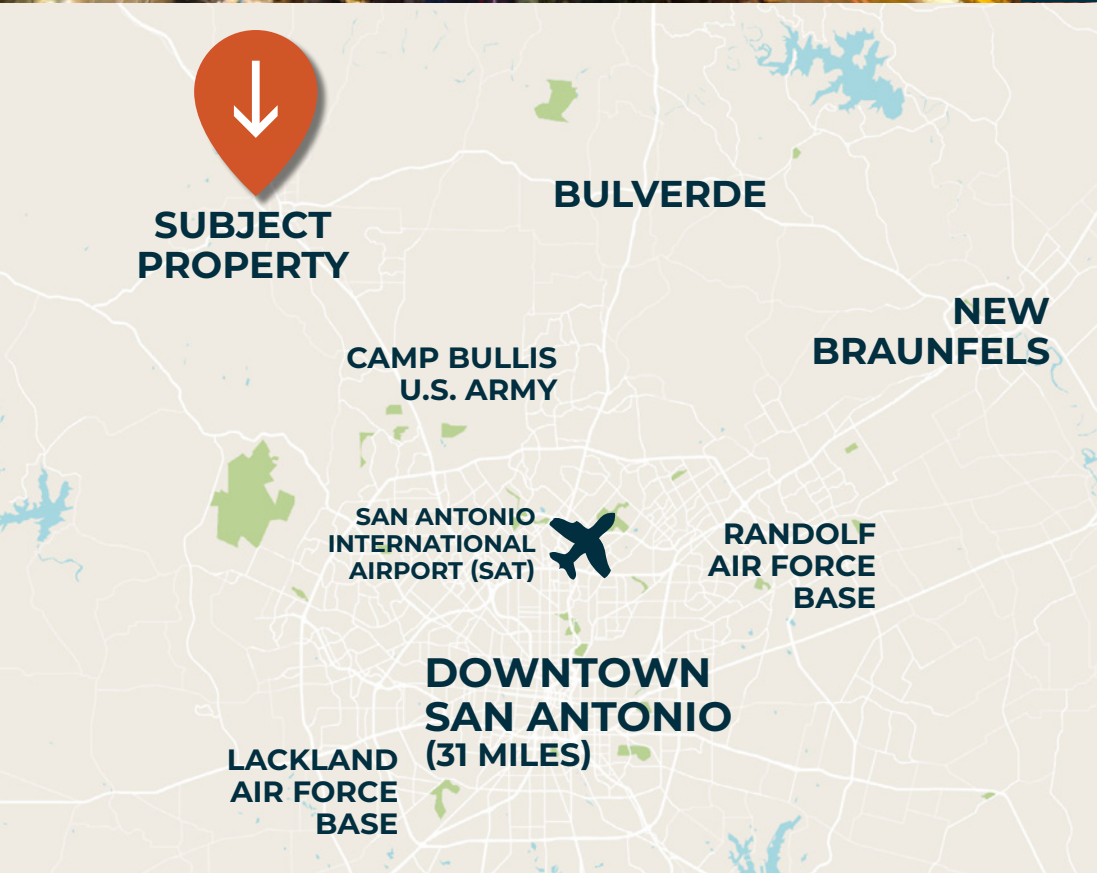


240,403

BASE SUPPORTED
POPULATION

\$55 Billion

ECONOMIC IMPACT ON THE
TEXAS ECONOMY



San Antonio, TX

One of America's fastest-growing and most economically dynamic cities

Population and GDP Growth

- San Antonio has become the sixth-largest city in the United States in terms of population, passing Philadelphia for the first time, with an estimated 1,570,314 residents in 2026.
- The broader San Antonio metro area reached a population of 2,525,000 in 2025, continuing a steady year-over-year upward trend.
- San Antonio's gross metropolitan product reached \$192.8 billion in 2024, ranking 33rd in the nation, and is expected to climb to nearly \$210 billion in 2026 — representing approximately 7% of Texas's gross state product.

Economic & Industry Drivers

- The city's economy is anchored by four traditional industries — tourism, healthcare, the military, and education — and is also home to the corporate headquarters of USAA, Valero Energy, NuStar, Whataburger, and HEB Grocery stores
- San Antonio is known as “Military City USA,” with Joint Base San Antonio serving as a major economic anchor, directly and indirectly supporting over 240,000 residents
- The healthcare and biosciences sectors generate over \$42 billion in economic activity each year, employing nearly one in five workers in the city
- Job growth in early 2025 was led by construction, educational and health services, and government, with total employment growth outpacing the national average year over year

2.5 Million

SAN ANTONIO MSA ESTIMATED
POPULATION (2025)

\$192.8 Billion

SAN ANTONIO MSA GDP

Boerne Town Center

34702 Interstate Hwy 10 W, Boerne, TX 78006 ➔

PRICE: **\$15,494,000** CAP RATE: **5.76%**

NOI	\$892,082
PRICE PER SF	\$713.55
OCCUPANCY	100%
NO. OF TENANTS	12
TOTAL RENTABLE AREA	21,714 SF
LOT SIZE	4.733 AC



BUILDING 2

PRICE: **\$3,760,000**

CAP RATE: **5.70%**

[VIEW OM](#) ➔



BUILDING 3

PRICE: **\$4,324,000**

CAP RATE: **5.65%**

[VIEW OM](#) ➔



BUILDING 5

PRICE: **\$3,771,000**

CAP RATE: **5.80%**

[VIEW OM](#) ➔



BUILDING 6

PRICE: **\$3,639,000**

CAP RATE: **5.90%**

[VIEW OM](#) ➔

Building 2



Building 3



MEXICAN GRILL



Building 5



Framing Shop

Building 6



Nail Salon



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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date