

# 21 COUGHRAN RD

BOERNE, TX 78006

FOR SALE

1.88-ACRE SITE

PROXIMITY TO NEW BAPTIST  
HEALTH SYSTEM CAMPUS AND  
SPENCER RANCH SUBDIVISION

OPPORTUNITY TO COMBINE  
WITH ADJACENT 23  
COUGHRAN ROAD FOR A  
5.315-ACRE HARD CORNER AT  
TX-46 & COUGHRAN RD

**\$780,000**

**RICHMOND FRASIER**

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# OVERVIEW



Prime 1.88± acre commercial tract positioned within Boerne's rapidly growing western ETJ corridor. Strategically located near the new Baptist Health System campus and the Spencer Ranch Subdivision, this site offers exceptional visibility and access for future development.

This property may also be combined with 23 Coughran Road, creating a 5.315± acre hard-corner opportunity at the intersection of Texas Highway 46 West and Coughran Road—ideal for retail, medical, or mixed-use projects.

No value has been assigned to the existing structures on-site.

## ***Site Details***

- Frontage: ±260 feet along Coughran Road
- Depth: ±329 feet



# LISTING DETAILS



KENDALL

COUNTY

19,509

POPULATION

38.6

MEDIAN  
AGE

## MARKETING FACTORS + AREA RESEARCH

### BOERNE, TX

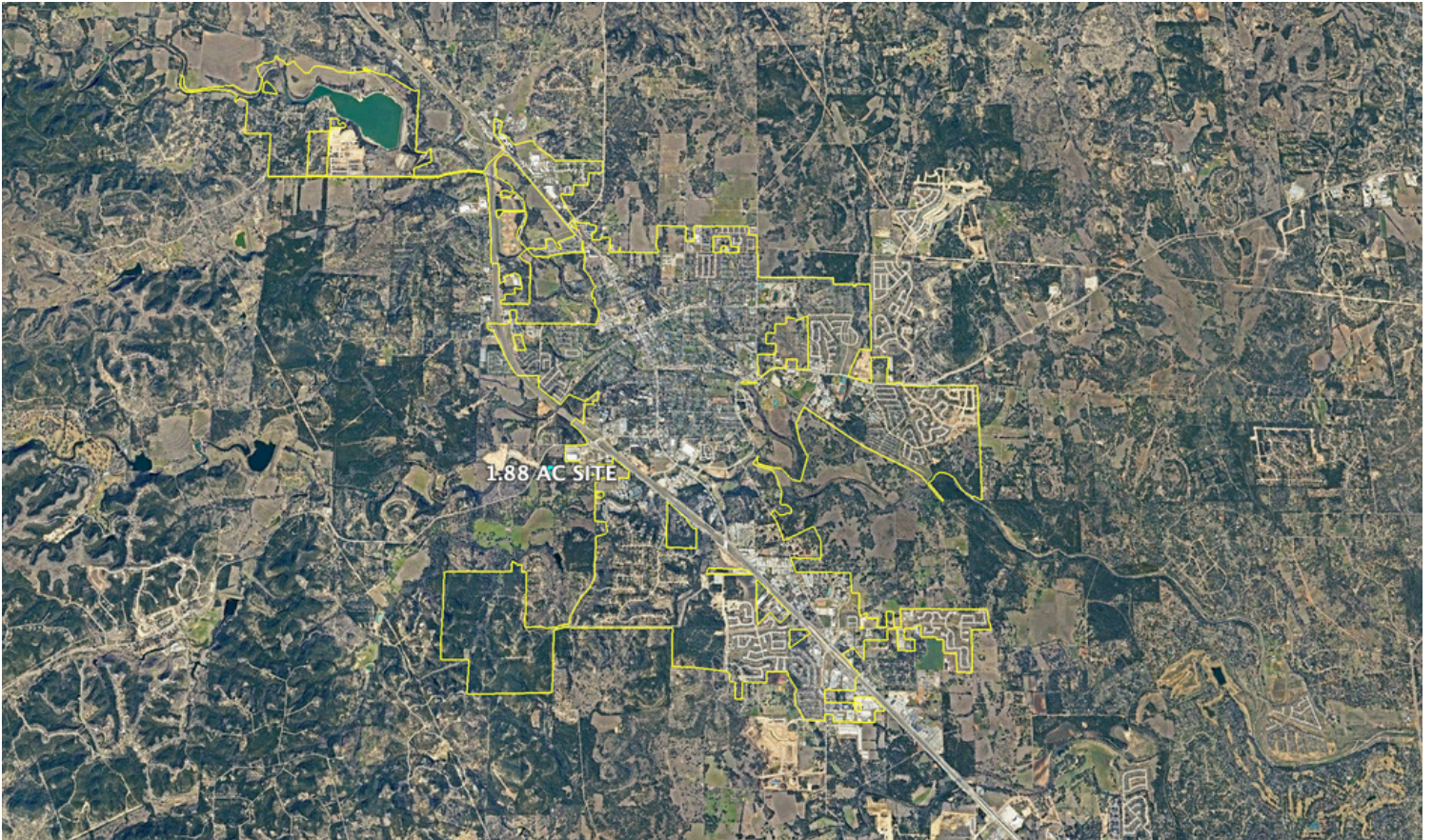
Boerne mixes its historic past and small-town ambiance for those seeking an area where natural beauty abounds and quality of life is valued. Once called the key to the hills, Boerne has become a major tourist destination.

Situated along Interstate 10 about 25 miles northwest of San Antonio, the city's popularity is based on the establishment of many quaint shops offering antique and eclectic shopping in the historic downtown section.

Its proximity to the amenities and conveniences of the seventh-largest city in the nation make Boerne a wonderful place to live, work and play.



# AERIAL





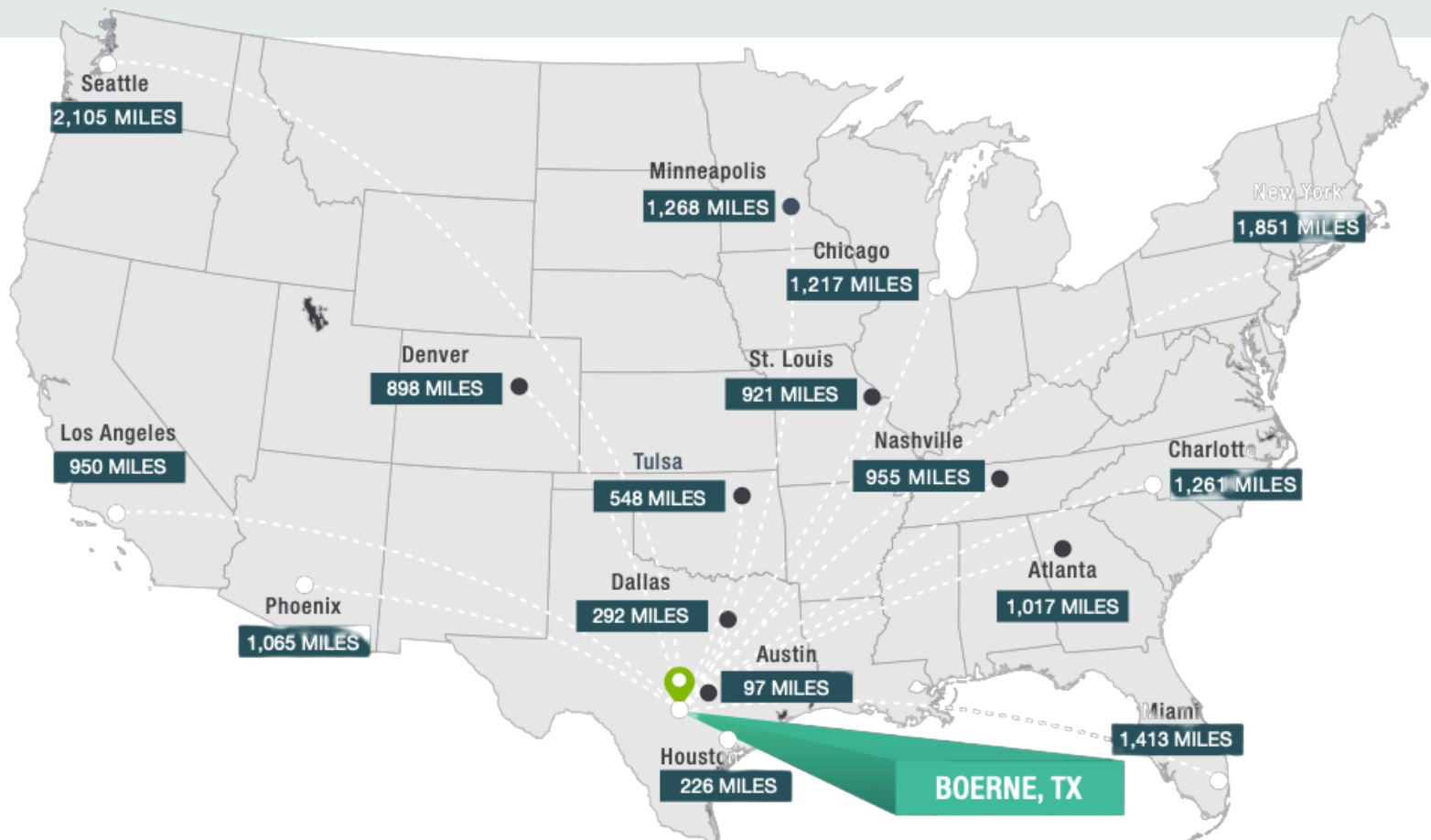
# LOCATION DETAILS

## BOERNE, TEXAS

Boerne (pronounced “Bernie”) is only a few minutes north of San Antonio, off Interstate 10. The delightful small-town ambiance enlivens the spirit and warms the heart.

Boerne is centrally located to some of the most sought-after destinations in the Texas Hill Country.

- 25 min from San Antonio
- 20 min from Comfort
- 45 min from Fredericksburg
- 35 min from Kerrville
- 1 hour to New Braunfels
- 1 hour and 20 min to San Marcos



# MEET YOUR AGENT

## **RICHMOND FRASIER**

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A fourth-generation Hill Country rancher and Marble Falls native, Richmond Frasier—Partner and Broker of Legacy Broker Group—understands the deep connection between land and legacy. His energy, problem-solving mindset, and entrepreneurial vision empower clients to forge their own paths to land ownership.

Licensed since 2006, Richmond and his wife, Traci, founded Legacy Broker Group in 2016. Since then, the company has grown from \$10 million to a projected \$200 million in annual sales, with total sales exceeding \$400 million.

Today, Richmond leads a statewide team of 30+ agents and brokers rooted in Texas ranching heritage, all dedicated to guiding clients in building and transitioning their own land legacies.

## **LEGACY BROKER GROUP**

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